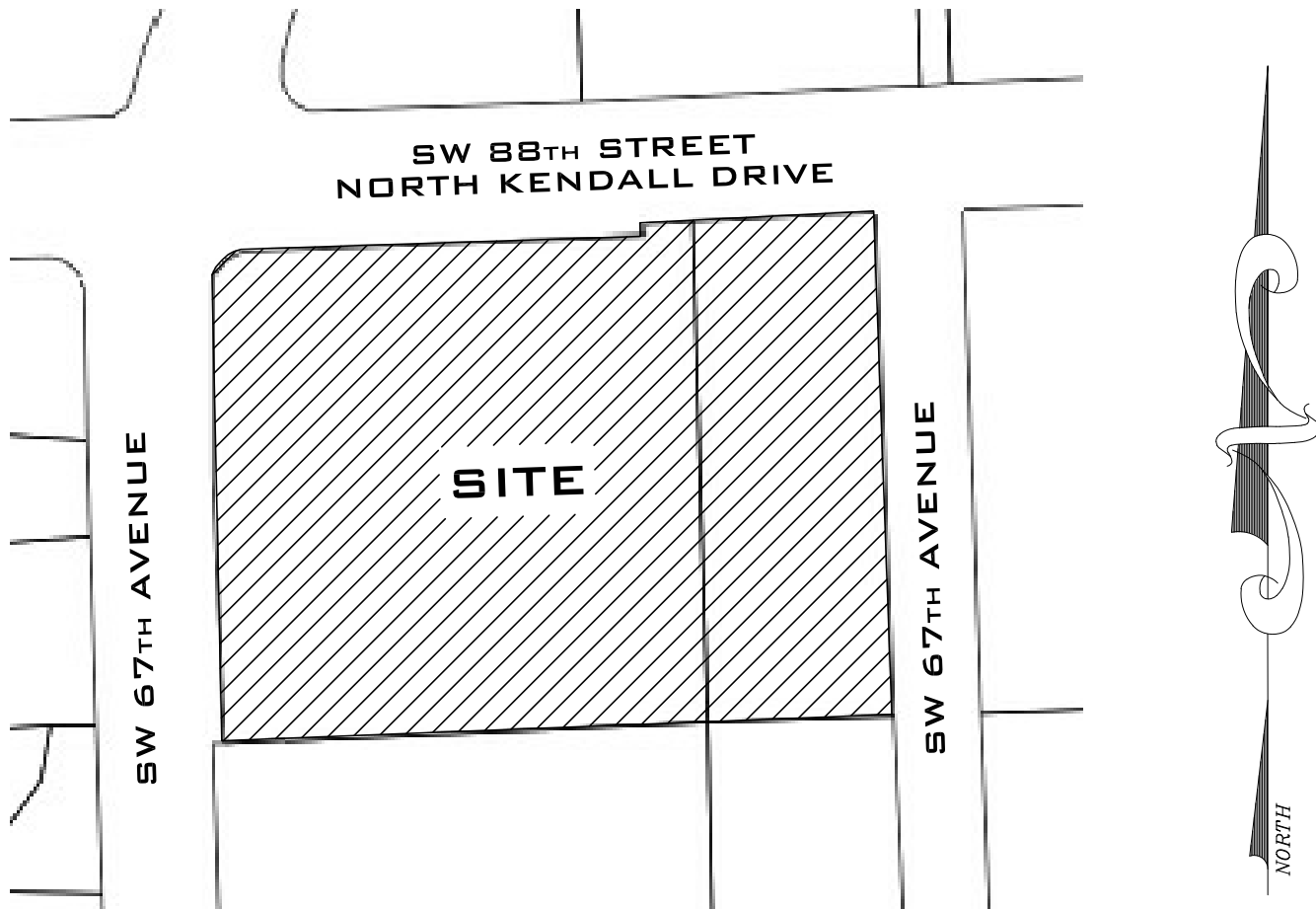


MAP OF FOUNDATION SURVEY

LOCATION MAP

SECTION 1, TOWNSHIP 55 SOUTH, RANGE 40 EAST
LYING AND BEING IN MIAMI-DADE COUNTY FLORIDA
(NOT TO SCALE)



LEGAL DESCRIPTION:

PARCEL 1:
THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION ONE (1), TOWNSHIP 55 SOUTH, RANGE 40 EAST, LESS THE NORTH 40 FEET THEREOF AND LESS THE WEST 40 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:
THE WEST ½ OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 1, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LESS THE EAST 25 FEET OF SAID TRACT AND LESS THE NORTH 35 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

FOLIO No. 20-5001-000-0780
20-5001-000-1180

6610 SOUTHWEST 88TH STREET,
PINECREST, FLORIDA 33156

8850 SOUTHWEST 65TH COURT,
PINECREST, FLORIDA 33156

AREA OF PROPERTY: 124,996 SQUARE FEET AND/OR
2.870 ACRES MORE OR LESS.

