

MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY

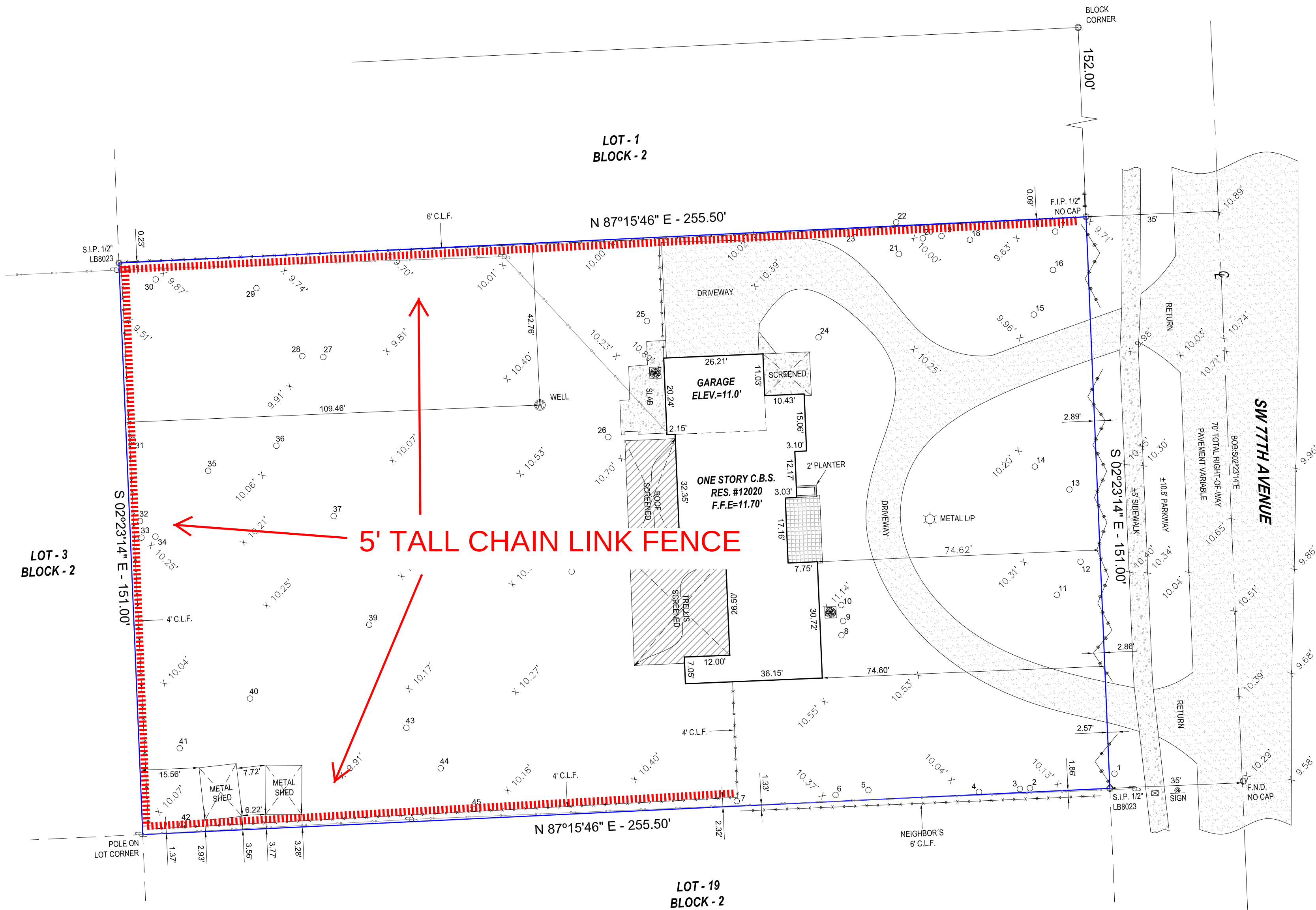
Survey Pros, Inc.

4348 SW 74TH AVENUE, MIAMI, FL. 33155

Tel: 305.767.6802

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CERTIFICATE OF AUTHORIZATION # LB-8023

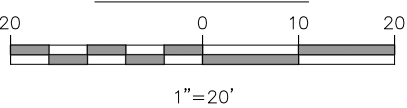


TREE TABLE:

NO	COMMON NAME	DBH(ø)	HEIGHT	CANOPY
1	BLACK OLIVE	5"	35'	20'
2	OAK	4"	30'	12'
3	OAK	4"	30'	22'
4	OAK	4"	30'	22'
5	SABAL PALM	10"	18'	12'
6	SABAL PALM	10"	18'	12'
7	OAK	12"	40'	25'
8	SABAL PALM	8"	15'	8'
9	SABAL PALM	8"	15'	8'
10	SABAL PALM	8"	15'	8'
11	WILLOW	27"	15'	10'
12	BLACK OLIVE	21"	48'	48'
13	BLACK OLIVE	14"	48'	35'
14	WILLOW	30"	15'	10'
15	WILLOW	30"	15'	10'
16	SABAL PALM	11"	38'	8'
17	WILLOW	5"	15'	10'
18	OAK	8"	30'	20'
19	OAK	14"	45'	30'
20	WILLOW	4"	10'	10'
21	OAK	14"	45'	30'
22	OAK	8"	30'	20'
23	QUEEN	10"	30'	12'
24	WILLOW	20"	20'	28'
25	OAK	18"	45'	35'
26	SABAL PALM	6"	16'	10'
27	BAUHINIA	6"	25'	16'
28	SABAL PALM	10"	16'	10'
29	SCHOFFLERA	5"	25'	8'
30	BAUHINIA	7"	26'	12'
31	OAK	8"	30'	12'
32	OAK	10"	30'	26'
33	OAK	4"	20'	15'
34	SABAL PALM	11"	18'	8'
35	SABAL PALM	10"	16'	10'
36	OAK	35"	50'	60'
37	AVOCADO	12"	30'	30'
38	SABAL PALM	18"	18'	12'
39	COCO PALM	6"	25'	15'
40	MANGO	10"	16'	16'
41	OAK	11"	38'	30'
42	OAK	5"	18'	10'
43	OAK	34"	40'	50'
44	OAK	10"	40'	15'
45	ALEX PALM	4"	30'	6'

