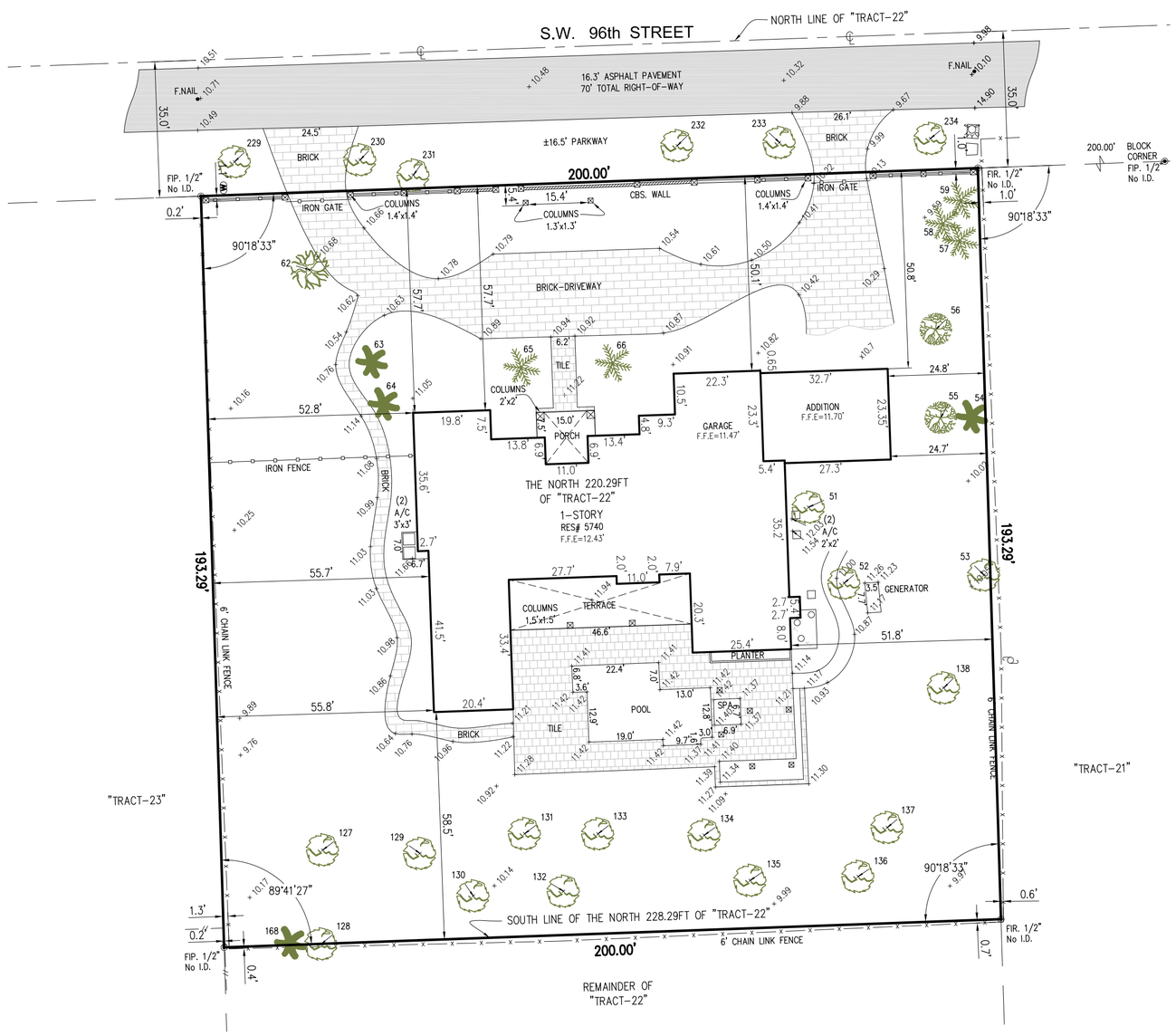
GRAPHIC SCALE

25' 0 12.5' 25' 50' 100'

(IN FEET)
1 inch = 25 ft.



TREE TABULATION:

TREE ID #	TYPE (COMMON NAME)	DIAMETER (IN.) @ 4.5' (BREAST HEIGHT)	HEIGHT (OAH) FT	SPREAD (FT)
51	OAK	2.10	35	20
52	OAK	2.10	35	20
53	OAK	1.50	30	20
54	ROYAL PALM	1.50	25	15
55	MANGO	0.40	8	15
56	MANGO	0.60	10	15
57	PALM	1.00	30	10
58	PALM	1.00	30	10
59	PALM	1.00	17	10
60	PALM	1.00	9	15
61	PALM	1.00	35	10
62	AVOCADO	1.00	11	15
63	ROYAL PALM	1.70	25	15
64	ROYAL PALM	1.80	35	15
65	PALM	1.00	12	15
66	PALM	1.00	12	15
127	OAK	2.00	35	30
128	OAK	2.30	35	30
129	OAK	2.00	35	30
130	OAK	1.80	35	30
131	OAK	2.50	35	30
132	OAK	1.60	35	30
133	OAK	2.50	35	30
134	OAK	2.50	40	30
135	OAK	2.50	35	30
136	OAK	1.60	35	30
137	OAK	2.50	30	30
138	OAK	3.00	35	30
168	ROYAL PALM	1.50	40	40
229	OAK	1.60	50	15
230	OAK	1.30	35	30
231	OAK	2.00	29	15
232	OAK	2.00	35	35
233	OAK	2.40	45	40
234	OAK	2.40	40	40