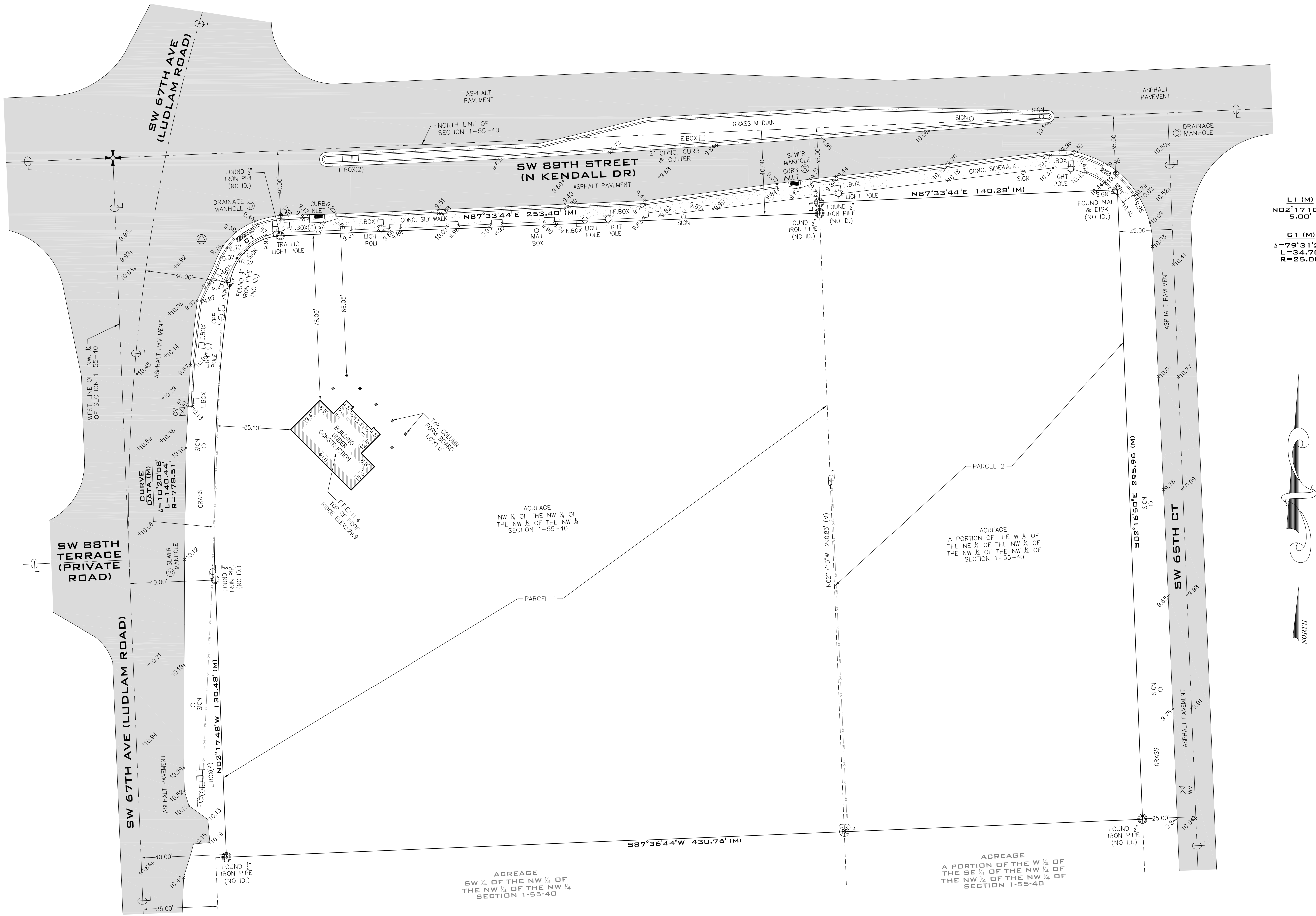
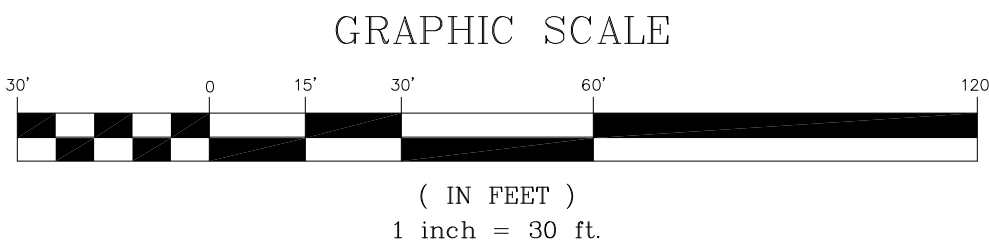
CERTIFIED TO:

THIS FOUNDATION SURVEY HAS BEEN PREPARED FOR THE
EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE
CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

— CONENGINEERS BUILDERS LLC.

