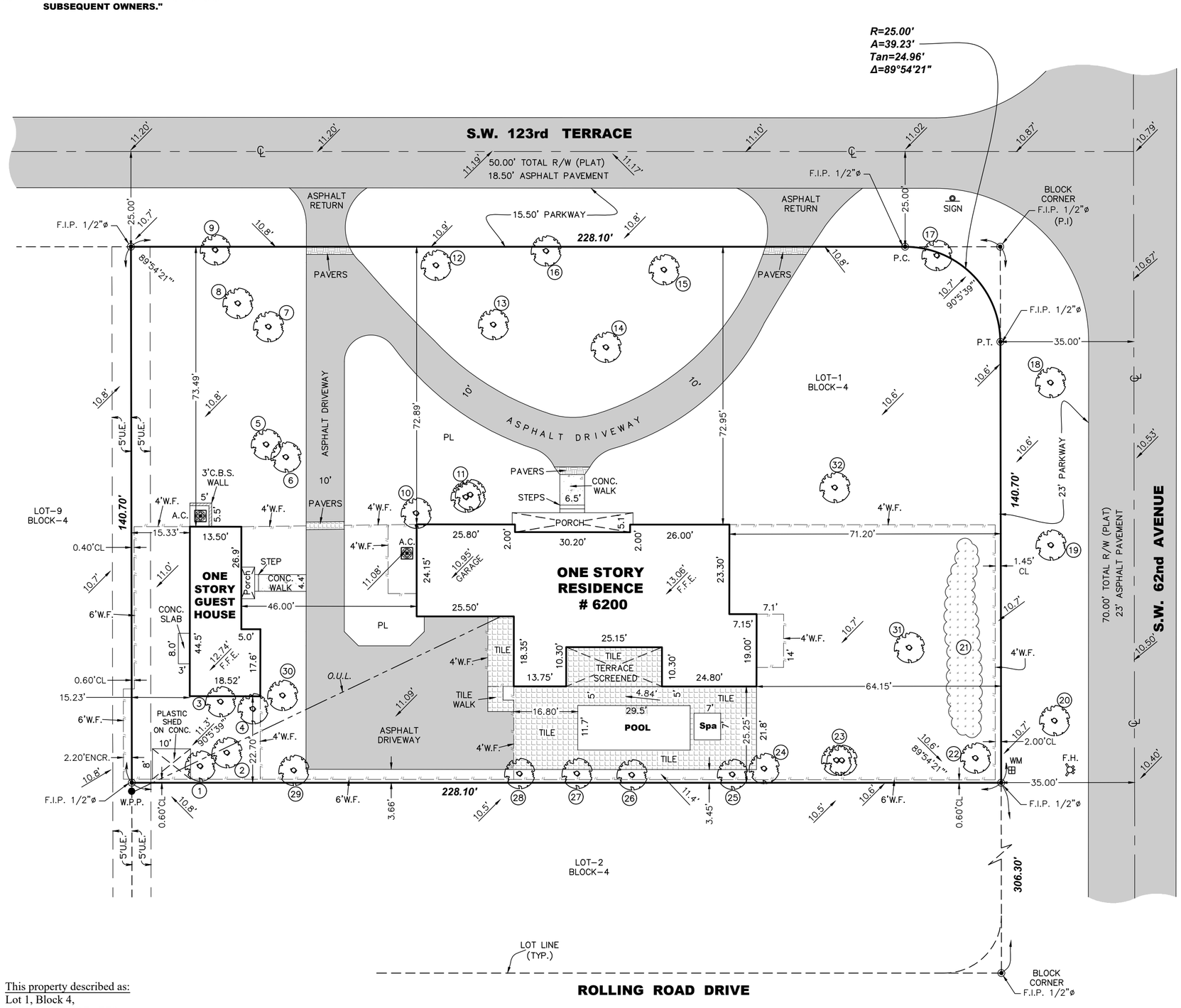
LEGEND

A = Arc
A/C = Air condicioner
BM = Bench Mark
BRG = Bearing
CATV = Catch basin
CB = Catch basin
CBS = Concrete Block Structure
CH = Chord
C.P.P. = Concrete power pole
℄ = Center Line
CLF = Chain Link Fence
CL. = Clear
CONC. = Concrete
C.O. = Clean-out
D = Deed
Ø = Diameter
DH = Drill Hole
DME = Drainage & Maintenance Easement
E.B. = Electric Box
Encr. = Encroachment
F.F. = Finish Floor
F.H. = Fire Hydrant
F.I.R. = Found Iron Rebar
FPL = Florida Power & Light
F.I.P. = Found Iron Pipe
FD. = Found
L.A. = Limited Access
L.P. = Light Pole
L.M.E. = Lake Maintenance Easement
M = Measured
M.L.P. = Metal light Pole
M.H. = Manhole
M = Monument Line
MON. = Monument
N/A = Not Applicable
N/D = Nail & Disc
NTS = Not to Scale
O/S = Offset
O.U.L. = Overhead Utility Lines
OH = Overhang
P = Plat
PB = Plat Book
PC = Point of Curvature
P.C.C. = Point of Compound Curvature
PCP = Permanent Control Point
PG = Page
P.I. = Point of Intersection
℗ = Property Line
PL = Planter
P.P. = Power Pole
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
P.O.T. = Point of Termination
P.P. = Power Pole
P.R.M. = Permanent Reference Monument
P.R.C. = Point of Reverse Curvature
PT = Point of Tangency
R = Radius
R/R = Railroad
PSM = Professional Surveyor Mapper
R/W = Right-of-Way
SWK = Sidewalk
Sec. = Section
(TYP) = Typical
T = Tangent
U.E. = Utility Easement
W.F. = Wood Fence
W.M. = Water Meter
W.V. = Water Valve
W.S. = Water Service

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."



