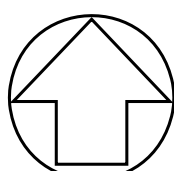


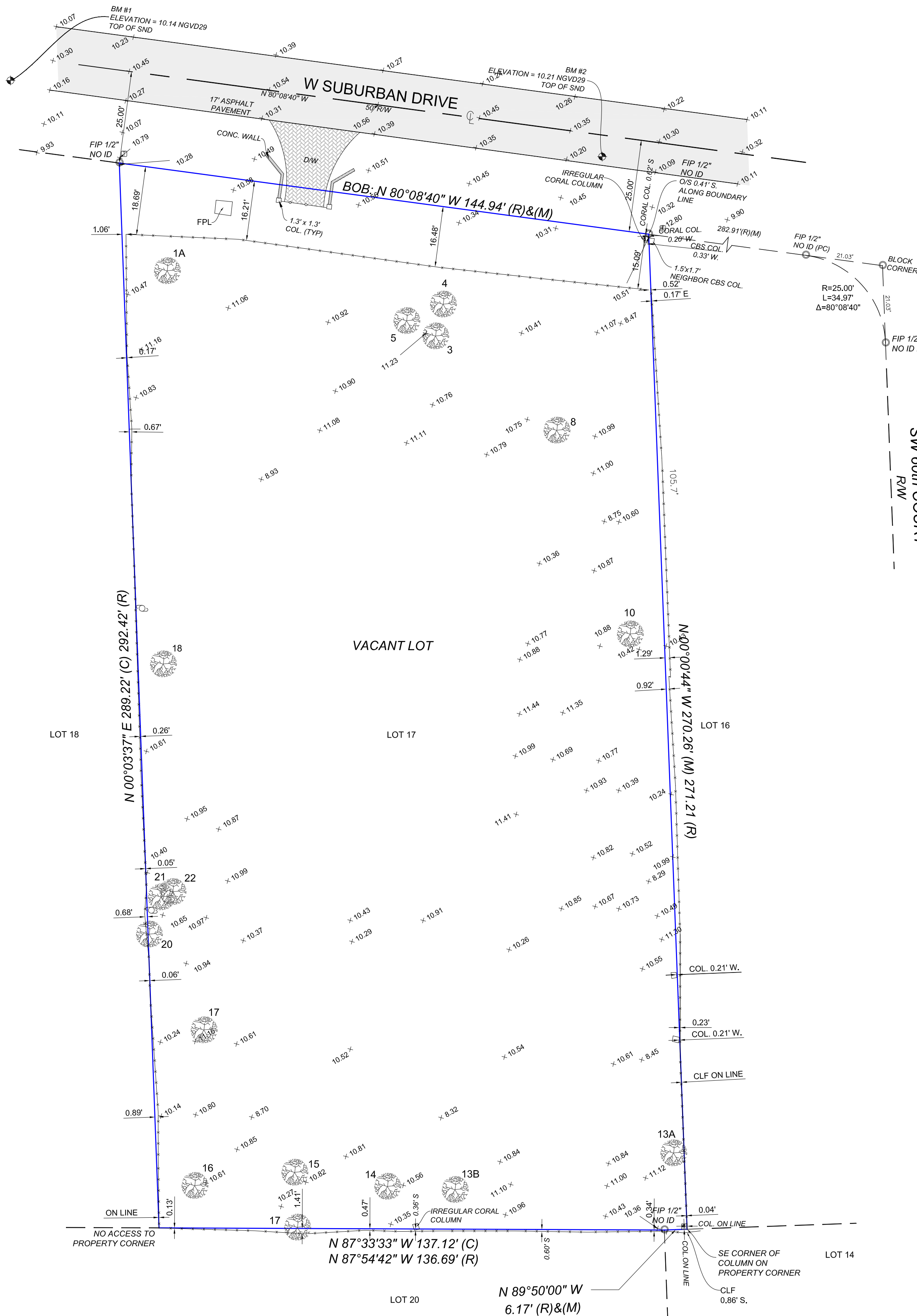
MAP OF BOUNDARY, TOPOGRAPHIC & PARTIAL TREE SURVEY



