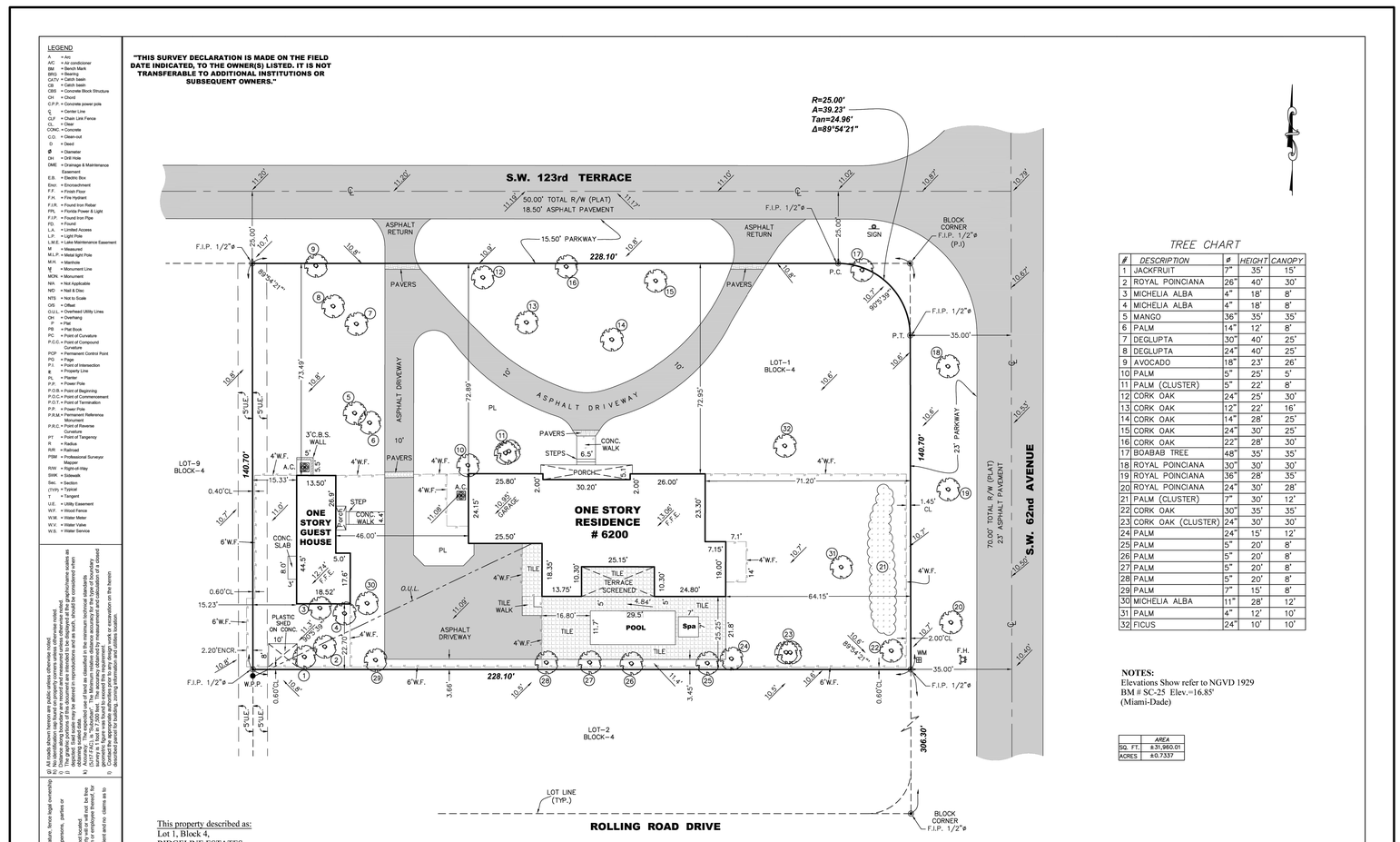
"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."



