

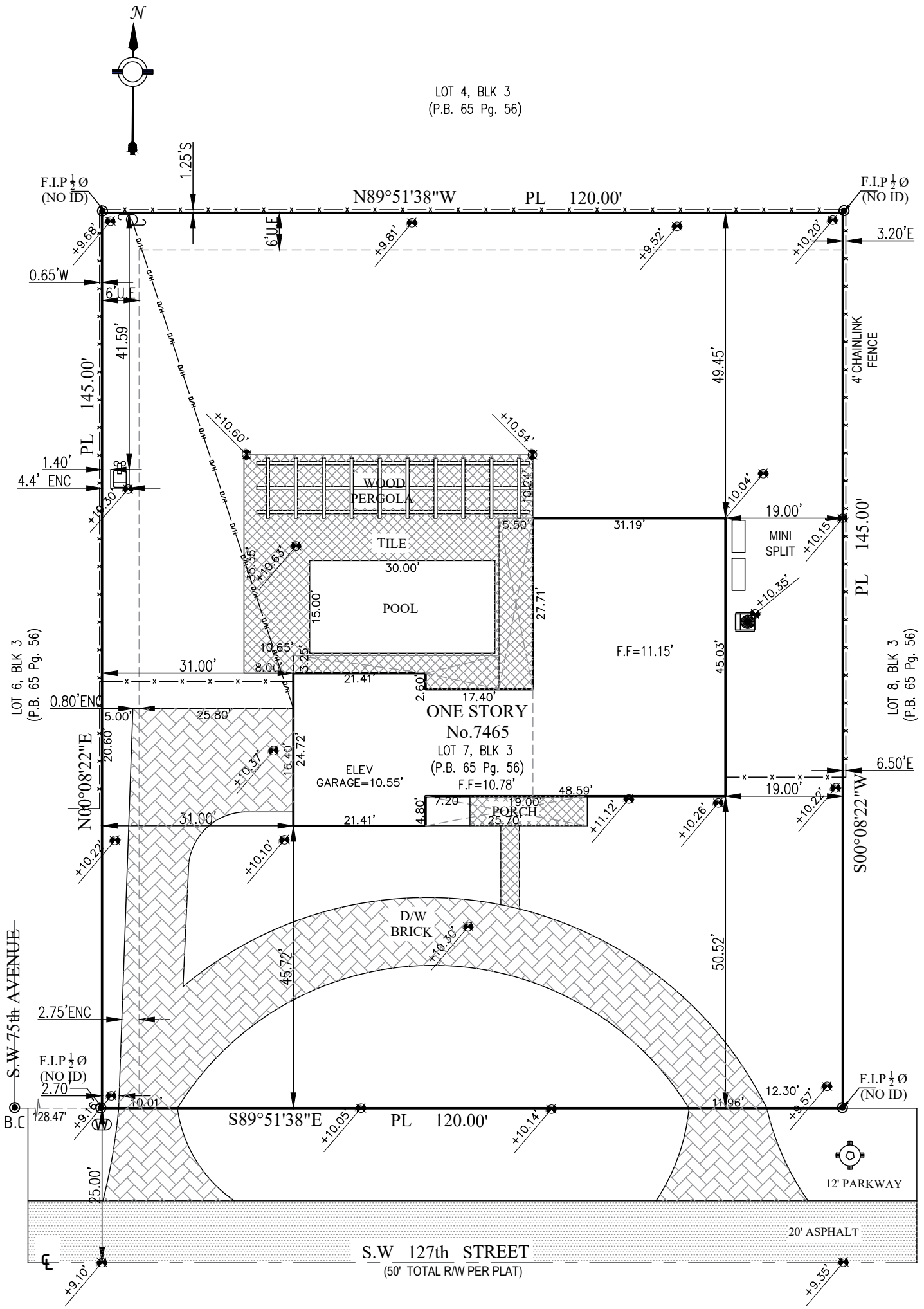
TOTAL UNION LAND SURVEYING SERVICES LLC

PROFESSIONAL LAND SURVEYORS AND MAPPER LB 8178  
2251 SW 10 ST  
MIAMI, FL. 33135  
PHONE:(786) 488-5534 lydialopez@bellsouth.net

PAGE 2 OF 2  
NOT VALID WITHOUT PAGE 1 OF 2

BOUNDARY SURVEY

LOT 4, BLK 3  
(P.B. 65 Pg. 56)

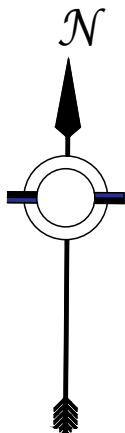


( IN FEET )  
1 inch= 20 ft

# LOCATION SKETCH

SCALE: NTS

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JOB NUMBER 01-4021

PROPERTY ADDRESS 7465 SW 127 ST, PINECREST, FL 33156  
(FURNISHED BY CLIENT)

LEGAL DESCRIPTION:  
LOT 7, BLK 3

SUBDIVISION PALMETTO HOMESITES

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 65 AT PAGE 56  
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

