

BOUNDARY SURVEY



PROPERTY ADDRESS
7465 SW 127th STREET, PINECREST, FLORIDA 33156

LOCATION SKETCH
NOT TO SCALE



PREPARED FOR:
ANCORA 30 LLC

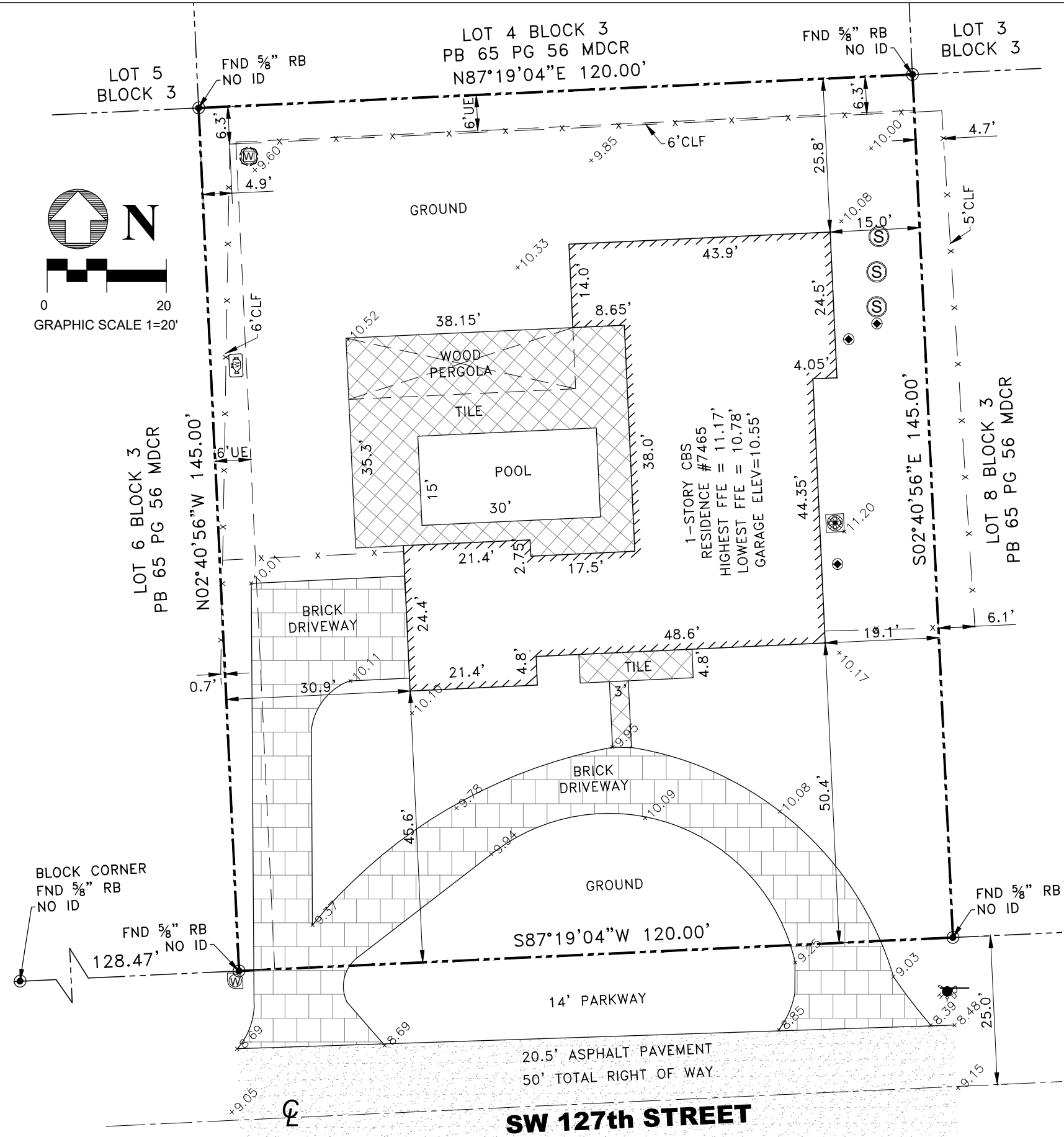
LEGAL DESCRIPTION:
LOT 7 IN BLOCK 3 OF "PALMETTO HOMESITES", ACCORDING TO THE PLAT HEREOF, AS RECORDED IN PLAT BOOK 65, PAGE 56, OF THE PUBLIC RECORDS OF MIAMI DADECOUNTY, STATE OF FLORIDA.

- SURVEYOR'S NOTES:
- LEGAL DESCRIPTION WAS OBTAINED FROM THE MIAMI DADE COUNTY CLERK OF RECORDS WEBSITE. NO TITLE SEARCH WAS MADE. EXAMINATION OF ABSTRACT OF TITLE MUST BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY BESIDES THOSE NOTED.
 - NO UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS. CONTACT APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION.
 - NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - TYPE OF SURVEY: BOUNDARY SURVEY.
 - RECORD & MEASURED VALUES ARE IN ACCORDANCE UNLESS OTHERWISE IS NOTED.
 - BEARINGS SHOWN ARE REFERRED TO NAD83 FLORIDA STATE PLANES, EAST ZONE, US FOOT
 - SHOWN ELEVATIONS ARE REFERRED TO THE NATIONAL GEODETIC VERTICAL DATUM 1929. USED BENCHMARK: T-617. ELEVATION: 7.78 NGVD29.
 - FENCE OWNERSHIP WAS NOT DETERMINED. FENCE TIES WERE GIVEN TO ITS FACE.
 - FIELD WORK DATE: 08.20.2025

SYMBOLS & ABBREVIATIONS
CBS = CONCRETE BLOCK STRUCTURE; CL = CENTER LINE; CLF = CHAIN LINK FENCE; FFE = FINISH FLOOR ELEVATION; FND= FOUND; IP = IRON PIPE; MDCR = MIAMI DADE COUNTY RECORDS; PB = PLAT BOOK; PG = PAGE; RB = REBAR; UE = UTILITY EASEMENT.

	WOOD POWER POLE		CLEAN OUT		CENTER OF THE ROAD
	WATER METER		WATER PUMP		R/W - PROPERTY LINE
	AIR CONDITIONER UNIT		FIRE HYDRANT		CHAIN LINK FENCE
	POINT ELEVATION		TRAFFIC SIGN		

NOTE: SYMBOLS SHOWN ARE NOT TO SCALE AND SHALL NOT BE USED TO SIZE SUCH ELEMENTS.



BOUNDARY SURVEY
7465 SW 127th STREET,
PINECREST, FLORIDA 33156
FOLIO: 20-5014-012-0190

C/S
CARDINAL POINTS
SERVICES CORP.
LB 8452

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY: THAT THE SKETCH OF THIS BOUNDARY SURVEY WAS PREPARED UNDER MY SUPERVISION AND THAT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 475 OF THE FLORIDA STATUTES AND THAT THE SKETCH THEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND ANNOTATIONS SHOWN HEREON.

F/F

FERNANDO FERNANDEZ
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE LS 6765 STATE OF FLORIDA
1397 WEST 63 STREET, HIALEAH, FLORIDA 33012
CELL PHONE (786) 631 7053
EMAIL: fernandezpsm@gmail.com

Fernando Fernandez
Digitally signed by Fernando Fernandez
Date: 2025.08.29 14:21:00 -04'00'
Date: 08.22.2025