



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.	
11/08/2025 - STEM WALL - D. C.	
12/24/2025 - UPDATE - K.T.	

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: 12-24-2025

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.

11. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS +/- 0.10'

12. ELEVATIONS SHOWN HEREON, IF ANY, ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON NAVD-88. THE EXPECTED ACCURACY OF THE ELEVATIONS SHOWN HEREON IS 0.03' FOR THE HARD SURFACE ELEVATIONS AND 0.1' FOR THE SOFT SURFACE ELEVATIONS. ELEVATIONS SHOWN HEREON ARE SURVEY FEET UNLESS OTHERWISE NOTED.

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

Symbols (Some items in legend may not appear on drawing - Not to Scale)			
= UTILITY POLE	= WELL	= HANDICAP SPACES	Line types
= LIGHT POLE	= CENTER LINE	= CONTROLLING POINT (POINT OF ROTATION)	
= CATCH BASIN	= PARTY WALL	= HELD FOR ALIGNMENT	BOUNDARY
= FIRE HYDRANT	= AIR CONDITIONER	= SEC. QTR. CORNER	BUILDING
= MANHOLE	= SEPTIC LID	= SECTION CORNER	EASEMENT
= WATER VALVE	= ELEV. SHOT	= TEMPORARY SITE BENCHMARK	CHAIN LINK FENCE
= WATER METER			WOOD FENCE
			METAL FENCE
			OVERHEAD

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.

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.

PRINTING INSTRUCTIONS

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:

840 US Hwy 1, Suite 330

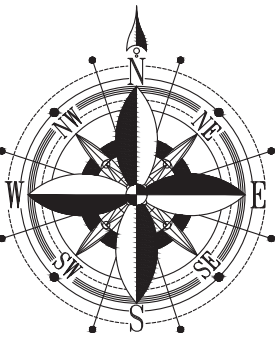
North Palm Beach, Florida 33408

Office: (561) 210-9344 www.LandtecSurvey.com

Email: Construction@landtecsurvey.com

LICENSED BUSINESS No. 8507

AS BUILT SURVEY



SCALE: 1"=20'

