



Job Number : 250365-SE	Field:
Drawn By : A.C.V.	Date of Field Work : 06/30/2025
Revisions	
08/06/2025 - TOPO UPDATE - P. A.	

Bearing Basis:

CENTER LINE OF SOUTHWEST 136th STREET AS S 90°00'00" W (WEST)
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

Elevations, if shown:		
Benchmark:	T 618	Elevations on Drawing are in:
Benchmark Elev.:	7.36'	
Benchmark Datum:	N.G.V.D. 29	N.G.V.D.29 ☒ N.A.V.D.88 ☐

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL (IF AFFIXED) HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062. PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

SIGNATURE _____ DATE: 8-12-2025
PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA
REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND
ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL (IF AFFIXED) OF THE
FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

Surveyors Notes:

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES.
3. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
4. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
5. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN HEREON.
6. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
7. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 1-2 WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #8507.
8. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR OR MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSE ONLY AND IS NOT VALID.
9. ALL DATES SHOWN WITHIN THE REVISION BLOCK HEREON ARE FOR INTEROFFICE FILING USE ONLY AND IN NO WAY AFFECT THE DATE OF THE FIELD SURVEY STATED HEREIN. UNLESS OTHERWISE NOTED.
10. BEARINGS FOLLOWED BY A (M) HAVE BEEN COLLECTED IN FIELD AND ARE IN STATE PLANE (GRID) BEARING BASIS.

Survey Related Information and Certifications:

CERTIFIED TO
VANESSA RAQUEL BOOTH

Abbreviation Legend (Some items in legend may not appear on drawing)

A OR AL = ARC LENGTH	FPL = FLORIDA POWER AND LIGHT	PH = POOL HEATER	TR = TELEPHONE RISER
AT&T = AMERICAN TELEPHONE & TELEGRAPH	F.F.E. = FINISHED FLOOR ELEV. FIR = FOUND IRON ROD	PI = POINT OF INTERSECTION	TWP = TOWNSHIP
BFP = BACKFLOW PREVENTER	FN = FOUND NAIL	PK = PARKER KAELO	UE = UTILITY EASEMENT
BSL = BUILDING SETBACK LINE	FND = FOUND	R = RADIUS	UP = UTILITY POLE
C/O = CLEANOUT	G.F.F.E = GARAGE FINISHED FLOOR ELEV.	POB = POINT OF BEGINNING	WM = WATER METER
CA = CENTRAL ANGLE	ICV - IRRIGATION CONTROL VALVE	POC = POINT OF COMMENCEMENT	WV = WATER VALVE
CATV = CABLE TV RISER	L= LEGAL DESCRIPTION	PP = POOL PUMP	
CF = CALCULATED FROM FIELD	M = MEASURED	PRC = POINT OF REVERSE	
CH = CHORD DISTANCE	OHC = OVERHEAD CABLE	CURVATURE	
CONC. = CONCRETE	P = PLAT	QTR = QUARTER	
CR = CALCULATED FROM RECORD	PC = POINT OF CURVATURE	RNG = RANGE	
DE = DRAINAGE EASEMENT	PCC = POINT OF COMPOUND	ROW = RIGHT OF WAY	
EL OR ELEV = ELEVATION	CURVATURE	SEC = SECTION	
EM = ELECTRIC METER			

Legal Description:

LOT 1, BLOCK 1, OF HERMAN MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE 150, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Symbols (Some items in legend may not appear on drawing - Not to Scale)

= UTILITY POLE	= WELL	= HANDICAP SPACES
= LIGHT POLE	= CENTER LINE	= TEMPORARY SITE BENCHMARK
= CATCH BASIN	= PARTY WALL	
= FIRE HYDRANT	= AIR CONDITIONER	
= MANHOLE	= SEPTIC LID	= SEC. QTR. CORNER
= WATER VALVE	= ELEV. SHOT	= SECTION CORNER
= WM = WATER METER		

Platted Easements & Notable Conditions (unplatted easements also listed if provided):

- 6' U.E. ALONG AND ADJACENT TO WESTERLY AND NORTHERLY BOUNDARY LINES OF SUBJECT LOT.
- FENCES EXTEND THROUGH THE WESTERLY AND NORTHERLY EASEMENTS.
- ASPHALT DRIVEWAY EXTENDS THROUGH THE WESTERLY EASEMENT.

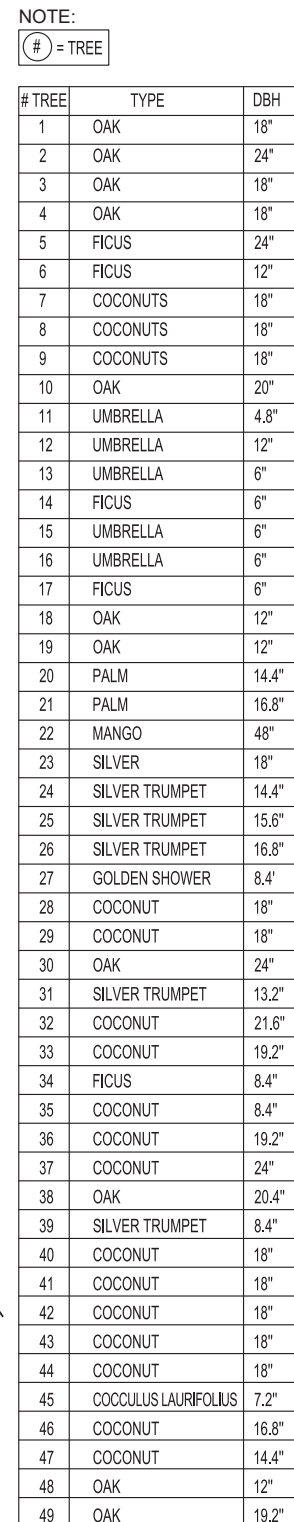
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WHEN PRINTING THIS PDF IN ADOBE. SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. DO NOT USE "FIT".

This survey has been issued by the following Landtec Surveying office:
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North Palm Beach, Florida 33408
Office: (561) 210-9344 www.LandtecSurvey.com
Email: Construction@landtecsurvey.com

LICENSED BUSINESS No. 8507

SCALE: 1"=20'



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LANDTEC
SURVEYING
and Lien
LICENSED BUSINESS No. 88

PROPERTY ADDRESS:
7901 SOUTHWEST 136th STREET,
PINECREST, FL. 33156

FLOOD INFORMATION:
ZONE: "AE"
ELEV.= 10.0' (NGVD 29)
MAP PANEL#: 12086C0464L
EFFECTIVE DATE: 09/11/2009