LEGEND

A = Arc
AIC = Air conditioner
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
C/LF = Chain Link Fence
CLR = 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
MLP = Metal light Pole
M.H. = Manhole
℣ = Monument Line
MON. = Monument
N/A = Not Applicable
NO = 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
POP = Permanent Control Point
PG = Page
P.I. = Point of Intersection
P.L. = 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.R. = 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

NOTE:
a) All roads shown hereon are public unless otherwise noted.
b) No identification rods found on property corners unless otherwise noted.
c) This survey is for the exclusive use of the parties named hereon.
d) The property portions of this document are intended to be displayed at the graphic/numeric scales as shown thereon. Other data contained in the electronic files of this survey may not be to the same scale.
e) According to Flood Insurance Rate Map, the lands of subject parcel of land as described on the minimum technical standards attached hereto, are located in Zone X, Community No. 120635, Panel No. 0468, Suffix L, Map No. 12086C0468L, dated 09/11/09. The accuracy obtained by measurement and calculation of a closure distance and direction is in excess of that specified by the Standards.
f) Contact the appropriate authorities prior to any design work or excavation on the herein described parcel for locating / servicing information and utilities location.

NOTE:
a) Elevations and/or encroachments shown hereon are of the apparent nature, fence legal ownership not determined.
b) This survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.
c) Underground footings and foundations not reflected in this survey.
d) Underground utilities, improvements, footings and encroachments, if any not located.
e) Flood data, if shown hereon, is obtained by graphic plotting only and may not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any flood damage that may occur or any increase thereof.
f) Lands shown hereon were not abstracted for ownership, easements of record, or other instruments which could affect the boundaries or title, see notes on sketch.

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

TREE CHART

#	DESCRIPTION	#	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: THIS SURVEY IS FOR REFERENCE ONLY.NOT TO SCALE. REFER TO ORIGINAL SIGNED AND SEALED SURVEY PROVIDED SEPARATELY

FAO ARCHITECTURE
407 LINCOLN ROAD
SUITE 9-S
MIAMI BEACH, FLORIDA 33139
P 786.448.5826

PROJECT NO: 2308

CLIENT:
RONALDO FL1, LLC
1200 BISCAYNE BLVD.
MIAMI , FLORIDA 33181

REVISIONS:

KFS ENGINEERING GROUP, INC.
STRUCTURAL ENGINEER
185 NW 108TH STREET
MIAMI SHORES, FLORIDA 33168

ARPE ENGINEERING, LLC
MEP ENGINEERING
2020 PONCE DE LEON BLVD. SUITE 1002
CORAL GABLES, FLORIDA 33134

ALL LANDSCAPE DATA, INC
LANDSCAPE ARCHITECT
4450 NW 97THCOURT
DORAL, FLORIDA 33178

NEW LEAF ENVIRONMENTAL, LLC
ISA CERTIFIED ARBORIST
57 SILVER SPRINGS DRIVE
KEY LARGO, FLORIDA 33037

TERRA CIVIL ENGINEERING, LLC
CIVIL ENGINEERING
4011 WEST FLAGLER ST., SUITE 404
MIAMI, FLORIDA 33134

CASA OHAD
6200 SW 123RD TERRACE PINECREST, FLORIDA 33156

Felipe Alvarado
Digitally signed by Felipe Alvarado
Date: 2023.12.12 10:49:56 -05'00'

PROJECT DESCRIPTION: SINGLE FAMILY RESIDENCE

FAO ARCHITECTURE LLC

DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY FAO ARCHITECTURE LLC, AND THE CONSULTANTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THE ARCHITECT AND THE CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

SEAL:

STATE OF FLORIDA
FELIPE ALVARADO
AR91841
REGISTERED ARCHITECT
FELIPE ALVARADO AR 91841

PHASE: CONSTRUCTION DOCUMENTS

ISSUE DATE: DECEMBER 12, 2023

SHEET TITLE: SURVEY

SHEET: SVY-100