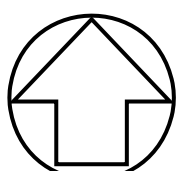
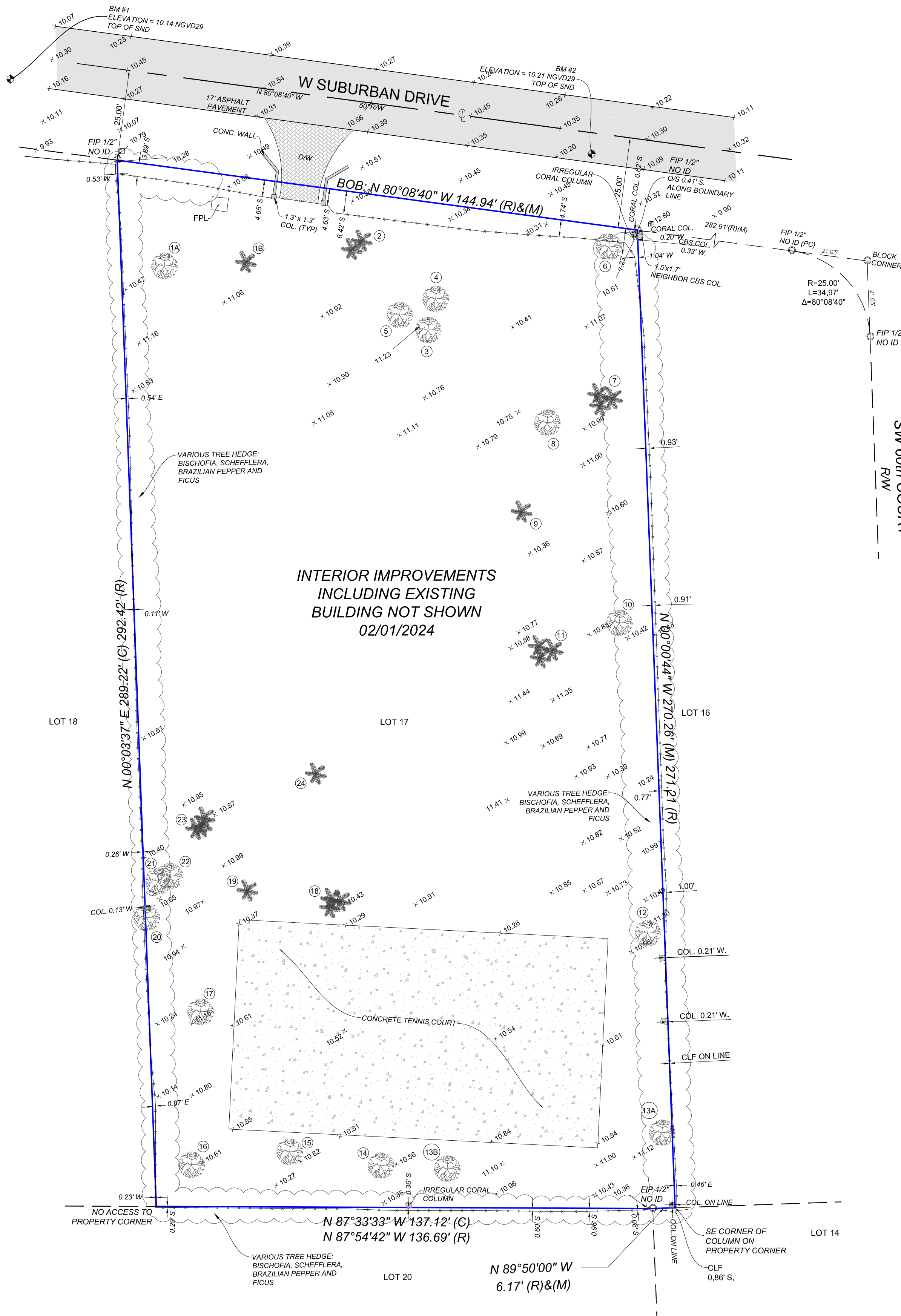