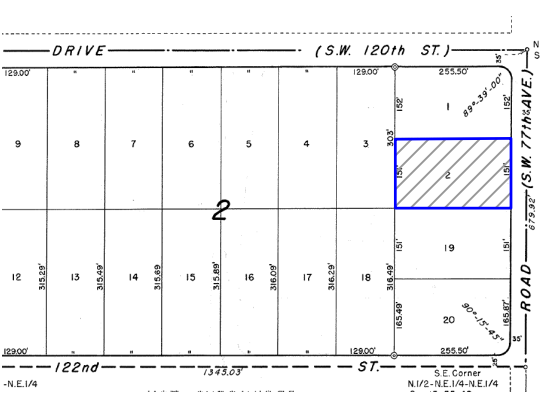
IN CASE OF A DISPUTE, AN ARBORIST REPORT WILL GOVERN

GRAPHIC SCALE



LOCATION MAP:

NOT TO SCALE



LEGEND

ABBREVIATIONS:

A = ARC DISTANCE
AC = AIR CONDITIONER PAD
BCR = BROWARD COUNTY RECORDS
BLDG = BUILDING
BM = BENCH MARK
BOB = BASIS OF BEARINGS
CBS = CONCRETE BLOCK & STUCCO
(C) = CALCULATED
C&G = CURB & GUTTER
COL = COLUMN
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
D/W = DRIVEWAY
EB = ELECTRIC BOX
ENC. = ENCROACHMENT
EP = EDGE OF PAVEMENT
EW = EDGE OF WATER
FDH = FOUND DRILL HOLE
FFE = FINISHED FLOOR ELEVATION
FIP = FOUND IRON PIPE (NO ID)
FIR = FOUND IRON ROD (NO ID)
FN = FOUND NAIL (NO ID)
FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
L.E. = LANDSCAPE EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
(M) = MEASURED

MDCR = MIAMI-DADE COUNTY RECORDS
MH = MAN HOLE
ML = MONUMENT LINE
(P) = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
POP = PERMANENT CONTROL POINT
PE = POOL EQUIPMENT PAD
PO = PAGE
PI = POINT OF INTERSECTION
PL = PLANTER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
ENC. = ENCROACHMENT
EP = EDGE OF PAVEMENT
EW = EDGE OF WATER
FDH = FOUND DRILL HOLE
FFE = FINISHED FLOOR ELEVATION
FIP = FOUND IRON PIPE (NO ID)
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SYMBOLS:

□ = TELEPHONE RISER
□ = CABLE TV RISER
□ = WATER METER
△ = ORIGINAL LOT DISTANCE
X 0.00 = ELEVATION
Δ = CENTRAL ANGLE
○ = CENTER LINE
WV = WATER VALVE
C = CURB INLET
F = FIRE HYDRANT
○ = LIGHT POLE
□ = CATCH BASIN
○ = UTILITY POLE
○ = DRAINAGE MANHOLE
○ = SEWER MANHOLE

— = METAL FENCE
— = WOOD FENCE
— = CHAIN LINK FENCE
— = EASEMENT
— = BOUNDARY LINE
— = OVERHEAD UTILITY LINE
ASPHALT
CONCRETE
PAVERS/BRICK
TILES
WOOD
COVERED AREA

PROPERTY ADDRESS:

12020 SW 77TH AVENUE
PINECREST, FL. 33156

LEGAL DESCRIPTION:

LOT 2, BLOCK 2, OF SUNLAND ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:

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 12086C0462 SUFFIX L.

SURVEYOR'S NOTES:

1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
3. 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.
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
5. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 8023.
6. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
7. FENCE OWNERSHIP IS NOT DETERMINED.
8. ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
9. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN. THE CENTERLINE OF SW 77TH AVENUE HAS BEEN ASSIGNED A BEARING OF S02°23'14\"/>

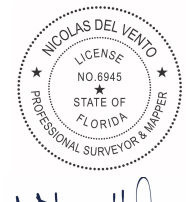
CERTIFIED TO:

KEVIN HUBER

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 MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-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



NICOLAS DEL VENTO

Digitally signed by
NICOLAS DEL VENTO
Date: 2022.05.19
10:47:47 -04'00'

NICOLAS DEL VENTO
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6945

DATE OF ORIGINAL
FIELD WORK: 04/05/2021
JOB#: 21036445
DRAWN BY: ADRIEL
CAD FILE: HUBER
SHEET 1 OF 1