TREE CHART

#	DESCRIPTION	ø	HEIGHT	CANOPY
1	JACKFRUIT	7"	35'	15'
2	ROYAL POINCIANA	26"	40'	30'
3	MICHELIA ALBA	4"	18'	8'
4	MICHELIA ALBA	4"	18'	8'
5	MANGO	36"	35'	35'
6	PALM	14"	12'	8'
7	DEGLUPTA	30"	40'	25'
8	DEGLUPTA	24"	40'	25'
9	AVOCADO	18"	23'	26'
10	PALM	5"	25'	5'
11	PALM (CLUSTER)	5"	22'	8'
12	CORK OAK	24"	25'	30'
13	CORK OAK	12"	22'	16'
14	CORK OAK	14"	28'	25'
15	CORK OAK	24"	30'	25'
16	CORK OAK	22"	28'	30'
17	BOABAB TREE	48"	35'	35'
18	ROYAL POINCIANA	30"	30'	30'
19	ROYAL POINCIANA	36"	28'	35'
20	ROYAL POINCIANA	24"	30'	28'
21	PALM (CLUSTER)	7"	30'	12'
22	CORK OAK	30"	35'	35'
23	CORK OAK (CLUSTER)	24"	30'	30'
24	PALM	24"	15'	12'
25	PALM	5"	20'	8'
26	PALM	5"	20'	8'
27	PALM	5"	20'	8'
28	PALM	5"	20'	8'
29	PALM	7"	15'	8'
30	MICHELIA ALBA	11"	28'	12'
31	PALM	4"	12'	10'
32	FICUS	24"	10'	10'

NOTES:
Elevations Show refer to NGVD 1929
BM # SC-25 Elev.=16.85'
(Miami-Dade)

	AREA
SQ. FT.	±31,960.01
ACRES	±0.7337

NOTE:
a) All clearances and/or encroachments shown hereon are of the apparent nature, fence legal ownership not determined.
b) The use of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.
c) Code restrictions and title search not reflected in this survey
d) Underground utilities, improvements, footings and encroachments, if any not located.
e) The flood information shown hereon does not imply that the subject property will or will not be free from flooding or flood damage. No liability is assumed on the part of the firm or employee thereof, for any damage that occurs from reliance on said information.
f) Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.
g) All roads shown hereon are public unless otherwise noted.
h) No visible evidence found of concrete monuments unless otherwise noted.
i) Distance along boundary are record and measured unless otherwise noted.
j) The graphic portions of this document are intended to be displayed at the graphic/name scales as depicted. Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.
k) Zoning: The proposed use of land as classified in the minimum technical standards (5J17-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.
l) Contact the appropriate authorities prior to any design work or excavation on the herein described parcel for building, zoning information and utilities location.

This property described as:
Lot 1, Block 4,
RIDGELINE ESTATES,
according to the Plat thereof
as recorded in Plat Book 50, Page 97,
of the Public Records of Miami-Dade County, Florida.

Certified to:
RONALDO FL1 LLC, a Florida limited liability company
ANCHOR NATIONWIDE LOANS, LLC,
its successors and/or assign, ATIMA
KRAMER, GOLDEN & BROOK, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Address:
6200 SW 123rd Terrace , Miami, FL 33156
Folio# 20-5013-006-0260

RENE AIGUESVIVES
PSM 4327
RENE AIGUESVIVES LICENSE No. 4327 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
SEAL

Rene Aiguesvives PSM4327
Digitally signed by Rene Aiguesvives PSM4327
Date: 2023.08.29 10:35:24 -04'00'

Bearing, if any, shown based on N/A (reference) N/A

REVISIONS:				
FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX:	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
X	120425	0468	L	
F.I.R.M.DATE	F.I.R.M.INDEX	BASE ELEV.		
09 / 11 / 09	09 / 11 / 09	+ N/A	N.G.V.D.	

TOPOGRAPHIC SURVEY.
I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

RENE AIGUESVIVES 08/22/23
PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

Alvarez, Aiguesvives and Associates, Inc.
Surveyors, Mappers and Land Planners
9789 Sunset Drive, Miami, FL 33173
Phone 305.220.2424 Fax 305.552.8181
L.B. No. 6867 / E-mail: aaasurvey@aol.com

Field Date	Scale:	Drawn by:	Drwg. No.
08/18/23	1"= 20'	R.S.	23-24510