NORTH
GRAPHIC SCALE

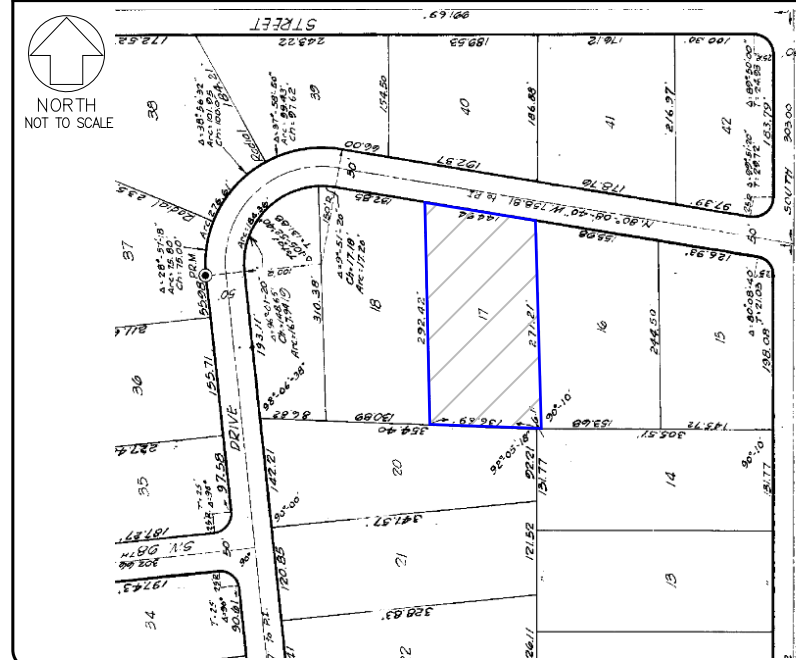


(IN FEET)
1 inch = 20 ft.



suarez surveying & mapping, inc.
13350 SW 131st Street, Suite 103, Miami, Florida 33186
Tel: 305.596.1799
www.suarezsurveying.com

PLAT IMAGE:



PROPERTY ADDRESS:

6100 W SUBURBAN DRIVE, PINECREST, FL 33156

LEGAL DESCRIPTION:

LOT 17, MARTIN SUBURBAN ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY REVISED ON 09/11/09 AND INDEX MAP REVISED ON 09/11/09 THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE X BASE FLOOD ELEVATION N/A COMMUNITY NAME & NUMBER VILLAGE OF PINECREST 120425 MAP & PANEL NUMBER 12086C0466 SUFFIX L

LEGEND:

ABBREVIATIONS:	SYMBOLS:
A = ARC DISTANCE A/C = AIR CONDITIONER PAD BCR = BROWARD COUNTY RECORDS BLDG = BUILDING BM = BENCH MARK BOB = BASIS OF BEARINGS CBS = CONCRETE BLOCK & STUCCO (C) = CALCULATED CB = CATCH BASIN CHB = CHORD BEARING CG = CURB & GUTTER CLF = CHAIN LINK FENCE COL = COLUMN CONC = CONCRETE DE = DRAINAGE EASEMENT DME = DRAINAGE & MAINTENANCE EASEMENT DW = DRIVE-WAY EB = ELECTRIC BOX ENC = ENCROACHMENT EP = EDGE OF PAVEMENT EW = EDGE OF WATER FDH = FOUND DRILL HOLE FF = FINISHED FLOOR ELEVATION FIP = FOUND IRON PIPE FIR = FOUND IRON ROD FN = FOUND NAIL (NO ID) FND = FOUND NAIL & DISK FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD LE = LANDSCAPE EASEMENT LME = LAKE MAINTENANCE EASEMENT (M) = MEASURED MDCR = MIAMI-DADE COUNTY RECORDS MH = MAN HOLE ML = MONUMENT LINE ORB = OFFICIAL RECORDS BOOK OS = OFF-SET (P) = PLAT PBC = PALM BEACH COUNTY PB = PLAT BOOK PC = POINT OF CURVATURE PCP = PERMANENT CONTROL POINT PE = POOL EQUIPMENT PAD PG = PAGE PI = POINT OF INTERSECTION PK = PARKER KAEHLON (SURVEY NAIL) PL = PLANTER POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT PRC = POINT OF REVERSE CURVATURE PRM = PERMANENT REFERENCE MONUMENT PT = POINT OF TANGENCY R = RADIUS DISTANCE (R) = RECORD RW = RIGHT OF WAY RES. = RESIDENCE SIP = SET IRON PIPE SND = SET NAIL & DISK (PK) STL = SURVEY TIE LINE SWK = SIDEWALK (TYPE) = TYPICAL UB = UTILITY BOX UE = UTILITY EASEMENT WIF = WOOD FENCE WMDE = WALL MAINTENANCE DRAINAGE EASEMENT	

