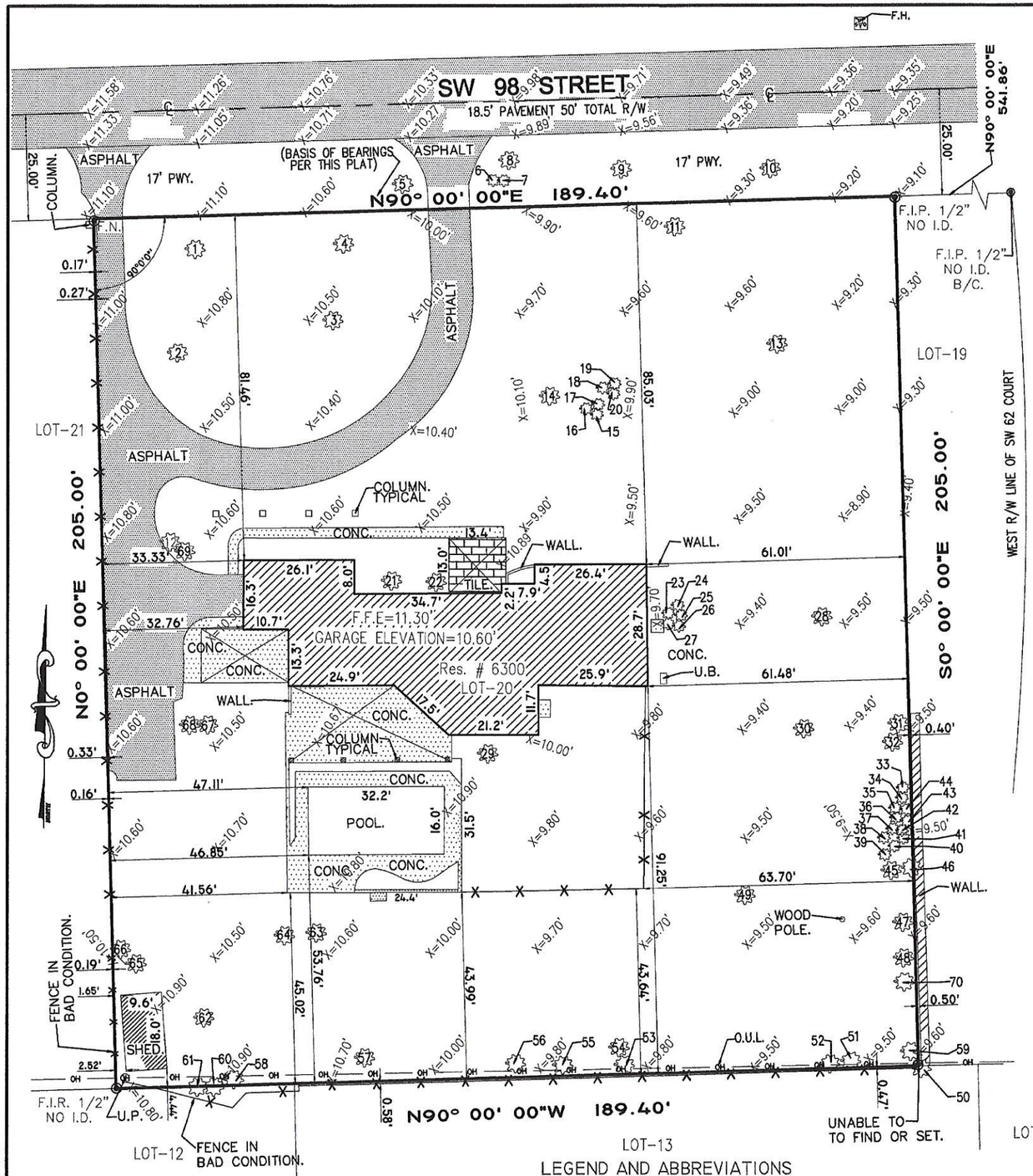

NOTED:
ALL THE DATA IN THE TREE TABLE WERE GIVEN TO THE SURVEYOR BY THE CLIENT, THE SURVEYOR ONLY LOCATED THE POSITION OF THE TREES IN THE TREE TABLE.

