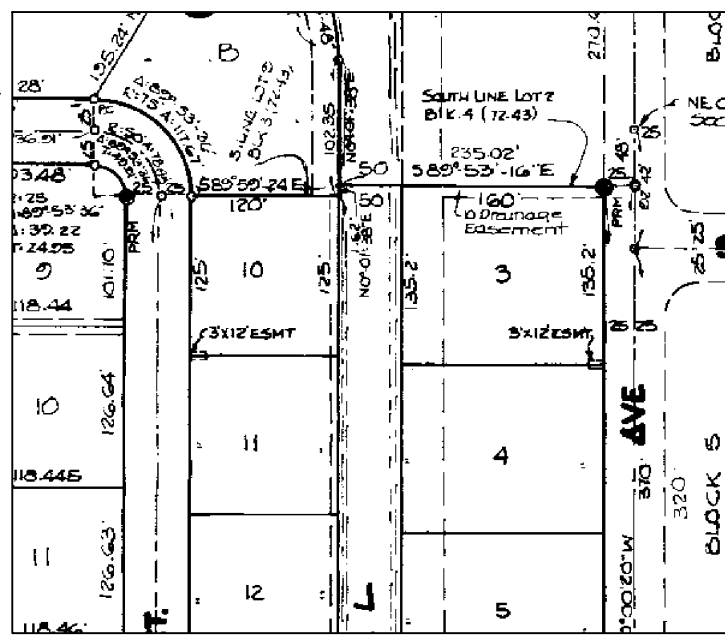
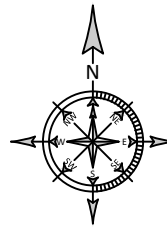
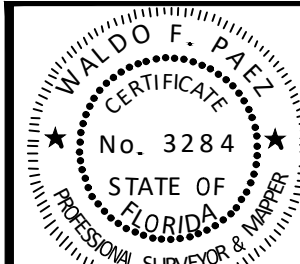


N.T.S



(IN FEET)
1 inch = 20 ft.