PROPERTY ADDRESS:

5740 SW 96th STREET PINECREST, FL 33156
Folio# 20-5001-006-0280

LEGAL DESCRIPTION

The North 228.29 feet of Tract 22, less the North 35 feet thereof, in Hibiscus Court of "FELIX PARK HOME ACRES", according to the Plat thereof, as recorded in Plat Book 5, Page 88, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

1- The Legal Description was provided by the Client from most recent County Records available.
2- This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
3- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
4- No attempt was made by this firm to locate underground utilities, foundations and/or footings of buildings, walls or fences, except as shown hereon, if any.
5- Underground utilities are **not** depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
6- Contact the appropriate authority prior to any design work on the herein - described parcel for Building and Zoning information.
7- The surveyor does not determine fence and/or wall ownership.
8- **Accuracy:**
The **Horizontal** positional accuracy of well-defined improvement on this survey is +/-0.2'.
The **Vertical** accuracy of elevations of well-defined improvement on this survey is +/-0.1'
9- All measurements shown hereon are made in accordance with the United States Standard Feet.
10- Type of survey SKETCH OF SURVEY.
11- North arrow direction is based on an assumed meridian as shown on the aforementioned Plat.
12- Elevations shown hereon are relative to **National Geodetic Vertical Datum (1929 Mean Sea Level)**
13- **Benchmark Used:** Miami-Dade County Benchmark **#CD-22.** Elevation = **+9.46' (NGVD).**
14- **Flood Zone Data:** Community/ Panel **#120425/0466/L** Dated: **9/11/09** Flood Zone: **"X"** Base Flood Elevation = **N/A.**
15- This SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party:

- GUSTAVO ANTORCHA & DENI ULJANIC

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY:
That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.051, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Printed Copies are Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper, Digital Copies are Not valid without an electronic authorized signature of a Florida Licensed Surveyor and Mapper, The Date and Time shown on the digital signed stamp does Not represent the survey field date, Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

Digitally signed by Pablo J Alfonso
Date: 2025.07.10 12:55:44-04'00'

For the Firm Royal Point Land Surveyors, Inc LB# 7282

☐ JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER LS# 6231 STATE OF FLORIDA
☐ PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER LS# 5880 STATE OF FLORIDA

This Document is not full and complete without all Sheets, Containing a total of (1) Sheets

LEGEND

- Overhead Wire Line
- Wood Fence
- Chain Link Fence
- Iron Fence
- Monument Line
- Centerline
- Property Line

+ 0.00' = Existing Elevations
= Catch Basin
= Water Meter
= Electric Box
= Sanitary Manhole
= Sprinkler Pump
= Wood Pole
= Conc. Pole
= Light Pole
= Fire Hydrant
= Water Valve
= Inlet
= Cable Tv Box
= Electric Meter Box
= Traffic Signal Box
= Gas Valve
= Monitoring Valve
= Manhole

A = Arc
BRG = Bearing
CH = Chord
Δ = Delta
L = Length
R = Radius
T = Tangent
Ø = Diameter

A/C = Air Conditioner
Conc. = Concrete
C.B.S. = Concrete Block & Stucco
(D) = Deed
D.E. = Drainage Easement
D.M.E. = Drainage Maintenance Easement
F.D.H. = Found Drill Hole
F.F.E. = Finish Floor Elevation
F.I.P. = Found Iron Pipe/Pin
F.I.R. = Found Iron Rebar
F.N. = Found Nail
F.N&D = Found Nail & Disc
F.P.L. = Florida Power Light
H = Height
L.M.E. = Lake Maintenance Easement
(M) = Measured
(P) = Platted
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
(R) = Record
Res. = Residence
SIP/R = Set Iron Pin/Rebar
S = Spread
U.E. = Utility Easement

VICINITY MAP
NOT TO SCALE
PORTION SECTION 1-55S-40E

NO.	DATE	DESCRIPTION	BY	APP.

RECORD OF REVISIONS

NO.	DATE	DESCRIPTION	BY	APP.

RECORD OF REVISIONS

ROYAL POINT LAND SURVEYORS, INC. L.B.# 7282
6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL. 33014 *** TEL: 305-822-6062 *** FAX.305-827-9669
info@RoyalPointLS.com

TYPE OF SURVEY: SKETCH OF SURVEY

PREPARED FOR: GUSTAVO ANTORCHA & DENI ULJANIC

DRAWN: MEB.
CHECKED: P.J.A.
SCALE: AS NOTED
FIELD DATE: 07/09/2025
JOB No.: RP25-0973

SHEET: 1 OF 1 SHEET

F:\DRAWING\5740 SW 96 STREET PINECREST_UPDATE_RP25-0973.dwg 7/10/2025