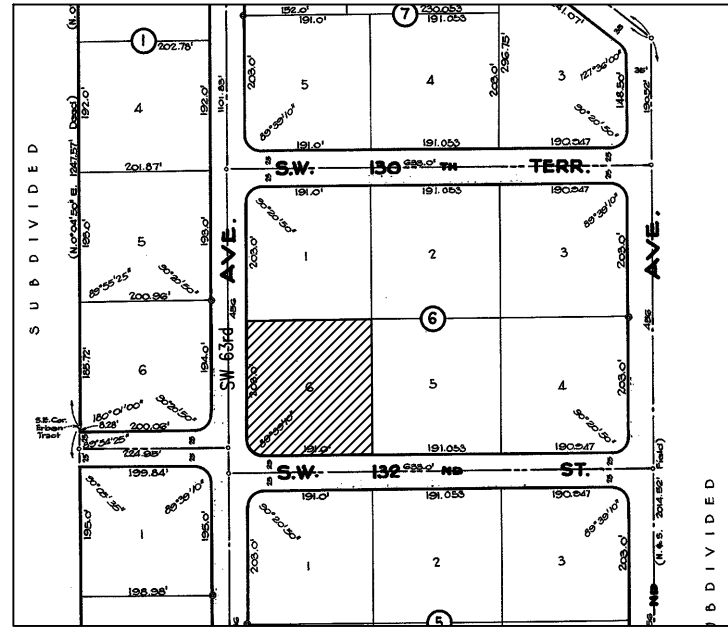
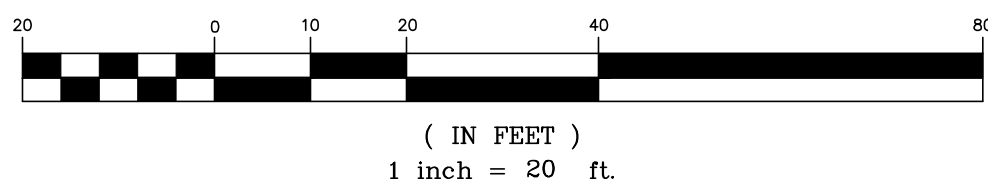


LOCATION MAP

N.T.S



GRAPHIC SCALE



BOUNDARY SURVEY

LEGAL DESCRIPTION:

Lot 6, Block 6, BAY RIDGE ESTATES, according to the Plat thereof, as recorded in Plat Book 50, Page 74 of the Public Records of Miami-Dade County, Florida.