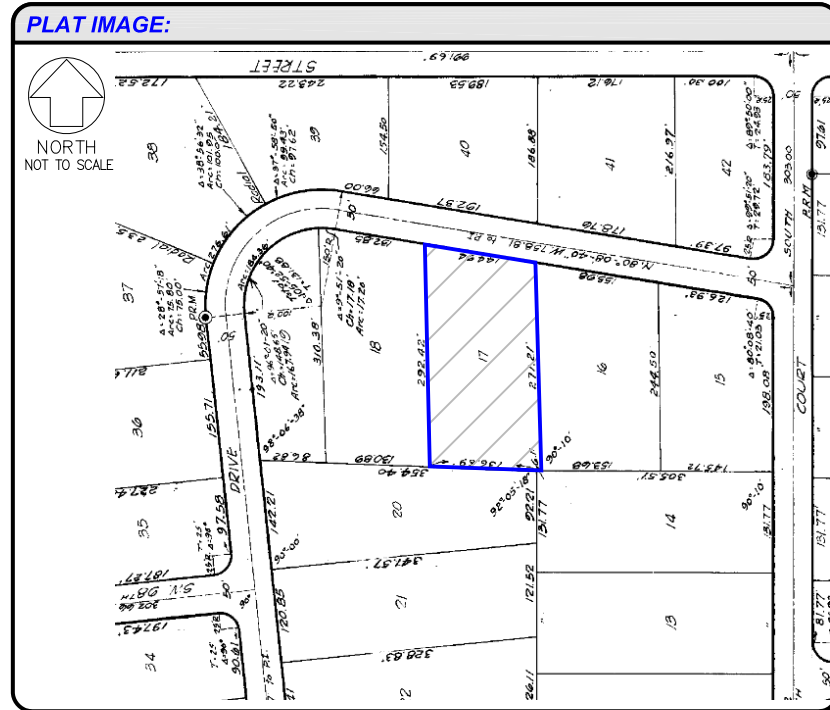
MAP OF BOUNDARY, TOPOGRAPHIC & PARTIAL TREE SURVEY



GRAPHIC SCALE



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PROPERTY ADDRESS:
6100 W SUBURBAN DRIVE, PINECREST, FL 33156

LEGAL DESCRIPTION:
LOT 17, MARTIN SUBURBAN ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:
BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY REVISED ON 09/11/09 AND INDEX MAP REVISED ON 09/11/09 THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE X BASE FLOOD ELEVATION N/A COMMUNITY NAME & NUMBER VILLAGE OF PINECREST 120822 MAP & PANEL NUMBER 120822C0468 SUFFIX L

LEGEND:

ABBREVIATIONS:

- A = ARC DISTANCE
- A/C = AIR CONDITIONER PAD
- BCR = BROWARD COUNTY RECORDS
- BLDG = BUILDING
- BM = BENCH MARK
- BOB = BASIS OF BEARINGS
- CBS = CONCRETE BLOCK & STUCCO
- (C) = CALCULATED
- CB = CATCH BASIN
- CHB = CHORD BEARING
- CG = CURB & GUTTER
- CLF = CHAIN LINK FENCE
- COL = COLUMN
- CONC = CONCRETE
- DE = DRAINAGE EASEMENT
- DME = DRAINAGE & MAINTENANCE EASEMENT
- DW = DRIVE-WAY
- ES = ELECTRIC BOX
- ENC = ENCROACHMENT
- EP = EDGE OF PAVEMENT
- EW = EDGE OF WATER
- FDH = FOUND DRILL HOLE
- FF = FINISHED FLOOR ELEVATION
- FIP = FOUND IRON PIPE
- FIR = FOUND IRON ROD
- FN = FOUND NAIL (NO ID)
- FND = FOUND NAIL & DISK
- FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
- LE = LANDSCAPE EASEMENT
- LME = LAKE MAINTENANCE EASEMENT
- (M) = MEASURED
- MDCR = MIAMI-DADE COUNTY RECORDS
- MH = MAIN HOLE
- ML = MONUMENT LINE
- ORB = OFFICIAL RECORDS BOOK
- O/S = OFF-SET
- (P) = PLAT
- PGC = PALM BEACH COUNTY
- PS = PLAT BOOK
- PC = POINT OF CURVATURE
- PCP = PERMANENT CONTROL POINT
- PE = POOL EQUIPMENT PAD
- PG = PAGE
- PI = POINT OF INTERSECTION
- PK = PARKER KAELO (SURVEY NAIL)
- PL = PLANTER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRC = POINT OF REVERSE CURVATURE
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT OF TANGENCY
- R = RADIUS DISTANCE
- (R) = RECORD
- RW = RIGHT OF WAY
- RES. = RESIDENCE
- SIP = SET IRON PIPE
- SND = SET NAIL & DISK (PK)
- STL = SURVEY TIE LINE
- SWK = SIDEWALK
- (TYP) = TYPICAL
- UB = UTILITY BOX
- UE = UTILITY EASEMENT
- W/F = WOOD FENCE
- WMDE = WALL MAINTENANCE DRAINAGE EASEMENT