#	Common Name	Scientific Name	Height	Canopy	Trunk Dia.	Comment
1	Bottlebrush	Callistemon	30	30	30"	Multi
2	Black Olive	Bucida Buceras	50	50	40"	
3	Black Olive	Bucida Buceras	50	50	40"	
4	Bottlebrush	Callistemon	30	30	30"	Multi
5	Chinese Fan Palm	Livistona chinensis				Multi. Right of way
6	Chinese Fan Palm	Livistona chinensis				Multi. Right of way
7	Chinese Fan Palm	Livistona chinensis				Multi. Right of way
8	Chinese Fan Palm	Livistona chinensis				Multi. Right of way
9	Live Oak	Quercus virginiana	50	40	22"	
10	Live Oak	Quercus virginiana	20	20	8"	
11	Live Oak	Quercus virginiana	40	50	22"	
12	Gumbo Limbo	Bursera Simaruba	15	8	4"	
13	Live Oak	Quercus virginiana	50	50	24"	
14	Live Oak	Quercus virginiana	60	80	48"	
15	Chinese Fan Palm	Livistona chinensis	30			
16	Chinese Fan Palm	Livistona chinensis	30			
17	Chinese Fan Palm	Livistona chinensis	30			
18	Chinese Fan Palm	Livistona chinensis	30			
19	Chinese Fan Palm	Livistona chinensis	30			
20	Chinese Fan Palm	Livistona chinensis	30			
21	Chinese Fan Palm	Livistona chinensis	10			
22	Chinese Fan Palm	Livistona chinensis	10			
23	Solitaire Palm	Ptychosperma elegans	25			
24	Solitaire Palm	Ptychosperma elegans	25			
25	Solitaire Palm	Ptychosperma elegans	25			
26	Solitaire Palm	Ptychosperma elegans	25			
27	Solitaire Palm	Ptychosperma elegans	25			
28	Live Oak	Quercus virginiana	60	60	24"	
29	Umbrella Bush	Schefflera				
30	Live Oak	Quercus virginiana	60	60	24"	
31	Solitaire Palm	Ptychosperma elegans	20			
32	Sabal Palm	Sabal Adansonii	20			
33	Solitaire Palm	Ptychosperma elegans	40			
34	Solitaire Palm	Ptychosperma elegans	40			
35	Solitaire Palm	Ptychosperma elegans	40			
36	Solitaire Palm	Ptychosperma elegans	40			
37	Solitaire Palm	Ptychosperma elegans	40			
38	Solitaire Palm	Ptychosperma elegans	40			
39	Solitaire Palm	Ptychosperma elegans	40			
40	Live Oak	Quercus virginiana	60	20	12"	
41	Solitaire Palm	Ptychosperma elegans	40			
42	Solitaire Palm	Ptychosperma elegans	40			
43	Solitaire Palm	Ptychosperma elegans	40			
44	Solitaire Palm	Ptychosperma elegans	40			
45	Live Oak	Quercus virginiana	70	40	24"	
46	Hong Kong Orchid	Bauhinia Blakeana	50	20	12"	
47	Schefflera / Sea Grape Mix	Schefflera / Coccoloba Uvifera	30	20	24"	
48	Strangling Fig	Ficus Benjamina	25	5	3"	
49	Live Oak	Quercus virginiana	70	80	48"	
50	Strangling Fig	Ficus Benjamina	15	5	3"	On Neighbor's Property
51	Live Oak	Quercus virginiana	30	10	12"	FPL Hatrack Hazard
52	Sabal Palm	Sabal Adansonii	8			
53	Norfolk Pine	Araucaria Heterophylla	20	0	10"	FPL Hatrack
54	Solitaire Palm	Ptychosperma elegans	25			
55	Fishtail Palm	Caryota	25			
56	Fishtail Palm	Caryota	25			
57	Bischofia	Bischofia Javanica	40	30	12"	
58	Schefflera	Schefflera	10	10	24"	
59	Beach Calliophyllum	Calliophyllum Inophyllum	20	10	4"	
60	Gumbo Limbo	Bursera Simaruba	10	0	2"	FPL Hatrack
61	Solitaire Palm	Ptychosperma elegans	10			
62	Mango	Mangifera Indica	30	20	12"	
63	Live Oak	Quercus virginiana	25	25	12"	Multi. Leaning Severely
64	Chinese Fan Palm	Livistona chinensis	10			
65	Fishtail Palm	Caryota	20			
66	Gumbo Limbo	Bursera Simaruba	50	30	12"	
67	Dead Avocas	Chrysalidocarpus lutescens				
68	Dead Avocas	Chrysalidocarpus lutescens				
69	Sea Grape Bush	Coccoloba Uvifera	10	15	8"	

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
PANEL NUMBER: 0466L
PANEL REVISED DATE: 09-11-2009
SUFFIX: L ZONE: X
BASE FLOOD ELEVATION: NA.
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 DETERMINATE 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 STANDARS OF PRACTICE, IS "RESIDENTIAL HIGH RISK" THE MINIMUN 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.

