

BOUNDARY SURVEY

SCALE: 1" = 30'

PROPERTY ADDRESS: 6300 SW 98 STREET  
PINECREST, FLORIDA 33156.

CERTIFIED TO: EPGD ATTORNEYS AT LAW, P.A.  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.  
ANCHOR NATIONWIDE LOANS, LLC, ISAOA/ATIMA.  
RKTA 6300 LLC.

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:  
COMMUNITY NUMBER: 120425 SUFFIX: L ZONE: X  
PANEL NUMBER: 0466L BASE FLOOD ELEVATION: NA.  
PANEL REVISED DATE: 09-11-2009 INDEX DATE: 09-11-2009

- NOTES:
1. UNDERGROUND UTILITIES, FOOTINGS, AND/OR UNDERGROUND ENCROACHMENTS ARE NOT LOCATED ON THIS SURVEY MAP.
  2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY, AND OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
  3. ELEVATIONS AND VERTICAL DATA, IF SHOWN ARE REFERRED TO N.G.V.D. 1929.
  4. UNLESS OTHERWISE NOTED RECORD AND MEASURED DATA ARE IN SUBSTANTIAL AGREEMENT.
  5. THE STREET RIGHT-OF-WAY ABUTTING THIS PROPERTY ARE PHYSICALLY OPEN UNLESS OTHERWISE NOTED.
  6. FENCE OWNERSHIP NOT DETERMINED. APPARENT FENCE CLEARANCES AND/OR ENCROACHMENTS ARE NOTED BY VISUAL MEANS ONLY.
  7. SET IRON PIPE OR PIN WITH CAP #6442 (18" IN LENGTH BY 0.2 SQUARE INCHES, MINIMUM) AT ALL CORNERS UNLESS OTHERWISE NOTED.
  8. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER
  9. LEGAL DESCRIPTION PROVIDED BY THE CLIENT. THIS SURVEY DOES NOT DETERMINE OR IMPLY OWNERSHIP.
  10. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY
  11. THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED
  12. THE EXPECTED USE OF THE LANDS, AS CLASSIFIED IN THE STANDARDS OF PRACTICE, IS "RESIDENTIAL HIGH RISK" THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10 000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
  13. BENCHMARK USED: MIAMI-DADE COUNTY T-621, ELEVATION=10.76'.

LEGAL DESCRIPTION: LOT 20 , PINE ACRES ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE 63, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

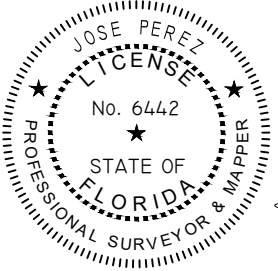
I HEREBY CERTIFY THAT THIS SURVEY OF THE HEREON DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AND SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

PREPARED BY: JOSE PEREZ  
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BY: JOSE PEREZ  
REG. SURVEYOR & MAPPER LS # 6442  
STATE OF FLORIDA

