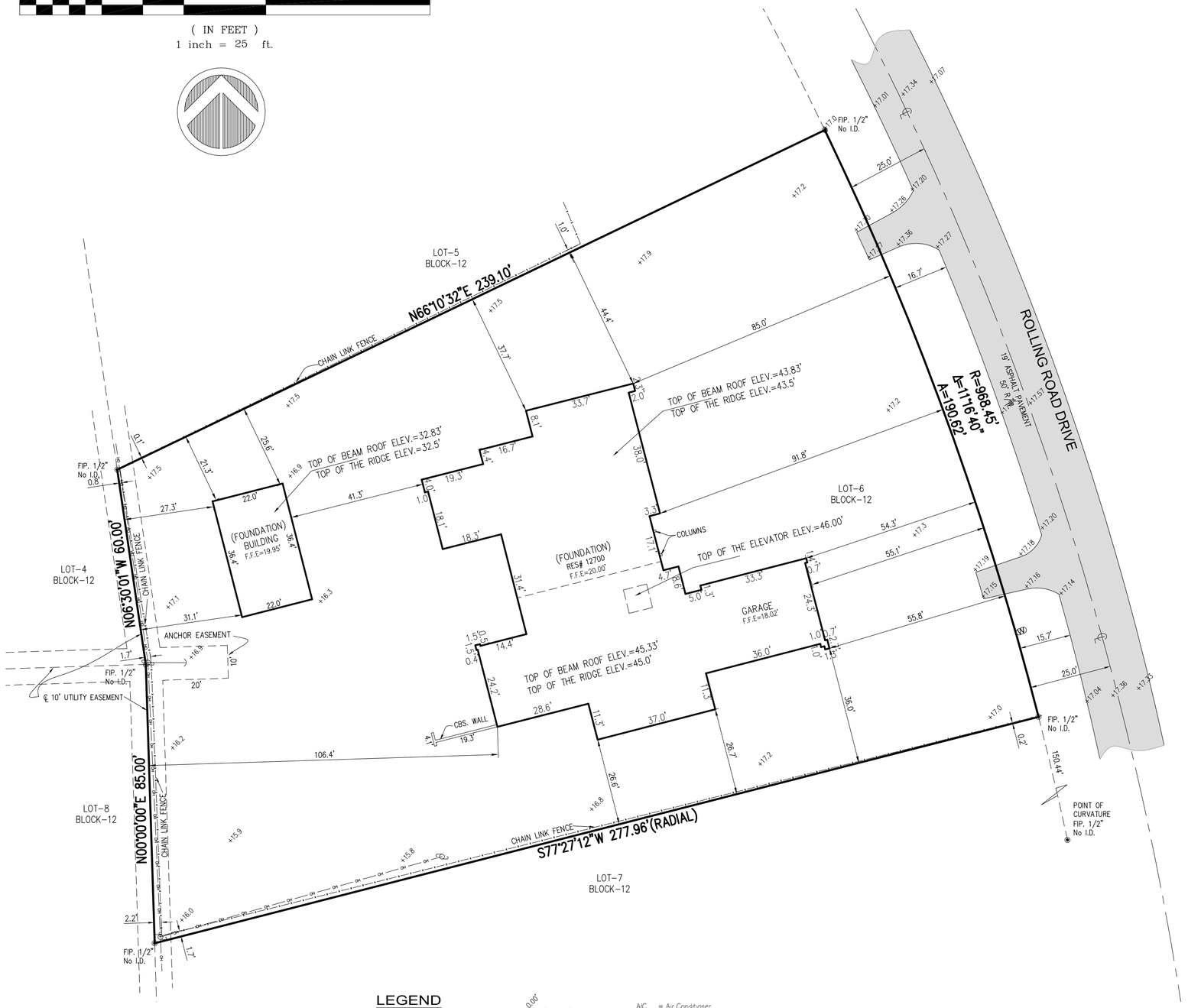
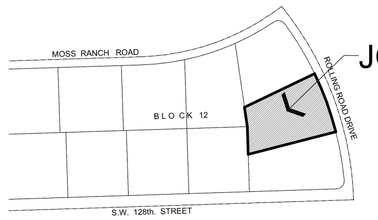
GRAPHIC SCALE

25 0 12.5 25 50 100

(IN FEET)
1 inch = 25 ft.





JOB SITE

VICINITY MAP
NOT TO SCALE

PROPERTY ADDRESS:

12700 ROLLING ROAD DRIVE, PINECREST, FLORIDA 33156
Folio# 20-5013-003-1080

LEGAL DESCRIPTION

Lot 6, in Block 12, of "TOWN AND RANCH ESTATES", according to the Plat thereof, as recorded in Plat Book 50, Page 46, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

1- The Legal Description was provided by the Client from most recent County Records available.