TOPOGRAPHY

XXX' = TOPOGRAPHIC ELEVATIONS
XXX' = ROOF PEAK ELEVATIONS

CURVE TABLE				CHORD LENGTH	CHORD BEARING
	LENGTH	RADIUS	DELTA		
C1	39.32'	25.00'	90°07'04"	35.39'	S44°56'28"W

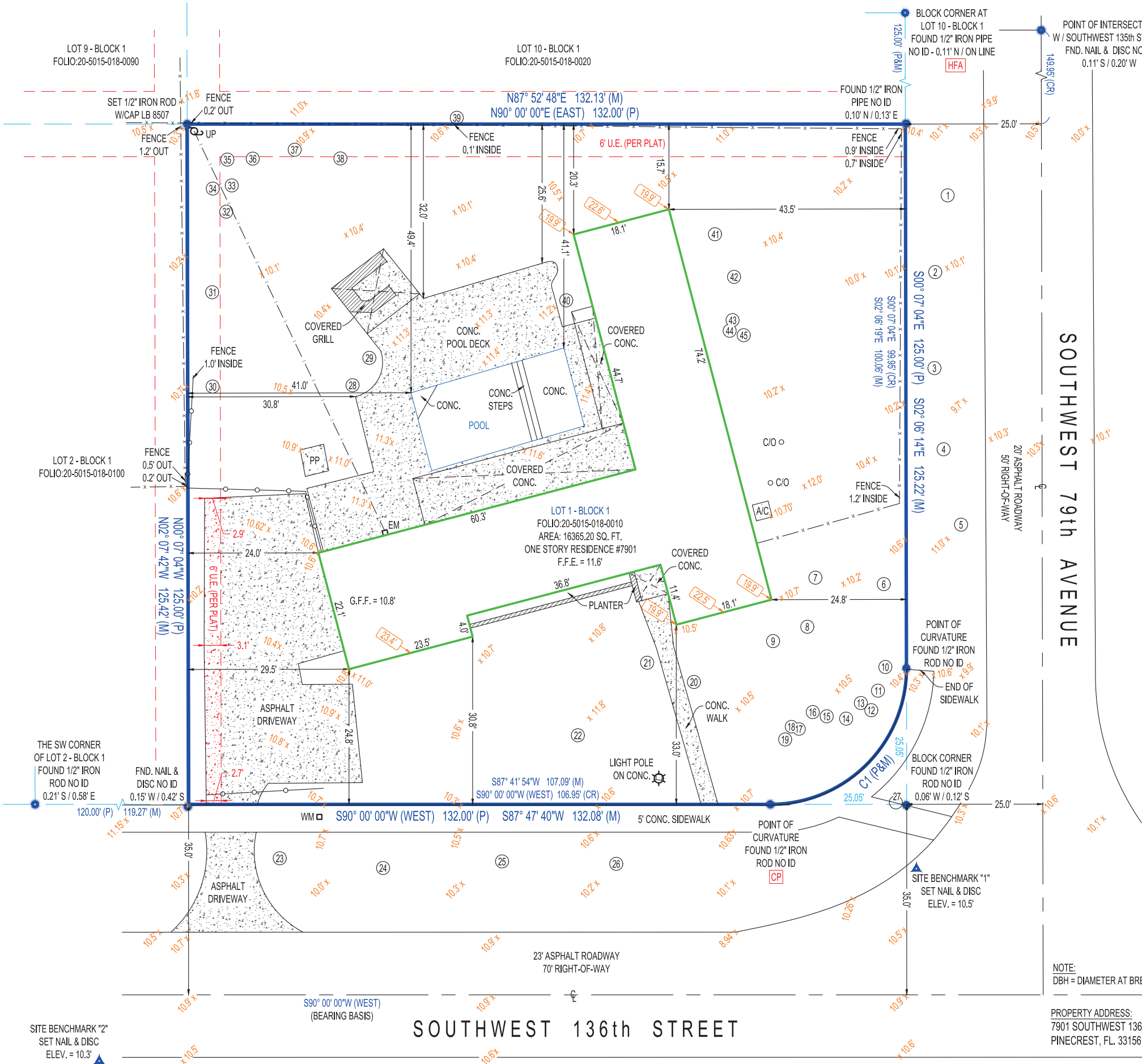
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LICENSED BUSINESS No. 8507



NOTE:

= TREE

# TREE	TYPE	DBH
1	OAK	18"
2	OAK	24"
3	OAK	18"
4	OAK	18"
5	FICUS	24"
6	FICUS	12"
7	COCONUTS	18"
8	COCONUTS	18"
9	COCONUTS	18"
10	OAK	20"
11	UMBRELLA	4.8"
12	UMBRELLA	12"
13	UMBRELLA	6"
14	FICUS	6"
15	UMBRELLA	6"
16	UMBRELLA	6"
17	FICUS	6"
18	OAK	12"
19	OAK	12"
20	PALM	14.4"
21	PALM	16.8"
22	MANGO	48"
23	SILVER	18"
24	SILVER TRUMPET	14.4"
25	SILVER TRUMPET	15.6"
26	SILVER TRUMPET	16.8"
27	GOLDEN SHOWER	8.4"
28	COCONUT	18"
29	COCONUT	18"
30	OAK	24"
31	SILVER TRUMPET	13.2"
32	COCONUT	21.6"
33	COCONUT	19.2"
34	FICUS	8.4"
35	COCONUT	8.4"
36	COCONUT	19.2"
37	COCONUT	24"
38	OAK	20.4"
39	SILVER TRUMPET	8.4"
40	COCONUT	18"
41	COCCULUS LAURIFOLIUS	7.2"
42	COCONUT	16.8"
43	COCONUT	14.4"
44	OAK	12"
45	OAK	19.2"

NOTE:
DBH = DIAMETER AT BREAST HEIGHT

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