FIELD SURVEY DATE: 09-12-2025  
# 172325

SIGNATURE/  
SEAL DATE



Signature of Jose Perez

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

LEGEND AND ABBREVIATIONS

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| A = ARC DISTANCE.<br>A/C = AIR CONDITIONER PAD.<br>A.E. = ANCHOR EASEMENT.<br>ASPH. = ASPHALT.<br>B/C = BLOCK CORNER.<br>BLDG. = BUILDING.<br>B.M. = BENCH MARK.<br>B.O.B. = BASIS OF BEARINGS.<br>C = CANNOPY.<br>(C) = CALCULATED DIMENSION.<br>C.B. = CATCH BASIN.<br>C.B.S. = CONCRETE BLOCK STRUCTURE.<br>C.B.S.W. = CONCRETE BLOCK WALL.<br>C.C. = CENTRAL ANGLE.<br>C.E. = PROPOSED ELEVATION.<br>T = TREE. | CH = CHORD DISTANCE.<br>CH.B. = CHORD BEARING.<br>CL. = CLEAR.<br>C/L OR C/L = CENTER LINE.<br>C.L.F. = CHAIN LINK FENCE.<br>C.M.E. = CANAL MAINTENANCE EASEMENT.<br>CONC. = CONCRETE.<br>C.P. = CONCRETE POST.<br>C.S. = CONCRETE SLAB.<br>D.E. = DRAINAGE EASEMENT.<br>° = DEGREES.<br>D.M.E. = DRAINAGE & MAINTENANCE EASEMENT.<br>X 0.00 = EXISTING ELEVATION.                             | DIST. = DISTANCE.<br>D. = DIAMETER.<br>DR. W. = DRIVE WAY.<br>E = EAST.<br>ELEV. = ELEVATION.<br>ENCR. = ENCROACHED.<br>E.T.P. = ELECTRIC TRANSFORMER<br>F.G.S.E. = FIRE HYDRANT, GUARD<br>RAIL, AND STREET LIGHT EASEMENT.<br>F.F.E. = FINISHED FLOOR ELEVATION.<br>F.N.D. = FOUND NAIL AND DISC.<br>F.N. = FOUND NAIL.<br>F.I.P. = FOUND IRON PIPE.<br>F.I.R. = FOUND IRON ROD.<br>FT. = FEET.<br>F.H. = FIRE HYDRANT. | H = HIGH<br>L.B. = LICENSED BUSINESS.<br>L.F.E. = LOWEST FLOOR ELEVATION.<br>L.M.E. = LAKE MAINTENANCE EASEMENT.<br>L.N. = LAKE.<br>L.P. = LIGHT POLE.<br>(M) = MEASURED DIMENSION.<br>' = MINUTES.<br>M/L OR M = MONUMENT LINE.<br>MON. = MONUMENT.<br>N = NORTH.<br>N.A.P.O. = NOT A PART OF.<br>// = WOOD FENCE.<br>X = C.B.S. WALL.<br>X = CHAIN LINK FENCE.<br>O = METAL FENCE. |
| N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM.<br>N.T.S. = NOT TO SCALE.<br>NO. OR # = NUMBER.<br>O.U.L. = OVERHEAD UTILITY LINES.<br>O.H. = OVER HANG.<br>O/S = OFF SET.<br>O.R.B. = OFFICIAL RECORD BOOK.<br>PB. = PLAT BOOK.<br>P.C. = POINT OF CURVATURE.<br>P.C.C. = POINT OF COMPOUND CURVE.<br>PG. = PAGE.<br>P.C.P. = PERMANENT CONTROL POINT.                                                               | PL. = PLANTER OR PLACE.<br>P/L = PROPERTY LINE.<br>P.L.S. = PROFESSIONAL LAND SURVEYOR.<br>P.O.B. = POINT OF BEGINNING.<br>P.O.C. = POINT OF COMMENCEMENT.<br>P.R.C. = POINT OF REVERSE CURVE.<br>P.R.M. = PERMANENT REFERENCE MONUMENT.<br>P.S.M. = PROFESSIONAL SURVEYOR & MAPPER.<br>PROP. COR. = PROPERTY CORNER.<br>P.T. = POINT OF TANGENCY.<br>P.V.M.T. = PAVEMENT.<br>PWY. = PARK-WAY. | R = RADIUS.<br>(R) = RECORDED.<br>RAD. = RADIAL.<br>RD. = ROAD.<br>RES. = RESIDENCE.<br>RGE. = RANGE.<br>R.L.S. = REGISTERED LAND SURVEYOR.<br>R.P. = RADIUS POINT.<br>R.R. = RAIL ROAD.<br>R/W = RIGHT OF WAY.<br>S = SOUTH.<br>" = SECONDS.<br>SEC. = SECTION.<br>X = COVERED AREA.                                                                                                                                    | S.I.P. = SET IRON PIPE WITH CAP P.S.M # 6442<br>S.P. = SCREENED PORCH.<br>ST. = STREET.<br>STY. = STORY.<br>S.W.K. = SIDE WALK.<br>T = TANGENT.<br>TWS. = TOWNSHIP.<br>U.E. = UTILITY EASEMENT.<br>U.P. = UTILITY POLE.<br>U.B. = UTILITY BOX.<br>W = WEST.<br>W.F. = WOOD FENCE.<br>W.M. = WATER METER.<br>W.V. = WATER VALVE.                                                      |