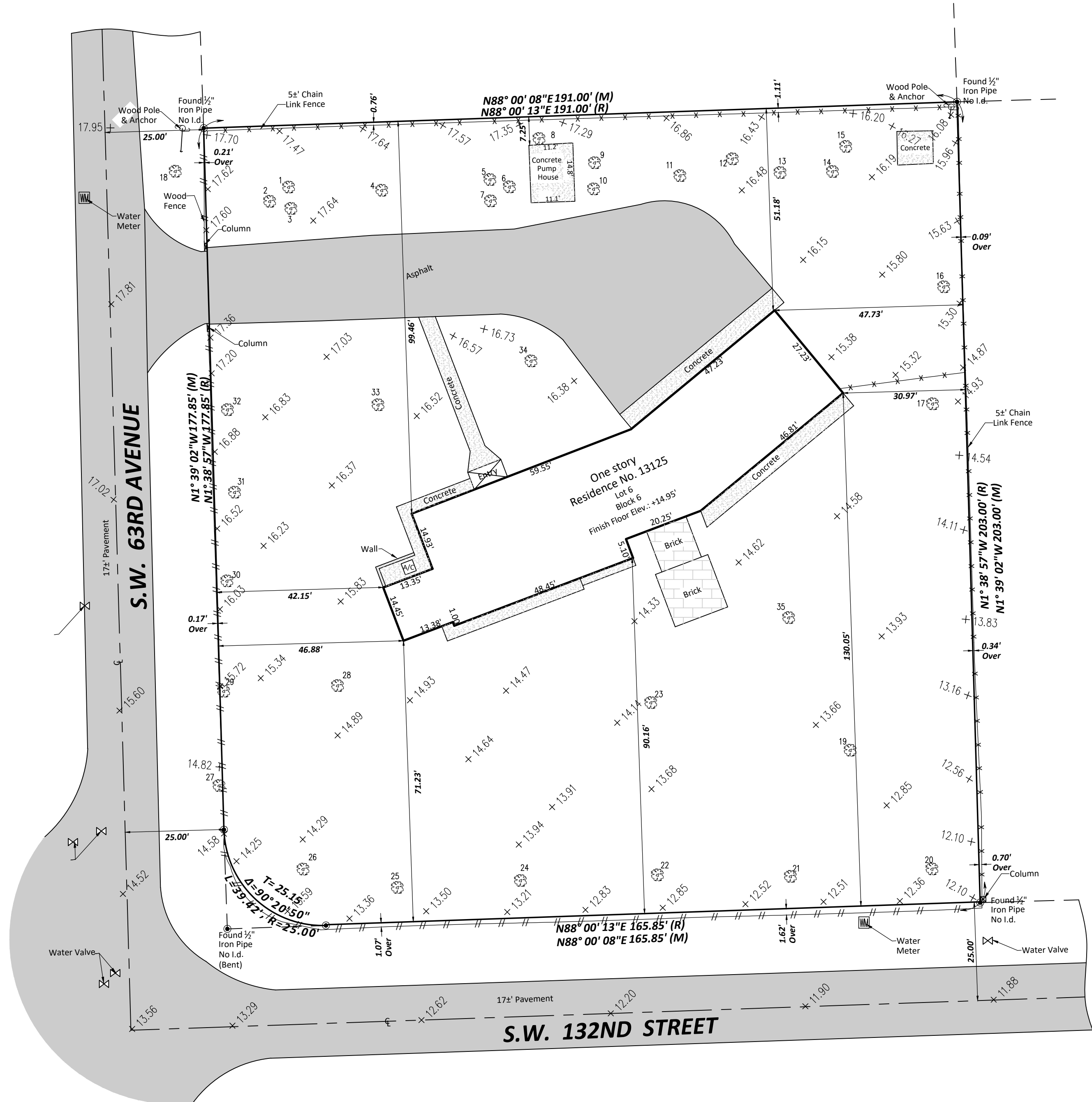
CERTIFIED TO:

- Fernanda Roca and Carlos A. Mauricio
- Herskowitz Shapiro PLLC
- FirstBank Puerto Rico dba FirstBank Florida, ISAOA/ATIMA
- Old Republic National Title Insurance Company

SURVEYOR'S NOTES:

- There may be additional restrictions that are not shown on this survey that may be found in the public records of this county.
- Examination of abstract of title will have to be made to determine recorded instruments, if any, affecting property.
- 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.
- Location and identification of utilities, if any, are shown in accordance with recorded plat.
- Ownership is subject to opinion of title.
- Type of Survey: BOUNDARY SURVEY
- The herein captioned property was surveyed and described based on the shown legal description: provided by client.
- 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.
- 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.
- 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.
- The surveyor of record does not determine ownership of fences, measurements shown hereon depict physical location of fence.
- Accuracy: The expected use of land as classified in the Minimum Technical Standards (51-17 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.
- 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.
- No attempt has been made to locate any foundation beneath the surface of the ground.
- Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
- 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.
- Bearings shown are assumed and are based on the South Right-of-Way line of SW 132ND STREET, being N 88°00'13"E.

