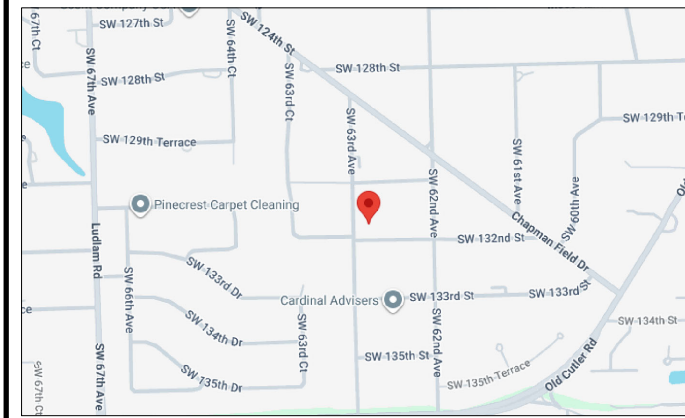


(PROGRESS) BOUNDARY SURVEY

SCALE: 1" = 30'



LOCATION MAP

N.T.S.

JOB NUMBER: 25-124 JT

PROPERTY ADDRESS: 13125 SW 63rd Ave, Miami, FL, 33156

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.

Folio Number: 20-5013-005-0370

VERTICAL CONTROL: ELEVATIONS ARE REFERRED TO MIAMI-DADE COUNTY BM#: SC-26, ELEV: 12.50' OF N.G.V.D. OF 1929

FEMA FLOOD INFORMATION:  
BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY AGENCY REVISED ON 09/11/2009 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN:

ZONE **X** BASE FLOOD ELEV. **N/A** COMMUNITY NUMBER **120425** PANEL NUMBER **12086C0468** SUFFIX **L**

CERTIFIED TO:

FERNANDA ROCA  
CARLOS A MAURICIO

LOSADA SURVEY SERVICES, INC.

4839 SW 75 AVE, MIAMI FLORIDA 33155  
EMAIL: INFO@LOSADASURVEY.COM

PHONE: 786-413-8246 | 786-413-8236  
LB 8656

LEGEND AND ABBREVIATIONS

|        |                    |        |                      |        |                            |      |                 |
|--------|--------------------|--------|----------------------|--------|----------------------------|------|-----------------|
| CL     | = CENTER LINE      | FD.    | = FOUND IRON PIPE    | AC     | = AIR CONDITIONED UNIT     | A    | = ARC DISTANCE  |
| P/L    | = PROPERTY LINE    | O.H.L. | = OVERHEAD UTILITIES | W.M.   | = WATER METER              | D    | = CENTRAL ANGLE |
| M/L    | = MONUMENT LINE    | C.B.   | = CHORD BEARING      | U.E.   | = UTILITY EASEMENT         | R    | = RADIUS        |
| R/W    | = RIGHT OF WAY     | (C)    | = CALCULATED         | C.B.S. | = CONCRETE BLOCK STRUCTURE | Ø    | = DIAMETER      |
| C.L.F. | = CHAIN LINK FENCE | (M)    | = MEASURED           | P.C.P. | = PERMANENT CONTROL POINT  | B.C. | = BLOCK CORNER  |
| W.F.   | = WOODEN FENCE     | (R)    | = RECORD             | D.M.E. | = DRAINAGE MAINT. EASEMENT | TYP  | = TYPICAL       |
| x0.00  | = ELEVATION        | ENC.   | = ENCROACHMENT       | P.O.B. | = POINT OF BEGINNING       | S.W. | = SIDEWALK      |
| CONC.  | = CONCRETE SLAB    | RES.   | = RESIDENCE          | P.O.C. | = POINT OF COMMENCE        | PL.  | = PLANTER       |
| C.G.   | = CURB AND GUTTER  | SEC.   | = SECTION            | F.F.E. | = FINISH FLOOR ELEVATION   | MH.  | = MANHOLE       |

LEGAL NOTES

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATION, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORDS. LEGAL DESCRIPTION PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY. UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE. IF SHOWN BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN. IF SHOWN ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1: 10000. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED.

DATE OF FIELD WORK: 01-13-2025

REVISED ON:

I hereby certify that the attached Sketch of Survey of the herein described property is to the best of my knowledge and belief, a true and correct representation, of a field survey performed under my direction. And also meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in chapter 5J-17. F.A.C. pursuant to Section 472.027 F. S.



JUSTIN LOSADA P.S.M. 7653

Digitally signed by JUSTIN LOSADA  
Date: 2026.01.15 13:12:59 -05'00'

Not valid without the signature and the original embossed seal of a Florida Licensed Surveyor and Mapper.