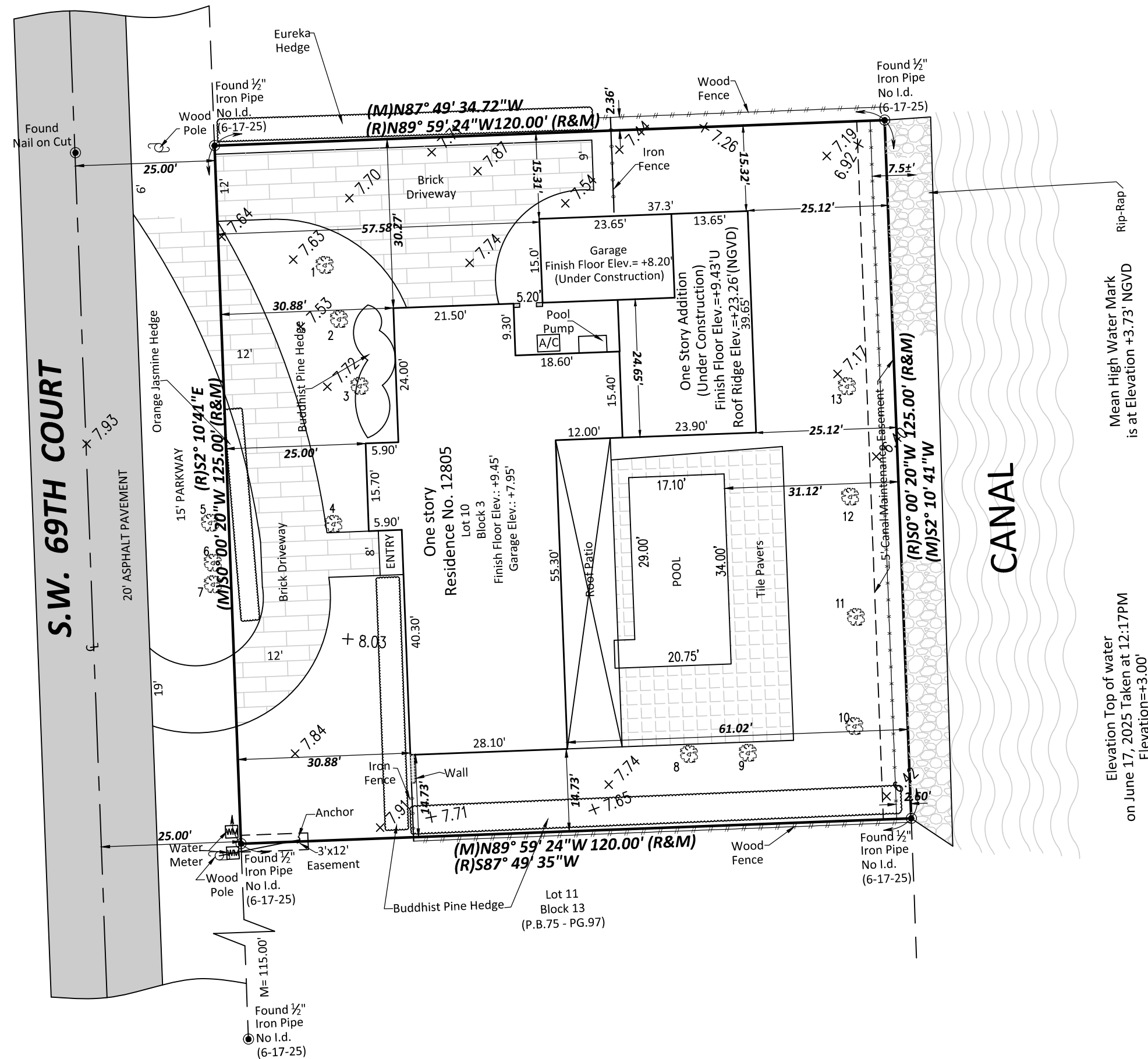


#	TREE NAME	SCIENTIFIC NAME	(DIAMETER)	(HEIGHT)	(SPREAD)
1	CHRISTMAS PALM	ADONIDIA MERRILLI	12	25	10
2	CHRISTMAS PALM	ADONIDIA MERRILLI	12	25	10
3	WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	6	20	7
4	CHRISTMAS PALM	ADONIDIA MERRILLI	12	25	10
5	PYGMY PALM	PHOENIX ROEBELENI	3	15	7
6	PYGMY PALM	PHOENIX ROEBELENI	3	15	7
7	PYGMY PALM	PHOENIX ROEBELENI	3	15	7
8	WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	5	20	7
9	WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	5	20	7
10	CHRISTMAS PALM	ADONIDIA MERRILLI	10	25	10
11	CHRISTMAS PALM	ADONIDIA MERRILLI	10	25	10
12	CHRISTMAS PALM	ADONIDIA MERRILLI	10	25	10

Lot 10, Block 3, FAIRMONT ACRES SECTION 3, according to the Plat thereof, as recorded in Plat Book 75, Page 97 of the Public Records of Miami-Dade County, Florida.

VICTOR LAU & KELLY E. YATCZAK

1. There may be additional restrictions that are not shown on this survey that may be found in the public records of this county.
2. Examination of abstract of title will have to be made to determine recorded instruments, if any, affecting property.
3. This certification is only for the lands as described, it is not a certification of title, zoning, easements, or freedom of encumbrances. Abstract not reviewed.
4. Location and identification of utilities, if any, are shown in accordance with recorded plat.
5. Ownership is subject to opinion of title.
6. Type of Survey: BOUNDARY SURVEY
7. The herein captioned property was surveyed and described based on the shown legal description: provided by client.
8. Survey map and report or the copies thereof are not valid and for reference only, unless signed and sealed with the original raised seal of a Florida licensed surveyor and mapper.
9. This plan of survey has been prepared for the exclusive use of the entities named hereon. The certificate does not extend to any unnamed parties.
10. Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
11. The surveyor of record does not determine ownership of fences. measurements shown hereon depict physical location of fence.
12. Accuracy: The expected use of land as classified in the Minimum Technical Standards (5J-17 FAC), is "suburban". The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
13. In some instances, graphic representations have been exaggerated to more clearly illustrate relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
14. No attempt has been made to locate any foundation beneath the surface of the ground.
15. Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
16. 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.
17. Bearings shown are assumed and are based on the East Right-of-Way line of S.W 69th Court, being ***SO°00'20"***.



ELEVATION NOTE: (IF REQUESTED AND SHOWN)

1. +0.00' Indicates existing Elevations
2. Elevations are referred to the National Geodetic Vertical Datum of 1929

BENCHMARK INFORMATION: NAME: T-617. DESCRIPTION: PK NAIL & BRASS WASHER IN CONCRETE SIDEWALK. LOCATION: SW 128 ST--- 37' SOUTH OF C/L & SW 72 AVE --- 41' WEST OF C/L. ELEVATION: +7.78'

REVISED:	JOB NO.:	DATE:	REVISIONS:	JOB NO.:	DATE:
SURVEY	21-0136	04-20-21	Setback On Addition	25-0226	11/21/25
UP-DATE	23-0243	09-26-23	Roof Ridge Elev.	25-0226A	12/23/25
UP-DATE	25-0121	06-19-25			

SHEET:

1

OF 1 SHEET(S)

SURVEY DATE:

12-23-2025

JOB NO.:

25 0226A

25-0226A