MAP OF SURVEY

SHEET 1/1

PROPERTY ADDRESS:
11041 SW 77th AVENUE PINECREST FL. 33156

FLOOD ZONE INFORMATION:
COMMUNITY NO. **120425** PANEL NO. **0462** SUFFIX: **L**
FIRM DATE: **09-11-2009** FLOOD ZONE: **X**

LEGAL DESCRIPTION:
The North ½, of the West ½, of the Southwest ¼, of the Southwest ¼, of the Northwest ¼, less the North 155 feet, **and** the North ½, of the West 66 Feet, of the East ½, of the Southwest ¼, of the Southwest ¼, of the Northwest ¼, less the North 155 feet thereof, Section 11, Township 55 South, Range 40 East, and less the West 35 feet thereof, for road purposes lying and being in Miami-Dade County, Florida.

SURVEYOR'S NOTES:
LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.

LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR RECORDED EASEMENTS.

THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A **BOUNDARY SURVEY** ONLY

WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL AND VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT UNLESS OTHERWISE SHOWN.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS BROUGHT TO THE FACT THAT SAID DRAWING MAY BE ALTERED IN SCALE BY THE REPRODUCTION PROCESS

ALL MEASUREMENTS SHOWN ARE IN THE UNITED STATES STANDARD FEET SHOWN ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

SUBSURFACE IMPROVEMENTS AND/OR ENCROACHMENTS WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN.

NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND DIGITAL SEAL AND /OR THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO THIS MAP OF SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

CERTIFY TO:
PAOLO FIDANZA AND MILENA DORIA

SURVEYOR'S CERTIFICATION:
IN MY PROFESSIONAL OPINION, THIS "**BOUNDARY SURVEY**", MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. AND, IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

360° SURVEYING AND MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6356

Oscar E Baez Digitally signed by Oscar E Baez Date: 2023.11.07 13:29:21 -05'00'

OSCAR E. BAEZ-CUSIDO, P.L.S.
REGISTERED SURVEYOR AND MAPPER NO. 5034
STATE OF FLORIDA.

OSCAR E. BAEZ-CUSIDO LICENSE NO. LS 5034 STATE OF FLORIDA REGISTERED LAND SURVEYOR

LOCATION MAP
(NOT TO SCALE)

= OAK TREE Ø= 1.2' +/- C= 20' +/- H= 30' +/-

= MANGO TREE Ø= 1.2'-2.5' C= 20'-30' H = 25'-40'

= AVOCADO TREE Ø= 1.2'-2.5' C= 20'-30' H = 25'-40'

= PALM TREE Ø= 1.5' C= 15' H = 30'

N

SCALE: 1" = 40'

REVISIONS AND/OR UP-DATES
10-01-2021 ADD TREES & ELEVATIONS
11-07-2023 ADD PROPOSED WATER METER

360° SURVEYING AND MAPPING, LLC
Land Surveyors - Land Planners
2935 S.W. 82nd Avenue MIAMI, FLORIDA 33155
PHONE: (305) 265-1002

ORIGINAL FIELD DATE 06-17-2021
JOB NO. **2106-0069B**

LEGEND OF SURVEY ABBREVIATIONS

A = ARC LENGTH	CLP = CONC. LIGHT POLE	MH = MAN HOLE	P/L = PROPERTY LINE
A/C = AIR CONDITIONING PAD	CONC. = CONCRETE	(M) = MEASURED	(R) = RECORDED
Alum.F = ALUMINUM FENCE	C = CONCRETE POLE	M/L = MONUMENT LINE	R = RADIUS
B.C.R. = BACK FLOW	E = ELECTRIC SERVICE BOX	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	RAD. = RADIAL
BLDG. = BLOCK CORNER	EM = ELECTRIC METER (CAN)	N.T.S. = NOT TO SCALE	RES. = RESIDENCE
C.B. = CATCH BASIN	F.D.H.= FOUND DRILL HOLE	OE = OVERHEAD ELECTRIC LINES	R/W = RIGHT OF WAY
C.B.S.S. = CONCRETE BLOCK STRUCTURE	F.H. = FIRE HYDRANT	P.B. = PLAT BOOK	S.M.H. = SEWER MANHOLE
CH. = CHORD DISTANCE	F.I.P. = FOUND IRON PIPE	P.C.P. = PERMANENT CONTROL POINT	SEC. = SECTION
CL = CLEAR	F.R. = FOUND REBAR	P.O.B. = POINT OF BEGINNING	S.I.P. = SET IRON PIPE No
C/L = CENTER LINE	F.N.D. = FOUND NAIL	P.O.C. = POINT OF COMMENCE	S.B.L. = SET BACK LINE
CLF = CHAIN LINK FENCE	G = GAS METER	PRKWY. = PARKWAY	STY. = STORY
	L.P. = LIGHT POLE	P.R.M. = PERMANENT REFERENCE MONUMENT	

ELEVATIONS ×12.69

TILES BRICK ASPHALT BLDG. CONC. WALL

SWK. = SIDEWALK	MW - GAS MONITRING WELL	CLP - CONC. UTILITY POLE
T = TELEPHONE SERVICE BOX	MH - STORM DRAIN MANHOLE	CUP - CONC. UTILITY POLE
TV = TV CABLE SERVICE BOX		
U.D.E. = UTILITY DRAINAGE EASEMENT		UP - WOOD UTILITY POLE
U.E. = UTILITY EASEMENT		
U.M.E. = UTILITY & MAINTENANCE EASEMENT		CB - CATCH BASIN
U.P. = UTILITY POLE		
W = WATER WELL		
W/M = WATER METER		