SURFACE:

ASPHALT	CONCRETE	PAVERS	BUILDING	TILES	WOOD	COVER
---------	----------	--------	----------	-------	------	-------

TREE TABLE

NUMBER	COMMON NAME	DIAMETER (FT)	HEIGHT (FT)	SPREAD (FT)	REMARKS
1A	ROYAL POINCIANA	2	40	60	
3	OAK	1.5	35	25	
4	OAK	1.8	50	30	
5	OAK	1.5	40	30	
8	OAK	2	60	40	
10	GUMBO LIMBO	2	50	40	
13A	GUMBO LIMBO	2	40	40	
13B	AFRICAN TULIP	1	50	30	
14	MANGO	1	30	30	
15	MANGO	3	45	30	
16	FICUS	5	60	40	
17	OAK	1.5	40	40	
20	AFRICAN TULIP	2	60	40	
21	AFRICAN TULIP	1.5	60	40	
22	AFRICAN TULIP	1.5	60	40	
17	AFRICAN TULIP	0.7	40	10	NEW
18	SAPODILLA TREE	1	35	25	NEW

SURVEYOR'S NOTES:

- ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
- NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES, UNLESS OTHERWISE NOTED.
- THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
- THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- IMPROVEMENTS SHOWN HAVE BEEN MEASURED TO THE NEAREST TENTH OF A FOOT. TIES SHOWN HAVE BEEN MEASURED TO THE NEAREST TENTH OF A FOOT.
- ELEVATIONS WHEN SHOWN HAVE BEEN MEASURED TO NEAREST TENTH OF A FOOT ON HARD SURFACES AND NEAREST TENTH OF A FOOT FOR GROUND OR SOD SURFACES.
- ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 7104.
- THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY CLIENT OR ITS REPRESENTATIVE.
- FENCE OWNERSHIP NOT DETERMINED.
- BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT, THE NORTH LINE OF LOT 17 BEARS N 80°08'40" W.
- TYPE OF SURVEY: BOUNDARY, TOPOGRAPHIC & TREE.
- THE SURVEYOR IS NOT A CERTIFIED ARBORIST; TREES ARE IDENTIFIED BY COMMON NAME TO THE BEST OF THE SURVEYOR'S ABILITY. A CERTIFIED ARBORIST SHOULD BE CONSULTED TO DETERMINE SCIENTIFIC NAME, TREE SUB-SPECIES IF ANY AND TREE CONDITIONS.
- ONLY THOSE TREES SPECIFIED BY CLIENT WERE LOCATED.

PROJECT:

DATE OF FIELD SURVEY: 10/24/2023
JOB #: 231037689
FILE #: D-1783
PROJECT NAME: SURVEYS 2023
CAD FILE(T): RITTER
PARTY CHIEF: ESPINOZA
F.B.: D PG. D
SHEET 1 OF 1

CERTIFIED TO:

HH6100 LLC

09/05/2024 - UPDATE BOUNDARY, TOPOGRAPHIC & TREE SURVEY-JOB# 240939059
05/09/2024 - ADDED HEDGE WITH LABELS (NO FIELDWORK)
02/01/2024 - UPDATED BOUNDARY, TOPOGRAPHIC & TREE SURVEY-JOB# 240138082
REVISIONS:

BENCHMARK REFERENCE:

MIAMI DADE COUNTY BENCHMARK NAME: SC-38
ELEV(NGVD29): 10.40
LOCATION1: SW 88 ST ---
LOCATION2: SW 57 AVE ---
DESCRIPTION1: BRASS BAR IN CONC WHEELGUARD AT SE CORNER OF BRIDGE OVER SNAPPER CREEK

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 61-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTE.

AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER



JUAN A. SUAREZ
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6220