BY: JOSE PEREZ — SIGNATURE/
REG. SURVEYOR & MAPPER LS # 6442 — SEAL DATE
STATE OF FLORIDA

PREPARED BY:
JOSE PEREZ
12361 SW 251 STREET
HOMESTEAD, FL 33032
TELEPHONE (786) 546 4791

FIELD SURVEY DATE: 09-12-2025
172325

JOSE PEREZ LICENSE No. 6442 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Jose Perez

Digitally signed by Jose Perez
DN: c=US, o=Unaffiliated, dnQualifier=A01410D000197564E04BE000EF4F6, cn=Jose Perez
Date: 2026.04.02 20:26:16 -04'00'

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

A = ARC DISTANCE.
A/C = AIR CONDITIONER PAD.
A.E. = ANCHOR EASEMENT.
ASPH. = ASPHALT.
B/C = BLOCK CORNER.
BLDG. = BUILDING.
B.M. = BENCH MARK.
B.O.B. = BASIS OF BEARINGS.
C = CANNOPY.
(C) = CALCULATED DIMENSION.
C.B. = CATCH BASIN.
C.B.S. = CONCRETE BLOCK STRUCTURE.
C.B.S.W = CONCRETE BLOCK WALL.
Δ = CENTRAL ANGLE.
0.00 = PROPOSED ELEVATION.
= TREE.

CH = CHORD DISTANCE.
CH.B. = CHORD BEARING.
CL. = CLEAR.
C/L OR CL= CENTER LINE.
C.L.F. = CHAIN LINK FENCE.
C.M.E. = CANAL MAINTENANCE EASEMENT.
CONC. = CONCRETE.
C.P. = CONCRETE POST.
C.S. = CONCRETE SLAB.
D.E. = DRAINAGE EASEMENT.
° = DEGREES.
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT.
X 0.00 = EXISTING ELEVATION.

DIST. = DISTANCE.
D. = DIAMETER.
DR. W. = DRIVE WAY.
E = EAST.
ELEV. = ELEVATION.
ENCR. = ENCROACHED.
E.T.P. = ELECTRIC TRANSFORMER
F.G.S.E. = FIRE HYDRANT, GUARD RAIL, AND STREET LIGHT EASEMENT.
F.F.E. = FINISHED FLOOR ELEVATION.
F.N.D. = FOUND NAIL AND DISC.
F.N. = FOUND NAIL.
F.I.P. = FOUND IRON PIPE.
F.I.R. = FOUND IRON ROD.
FT. = FEET.
F.H. = FIRE HYDRANT.

H= HIGH
L.B. = LICENSED BUSINESS.
L.F.E. = LOWEST FLOOR ELEVATION.
L.M.E. = LAKE MAINTENANCE EASEMENT.
LN. = LANE.
L.P. = LIGHT POLE.
(M) = MEASURED DIMENSION.
' = MINUTES.
M/L OR M.L. = MONUMENT LINE.
MON. = MONUMENT.
N = NORTH.
N.A.P.O = NOT A PART OF.
= WOOD FENCE.
= C.B.S WALL.
= CHAIN LINK FENCE.
= METAL FENCE.

N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM.
N.T.S. = NOT TO SCALE.
NO. OR # = NUMBER.
O.U.L.=OVERHEAD UTILITY LINES.
O.H. = OVER HANG.
O/S = OFF SET.
O.R.B. = OFFICIAL RECORD BOOK.
PB. = PLAT BOOK.
P.C. = POINT OF CURVATURE.
P.C.C. = POINT OF COMPOUND CURVE.
PG. = PAGE.
P.C.P. = PERMANENT CONTROL POINT.

PL. = PLANTER OR PLACE.
P/L = PROPERTY LINE.
P.L.S = PROFESSIONAL LAND SURVEYOR.
P.O.B. = POINT OF BEGINNING.
P.O.C. = POINT OF COMMENCEMENT.
P.R.C. = POINT OF REVERSE CURVE.
P.R.M. = PERMANENT REFERENCE MONUMENT.
P.S.M = PROFFESSIONAL SURVEYOR & MAPPER.
PROP. COR. = PROPERTY CORNER.
P.T. = POINT OF TANGENCY.
PVMT. = PAVEMENT.
PWY. = PARK-WAY.

R = RADIUS.
(R) = RECORDED
RAD. = RADIAL.
RD. = ROAD.
RES. = RESIDENCE.
RGE. = RANGE.
R.L.S. = REGISTERED LAND SURVEYOR.
R.P. = RADIUS POINT.
R.R. = RAIL ROAD.
R/W = RIGHT OF WAY.
S = SOUTH.
" = SECONDS.
SEC. = SECTION.
= COVERED AREA.

S.I.P. = SET IRON PIPE WITH CAP P.S.M # 6442
S.P. = SCREENED PORCH.
ST. = STREET.
STY. = STORY.
S.W.K. = SIDE WALK.
T = TANGENT
TWS. = TOWNSHIP.
U.E. = UTILITY EASEMENT.
U.P. = UTILITY POLE.
U.B. = UTILTLITY BOX.
W = WEST.
W.F. = WOOD FENCE.
W.M. = WATER METER.
W.V. = WATER VALVE.