## LEGEND AND ABBREVIATIONS

|        |                            |         |                          |          |                                    |             |                                       |
|--------|----------------------------|---------|--------------------------|----------|------------------------------------|-------------|---------------------------------------|
|        | = ELEVATION                | S.I.R.  | = SET IRON ROD           | D.M.E.   | = DRAINAGE & MAINTENANCE EASEMENT  |             | = CENTRAL ANGLE                       |
| DRWY.  | = DRIVEWAY                 | P.O.C.  | = POINT OF COMMEN-CEMENT | P.R.C.   | = POINT OF REVERSE CURVE           |             | = WOOD FENCE (6' HIGH)                |
| U.P.   | = UTILITY POLE             | F.N.    | = FOUND NAIL             | P.C.     | = POINT OF CURVATURE               |             | = WIRE FENCE (4' HIGH)                |
| B.O.B. | = BASIS OF BEARINGS        | P.T.    | = POINT OF TANGENCY      | F.N.D.   | = FOUND NAIL/DISK                  |             | = C.B.S. WALL                         |
| A/C    | = AIR CONDITIONING PAD     | E.N.C.  | = ENCROACHMENT           | P.C.C.   | = POINT OF COMPOUND CURVE          | B/C         | = BLOCK CORNER                        |
| A      | = ARC DISTANCE             | F.H.    | = FIRE HYDRANT           | M/L      | = MONUMENT LINE                    | R           | = RADIUS                              |
| BLDG.  | = BUILDING                 | F.I.P.  | = FOUND IRON PIPE        | N.G.V.D. | = NATIONAL GEODETIC VERTICAL DATUM | RAD.        | = RADIAL                              |
| C.B.   | = CATCH BASIN              | F.I.R.  | = FOUND REBAR            | O.E.     | = OVERHEAD ELECTRIC LINE           | RES.        | = RESIDENCE                           |
| C.B.S. | = CONCRETE BLOCK STRUCTURE | I.F.E.  | = LOWEST FLOOR ELEVATION | P.B.     | = PLAT BOOK                        | R/W         | = RIGHT OF WAY                        |
| CH.    | = CHORD DISTANCE           | I.P.    | = LIGHT POLE             | P.C.P.   | = PERMANENT CONTROL POINT          | SEC.        | = SECTION                             |
| CL.    | = CLEAR                    | (M)     | = MEASURED               | P.O.B.   | = POINT OF BEGINNING               | S.I.P.      | = SET IRON PIPE                       |
| C/L    | = CENTER LINE              | (R)     | = RECORD                 | P.G.     | = PAGE                             | STY         | = STORY                               |
| CONC.  | = CONCRETE                 | (R & M) | = RECORD & MEASURED      | P/L      | = PROPERTY LINE                    | SWK         | = SIDEWALK                            |
|        |                            |         | = FIRE HYDRANT           | N.T.S.   | = NOT TO SCALE                     | D.M.E.      | = DRAINAGE AND MAINTENANCE EASEMENT   |
|        |                            |         |                          |          |                                    | U.E. & V.E. | = UTILITY EASEMENT AND VISUL EASEMENT |
|        |                            |         |                          |          |                                    |             | = WATER METER                         |
|        |                            |         |                          |          |                                    |             | = MANHOLE SANITARY                    |
|        |                            |         |                          |          |                                    |             | = AIR CONDITION A/C OR HEATER         |
|        |                            |         |                          |          |                                    |             | = NON VEHICULAR ACCESS LINE           |
|        |                            |         |                          |          |                                    |             | = POOL PUMP                           |

### ELEVATION INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENT MANAGEMENT AGENCY DATED OR  
REVISED ON 09/11/2009 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN ZONE AE  
BASE FLOOD ELEVATION 10.0' COMMUNITY 120425 PANEL NUMBER 0464 SUFFIX L

THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

### CERTIFIED TO:

ANCORA 30 LLC

### LEGAL NOTES

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.  
EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINATE RECORDED  
INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATIONS,  
LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD. LEGAL DESCRIPTIONS  
PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY.  
UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO  
LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF  
ANY NATURE. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN. IF SHOWN,  
ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929. THE CLOSURE IN THE BOUNDARY SURVEY IS  
ABOVE 1:10000. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN FOR CONSTRUCTION PURPOSES.  
FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED.  
FENCE OWNERSHIP NOT DETERMINED  
LOWEST FLOOR ELEVATION REPRESENT FINISHED FLOOR ELEVATION AT THE FRONT DOOR UNLESS  
OTHERWISE NOTED.

### FIELD WORK

DATE: 10/09/2022

### REVISIONS

DATE: \_\_\_\_\_

I HEREBY CERTIFIES THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE  
CHARGE AND TO THE BEST OF MY KNOWLEDGE OF PROFESSIONAL AND  
BELIEF, THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICES AS SET  
FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS  
IN CHAPTER 5J-17.050-17.052 FLORIDA ADMINISTRATIVE CODE PURSUANT TO  
SECTION 472.027 FLORIDA STATUTES. THIS SURVEY DOES NOT REFLECT OR  
DETERMINE OWNERSHIP.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISE SEAL OF A  
FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER



Digitally signed  
by Orlando  
Grandal

Date: 2023.02.16  
11:18:52 -05'00'

**ORLANDO GRANDAL P.S.M.**  
PROFESSIONAL SURVEYOR AND MAPPER No. 6677  
STATE OF FLORIDA