2- This 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 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 this property.

4- No attempt was made by this firm to locate underground utilities, foundations and/or footings of buildings, walls or fences, except as shown hereon, if any.

5- 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.

6- Contact the appropriate authority prior to any design work on the herein - described parcel for Building and Zoning information.

7- The surveyor does not determine fence and/or wall ownership.

8- Accuracy:
The Horizontal positional accuracy of well-defined improvement on this survey is +/-0.2'.
The Vertical accuracy of elevations of well-defined improvement on this survey is +/-0.1'

9- All measurements shown hereon are made in accordance with the United States Standard Feet.

10- Type of survey SKETCH OF SURVEY.

11- North arrow direction and/or Bearings are as shown on the aforementioned Plat.

12- Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)

13- Benchmark Used: Miami-Dade County Benchmark #B-318. Elevation = +19.78'.

14- Flood Zone Data: Community/ Panel # 120425/0468/L Dated: 9/11/09
Flood Zone: "X" Base Flood Elevation = N/A

15- This SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party:

- 12700 ROLLING ROAD, LLC
- TRELLES LAW, PLLC
- ATTORNEYS' TITLE FUND SERVICES, LLC
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
- SURE LENDING, LLC

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY:
That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.051, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
Printed Copies are Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper, Digital Copies are Not valid without an electronic authorized signature of a Florida Licensed Surveyor and Mapper, The Date and Time shown on the digital signed stamp does Not represent the survey field date, Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

For the Firm Royal Point Land Surveyors, Inc LB# 7282

☐ CARLOS A. MARTINEZ, PROFESSIONAL SURVEYOR AND MAPPER LS# 7608 STATE OF FLORIDA

☐ PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER LS# 5880 STATE OF FLORIDA

This Document is not full and complete without all Sheets, Containing a total of (1) Sheets

LEGEND

OH — OH	Overhead Wire Line
// — //	Wood Fence
X — X	Chain Link Fence
	Iron Fence
M — — —	Monument Line
℄ — — —	Centerline
P	Property Line

A = Arc
BRG = Bearing
CH = Chord
Δ = Delta
L = Length
R = Radius
T = Tangent
Ø = Diameter

+0.00' = Existing Elevations
CB = Catch Basin
WM = Water Meter
EB = Electric Box
S = Sanitary Manhole
SP = Sprinkler Pump
WP = Wood Pole
CP = Conc. Pole
LP = Light Pole
FH = Fire Hydrant
WV = Water Valve
INL = Inlet
TV = Cable Tv Box
EM = Electric Meter Box
TS = Traffic Signal Box
GV = Gas Valve
MV = Monitonng Valve
M = Manhole

A/C = Air Conditioner
Conc. = Concrete
C.B.S. = Concrete Block & Stucco
(D) = Deed
D.E. = Drainage Easement
D.M.E. = Drainage Maintenance Easement
F.D.H. = Found Drill Hole
F.F.E. = Finish Floor Elevation
F.I.P. = Found Iron Pipe/Pin
F.I.R. = Found Iron Rebar
F.N. = Found Nail
F.N&D = Found Nail & Disc
F.P.L. = Florida Power Light
H = Height
L.M.E. = Lake Maintenance Easement
(M) = Measured
(P) = Platted
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
(R) = Record
Res. = Residence
SIP/R = Set Iron Pin/Rebar
S = Spread
U.E. = Utility Easement

NO.	DATE	DESCRIPTION	BY	APP.

RECORD OF REVISIONS

NO.	DATE	DESCRIPTION	BY	APP.

RECORD OF REVISIONS

ROYAL POINT
LAND SURVEYORS, INC. L.B.# 7282
info@RoyalPointLS.com
6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL. 33014 *** TEL: 305-822-6062 *** FAX.305-827-9669

TYPE OF SURVEY: SKETCH OF SURVEY

PREPARED FOR: CHRISTIAN E. & LUZAIDA DIAZ
12700 ROLLING ROAD DRIVE, PINECREST, FLORIDA

DRAWN: MEB.
CHECKED: P.J.A.
SCALE: AS NOTED
FIELD DATE: 07/03/2026
JOB No.: RP26-0967

SHEET: 1
OF 1 SHEET

F:\DRAWING\12700 ROLLING RD DR - YOEL ORTIZ\12700 ROLLING ROAD DRIVE PINECREST UPDATE RP26-0967.dwg 7/13/2026