



LEGEND:

- CENTER LINE
- WATER METER
- WOOD POWER POLE
- UTILITY POLE ANCHOR
- AIR CONDITIONER
- ELECTRIC METER
- ELECTRIC BOX
- SPOT ELEVATION

SKETCH OF SURVEY

PREPARED BY:
GUNTER GROUP, INC.
LAND SURVEYING - LAND PLANNING
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 4507
9350 S.W. 22nd TERRACE
MIAMI, FLORIDA 33165
(305) 220-0073

ABBREVIATIONS:

R/W	RIGHT OF WAY	P.O.B.	POINT OF BEGINNING
(Meas)	MEASURED	CONC.	CONCRETE
(R)	RECORD	L=	ARC LENGTH
W.F.	WOOD FENCE	Ch=	CHORD DISTANCE
C.L.F.	CHAIN LINK FENCE	R=	RADIUS
O.U.L.	OVERHEAD UTILITY LINE	Δ=	INTERIOR ANGLE OF CURVE
ENC.	ENCROACH	RES.	RESIDENCE

PROPERTY ADDRESS: 6363 SW 132nd Street, Pinecrest, Florida 33156.

LEGAL DESCRIPTION:

Lot 13, in MARIEL GROVE ESTATES; according to the Plat thereof, as recorded in Plat Book 55, at Page 29, of the Public Records of Miami-Dade County, Florida and Beginning at the Southeast corner in Lot 13, of MARIEL GROVE ESTATES, run N89°58'25"W along the South Boundary of said Lot 13 for 221.50 feet; thence S00°05'35"W for 8.28 feet; thence S89°58'25"E parallel to the South boundary of said Lot 13 for 221.50 feet; thence N00°35"E for 8.28 feet to the Point of Beginning, lying within Dade County, Florida. (Captioned property lies within the SW 1/4 of the NE 1/4 of the SW 1/4 in Section 13, Township 55 South, Range 40 East, of Dade County, Florida.)

FOR: Jordan Lipton TRS, Saja Trust, Andrea Lipton TRS.

SURVEYOR'S NOTES:

- 1) This survey was conducted for the purpose of a "Boundary and Topographic Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
- 2) The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Minimum Technical Standards requirements for a Suburban area (1 foot in 7,500 feet) as specified in Chapter 5J-17, Florida Administrative Code.
- 3) Bearings shown hereon are based on an assumed meridian of N0°00'00"E along the Westerly boundary line of the subject property.
- 4) The North arrow direction shown herein is based on an assumed Meridian.
- 5) In some cases graphic representation have exaggerated to more clearly illustrate a particular area where dimensions shall have preference over graphic location.
- 6) Legal description was provided by the client and is subject to any dedications, limitations, restrictions reservations or easements of record.
- 7) Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property; search of Public Records not performed by this office.
- 8) No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
- 9) This survey has been prepared for the exclusive use of the entities named hereon only and the certifications hereon do not extend to any unnamed parties.
- 10) Elevations shown referred to N.G.V.D. (1929); Miami-Dade County benchmark No.: SC-26, elevation: 12.50 feet.
- 11) According to the National Flood Insurance Program the subject property falls in Community No.: 120425, Panel No.: 0468, Suffix: L, Date of FIRM: 09-11-2009, Flood Zone: X.
- 12) Contact the appropriate authorities prior to any design work on the hereon-described parcel for Building and Zoning information.
- 13) Professional Land Surveyor and Mapper in responsible charge: Rolando Ortiz LS 4312, State of Florida.
- 14) This survey is not valid without the signature and the raised seal of a Florida Licensed Land Surveyor and Mapper.

I hereby certify to Jordan Lipton TRS, Saja Trust, Andrea Lipton Trs; that the Sketch of Boundary and Topographic Survey of the described property is true and correct to the best of my knowledge and belief, as recently surveyed and platted under my direction; also that meets the Standards of Practice set in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.



Rolando
Ortiz

Digitally signed by
Rolando Ortiz
Date: 2025.08.03
12:12:22 -04'00'

Up-Date: 08-01-2025
Date: 10-09-2020
Job No.: 20-32185
Sketch No.: 29743

By: Rolando Ortiz LS 4312
Professional Land Surveyor
& Mapper, State of Florida.

NOTES:

The Digital Signature and Date, pursuant to Chapter 5J-17, Florida Administrative Code, under Section 5J-17.062. The "Digital Date" may not reflect the date of Survey or the latest revision date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.