#	TREE NAME	SCIENTIFIC NAME	DIAMETER"	HEIGHT'	(SPREAD)'
1	GUMBO LIMBO	BURSERIA SMARUBA	24	40	40
2	GUMBO LIMBO	BURSERIA SMARUBA	24	40	40
3	GUMBO LIMBO	BURSERIA SMARUBA	24	40	40
4	OAK TREE	QUERCUS	24	40	40
5	GUMBO LIMBO	BURSERIA SMARUBA	12	30	25
6	GUMBO LIMBO	BURSERIA SMARUBA	16	30	25
7	GUMBO LIMBO	BURSERIA SMARUBA	12	30	25
8	BUTTER BRUSH	CALUSTEMON	12	30	20
9	GUMBO LIMBO	BURSERIA SMARUBA	16	30	25
10	GUMBO LIMBO	BURSERIA SMARUBA	12	25	20
11	BUTTER BRUSH	CALUSTEMON	10	20	20
12	BUTTER BRUSH	CALUSTEMON	10	20	20
13	GUMBO LIMBO	BURSERIA SMARUBA	36	30	40
14	GUMBO LIMBO	BURSERIA SMARUBA	24	40	30
15	GUMBO LIMBO	BURSERIA SMARUBA	24	40	15
16	GUMBO LIMBO	BURSERIA SMARUBA	36	40	30
17	OAK TREE	QUERCUS	24	50	50
18	OAK TREE	QUERCUS	12	30	25
19	OAK TREE	QUERCUS	16	40	30
20	OAK TREE	QUERCUS	16	40	30
21	OAK TREE	QUERCUS	48	60	60
22	OAK TREE	QUERCUS	36	60	50
23	OAK TREE	QUERCUS	16	40	40
24	SOUTHERN OAK	QUERCUS VIRGINIANA	24	50	7
25	OAK TREE	QUERCUS	48	60	60
26	OAK TREE	QUERCUS	24	30	30
27	TAMARIND	TAMARINDUS INDICA	36	60	60
28	OAK TREE	QUERCUS	36	40	40
29	TAMARIND	TAMARINDUS INDICA	36	60	60
30	OAK TREE	QUERCUS	24	60	50
31	OAK TREE	QUERCUS	36	60	50
32	MANDARIN	CITRUS RETICULATA	24	30	30
33	OAK TREE	QUERCUS	24	50	50
34	OAK TREE	QUERCUS	36	50	50
35	OAK TREE	QUERCUS	36	50	50



LEGEND

WATER METER	WATER VALVE
CATCH BASIN	GAS VALVE
FIRE HYDRANT	UTILITY POLE
CLEAN OUT	CONCRETE UTILITY POLE
SANITARY MANHOLE	TRAFFIC BOX
STORM MANHOLE	TREE
FPL MANHOLE	P.B. PLAT BOOK
BELL SOUTH MANHOLE	PG. PAGE
INLET	SQ.FT. SQUARE FEET
WATER VALVE	± MORE OR LESS
GAS VALVE	ELEV. ELEVATION
UTILITY POLE	INV. INVERT
CONCRETE UTILITY POLE	CENTERLINE
TRAFFIC BOX	CITY OF MIAMI MONUMENT LINE
TREE	PROPERTY LINE
P.B. PLAT BOOK	ENCROACHMENT
PG. PAGE	(M) MEASURED
SQ.FT. SQUARE FEET	(P) PLAT
± MORE OR LESS	(A) ATLAS SHEET
ELEV. ELEVATION	OVERHEAD POWER LINES
INV. INVERT	WATER MAIN
CENTERLINE	SEWER MAIN
CITY OF MIAMI MONUMENT LINE	TELEPHONE LINE
PROPERTY LINE	GAS LINE
ENCROACHMENT	CHAIN LINK FENCE
(M) MEASURED	BACKFLOW PREVENTER
(P) PLAT	HANDICAP PARKING
(A) ATLAS SHEET	ELECTRIC BOX
OVERHEAD POWER LINES	COLUMN
WATER MAIN	TBM TEMPORARY BENCH MARK
SEWER MAIN	STREET LIGHT POLE
TELEPHONE LINE	
GAS LINE	
CHAIN LINK FENCE	
BACKFLOW PREVENTER	
HANDICAP PARKING	
ELECTRIC BOX	
COLUMN	
TBM TEMPORARY BENCH MARK	
STREET LIGHT POLE	

ADDRESS: 13125 SW 63 AVENUE, PINECREST, FL 33156

FLOOD ZONE INFORMATION:

COMMUNITY NAME & NUMBER

VILLAGE OF PINECREST 120425

MAP/PANEL NUMBER

12086CQ0468 L

FIRM PANEL

EFFECTIVE/REVISED DATE

08-18-2009

SCALE:

1" = 20'

DRAWN BY:

M.P.R.

CHECKED BY:

Waldo F. Paez

DATE:

NOV 07, 2024

BY:

WALDO F. PAEZ

DATE:

NOV 07, 2024

FOR THE FIRM

STATE OF FLORIDA

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