SYMBOLS:

- ANCHOR
- GUARD RAIL
- IRON FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- OVERHEAD UTILITY WIRE
- LIMITED ACCESS RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ELEVATION
- ENCROACHMENT NOTE (SEE SURVEYOR'S NOTES)

TREE LEGEND:
(SYMBOL NOT TO SCALE)

TREE COMMON NAME

PALM COMMON NAME

SURFACE:

ASPHALT CONCRETE PAVERS BUILDING TILES WOOD COVER

TREE TABLE				
NUMBER	COMMON NAME	DIAMETER (FT)	HEIGHT (FT)	SPREAD (FT)
1A	ROYAL POINCIANA	2	40	60
1B	SABAL PALM	0.8	40	20
2	TRAVELER PALM	8	30	30
3	OAK	1.5	35	25
4	OAK	1.8	50	30
5	OAK	1.5	40	30
6	FICUS	5	60	30
7	ALEXANDRA PALM	0.5	46	20
8	OAK	2	60	40
9	ALEXANDRA PALM	0.33	30	10
10	GUMBO LIMBO	2	50	40
11	SABAL PALM	6	40	30
12	BISHOP	3	65	60
13A	GUMBO LIMBO	2	40	40
13B	AFRICAN TULIP	1	50	30
14	MANGO	1	30	30
15	MANGO	3	45	30
16	FICUS	5	60	40
17	OAK	1.5	40	40
18	ARECA	(CLUSTER)		
19	QUEEN PALM	0.8	30	20
20	AFRICAN TULIP	2	60	40
21	AFRICAN TULIP	1.5	60	40
22	AFRICAN TULIP	1.5	60	40
23	QUEEN PALM	0.8	30	20
24	QUEEN PALM	0.8	30	20

ONLY THOSE TREES SPECIFIED BY CLIENT WERE LOCATED

SURVEYOR'S NOTES:

- ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
- NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES, UNLESS OTHERWISE NOTED.
- THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
- THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
- 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.
- IMPROVEMENTS SHOWN HAVE BEEN MEASURED TO THE NEAREST TENTH OF A FOOT. TIES SHOWN HAVE BEEN MEASURED TO THE NEAREST TENTH OF A FOOT.
- ELEVATIONS WHEN SHOWN HAVE BEEN MEASURED TO NEAREST TENTH OF A FOOT ON HARD SURFACES AND NEAREST TENTH OF A FOOT FOR GROUND OR SOD SURFACES.
- ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 7104.
- THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY CLIENT OR ITS REPRESENTATIVE.
- FENCE OWNERSHIP NOT DETERMINED.
- BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT, THE NORTH LINE OF LOT 17 BEARS N 80°08'40" W.
- TYPE OF SURVEY: BOUNDARY, TOPOGRAPHIC & TREE.
- THE SURVEYOR IS NOT A CERTIFIED ARBORIST; TREES ARE IDENTIFIED BY COMMON NAME TO THE BEST OF THE SURVEYOR'S ABILITY. A CERTIFIED ARBORIST SHOULD BE CONSULTED TO DETERMINE SCIENTIFIC NAME, TREE SUB-SPECIES IF ANY AND TREE CONDITIONS.
- ONLY THOSE TREES SPECIFIED BY CLIENT WERE LOCATED.

PROJECT: DATE OF FIELD SURVEY: 10/24/2023 JOB #: 231037689 FILE #: D-1783 PROJECT NAME: SURVEYS 2023 CAD FILE(T): RITTER PARTY CHIEF: ESPINOZA F.B.: D PG. D SHEET 1 OF 1	CERTIFIED TO: HOLLUB HOMES 05/09/2024 - ADDED HEDGE WITH LABELS (NO FIELDWORK) 02/01/2024 - UPDATED BOUNDARY, TOPOGRAPHIC & TREE SURVEY-JOB# 240138082 REVISIONS:	BENCHMARK REFERENCE: MIAMI DADE COUNTY BENCHMARK NAME: SC-38 ELEV(NGVD29): 10.40 LOCATION1: SW 88 ST --- LOCATION2: SW 57 AVE --- DESCRIPTION1: BRASS BAR IN CONC WHEELGUARD AT SE CORNER OF BRIDGE OVER SNAPPER CREEK	SURVEYOR'S CERTIFICATE: I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE. AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER JUAN A. SUAREZ PROFESSIONAL SURVEYOR & MAPPER STATE OF FLORIDA LIC. # 6220
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