SURVEYOR'S NOTES:

- 1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.
- 2.) 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.
- 3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS FOUNDATION SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, AN EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- 4.) ACCURACY: THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS FOUNDATION SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY FIELD MEASUREMENT AND OFFICE CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS.
- 5.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BETWEEN THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.
- 6.) TYPE OF SURVEY: FOUNDATION SURVEY.
- 7.) ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETTIC VERTICAL DATUM OF 1929 (N.G.V.D.29).
- 8.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. SURVEY FEET.
- 9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 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.) ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 12.) THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 13.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- 14.) WALL TIES ARE TO THE FACE OF THE WALL.
- 15.) FENCE OWNERSHIP NOT DETERMINED.
- 16.) BASIS OF BEARINGS REFERENCED TO LINE NOTED AS B.B.
- 17.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
- 18.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 19.) THE SOURCES OF DATA USED FOR THE PREPARATION OF THIS FOUNDATION SURVEY IS "SECTION 1, TOWNSHIP 55 SOUTH, RANGE 40 EAST".
- 20.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 30 FEET.



L1 (M)
N02°17'10"W
5.00'
C1 (M)
Δ=79°31'24"
L=34.70'
R=25.00'



LB No. 7633

PROFESSIONAL SURVEYORS AND MAPPERS
8532 S.W. 8th STREET, SUITE "282"
MIAMI, FL 33144
PHONE: (305) 556-4002 FAX: (305) 556-4003
WWW.LMSURVEYING.COM
EMAIL=REQUEST@LMSURVEYING.COM

ABBREVIATIONS AND LEGEND:

A/C	=DENOTES AIR CONDITIONING UNIT
B.B.	=DENOTES BASIS OF BEARINGS
ASPH.	=DENOTES ASPHALT
E	=DENOTES PROPERTY LINE
B.M.	=DENOTES BENCH MARK
C.B.S.	=DENOTES CONCRETE BLOCK STUCCO
CONC.	=DENOTES CONCRETE
C&G	=DENOTES CURVE & GUTTER
V.G.	=DENOTES VALLEY GUTTER
C	=DENOTES CENTERLINE
M	=DENOTES MONUMENT LINE
D.M.E.	=DENOTES DRAINAGE & MAINTENANCE
DIA.	=DENOTES DIAMETER
D.H.	=DENOTES DRILL HOLE
(M)	=DENOTES MEASURE
(R)	=DENOTES RECORDED
R/W	=DENOTES RIGHT-OF-WAY
P.E.	=DENOTES PROPERTY EASEMENT
P.C.	=DENOTES PLAT BOOK
P.C.P.	=DENOTES PERMANENT CONTROL POINT
P.O.B.	=DENOTES POINT OF BEGINNING
TYP.	=DENOTES TYPICAL
Δ	=DENOTES CHAIN LINK FENCE
(R)	=DENOTES RECORDED
(M)	=DENOTES MEASURED
CLP	=DENOTES CONCRETE LIGHT POLE
⊙	=DENOTES SANITARY MANHOLE
FPL	=DENOTES FLORIDA POWER & LIGHT
X.XX	=DENOTES ELEVATION
WV	=DENOTES WATER VALVE
⊕	=DENOTES CATCH BASIN
⊕	=DENOTES HANDICAP PARKING
A/C	=DENOTES AIR CONDITIONING UNIT
⊕	=DENOTES BRICK
⊕	=DENOTES CONCRETE PAD
⊕	=DENOTES TELEPHONE (BELL SOUTH) MANHOLE

ORIGINAL FIELD WORK SURVEY:	09/22/2025
BENCH MARK:	T-616
ELEVATION:	11.12
FLOOD ZONE:	X
ELEVATION:	N/A
PANEL:	12086C0458
COMMUNITY:	120425
DATE OF FIRM:	09/11/2009
SUFFIX:	L
DATE	10/20/2025
DRAWN BY	D.DIAZ
SCALE	1"=30'

REVISION / UPDATE OF SURVEY	
04/09/2026	UPDATE
DESCRIPTION	
N/A	
JOB No.	2509.0254-06

ALL BEARINGS AND DISTANCES SHOWN
HEREON ARE RECORDED AND MEASURED
UNLESS OTHERWISE NOTED.

LEGEND:

---	EXISTING TRENCH
---	PROPOSED BUILDING LINE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS
"FOUNDATION SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY
PREPARED UNDER MY DIRECTION. THAT IT MEETS THE STANDARDS OF PRACTICE AS
SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS
IN CHAPTER 5J-17.050 THROUGH 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE
AND ITS IMPLEMENTING LAW, PURSUANT TO CHAPTER 42.02, FLORIDA STATUTE.

SIGNED: _____ FOR THE FIRM
ARTURO MENDIGUTIA, P.S.M. P.S.M. No. 5844-STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER. 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 AND/OR NOT VALID WITHOUT
AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

BENCH MARK USED:

NAME: T-616

ELEV. (N.G.V.D.29): 11.12

LOCATION 1: SW 96 ST - 160' SOUTH OF C/L

LOCATION 2: SW 67 AVE - 27' WEST OF C/L

DESCRIPTION: PK NAIL AND BRASS WASHER IN
CONCRETE SLAB OF FIRE HYDRANT.