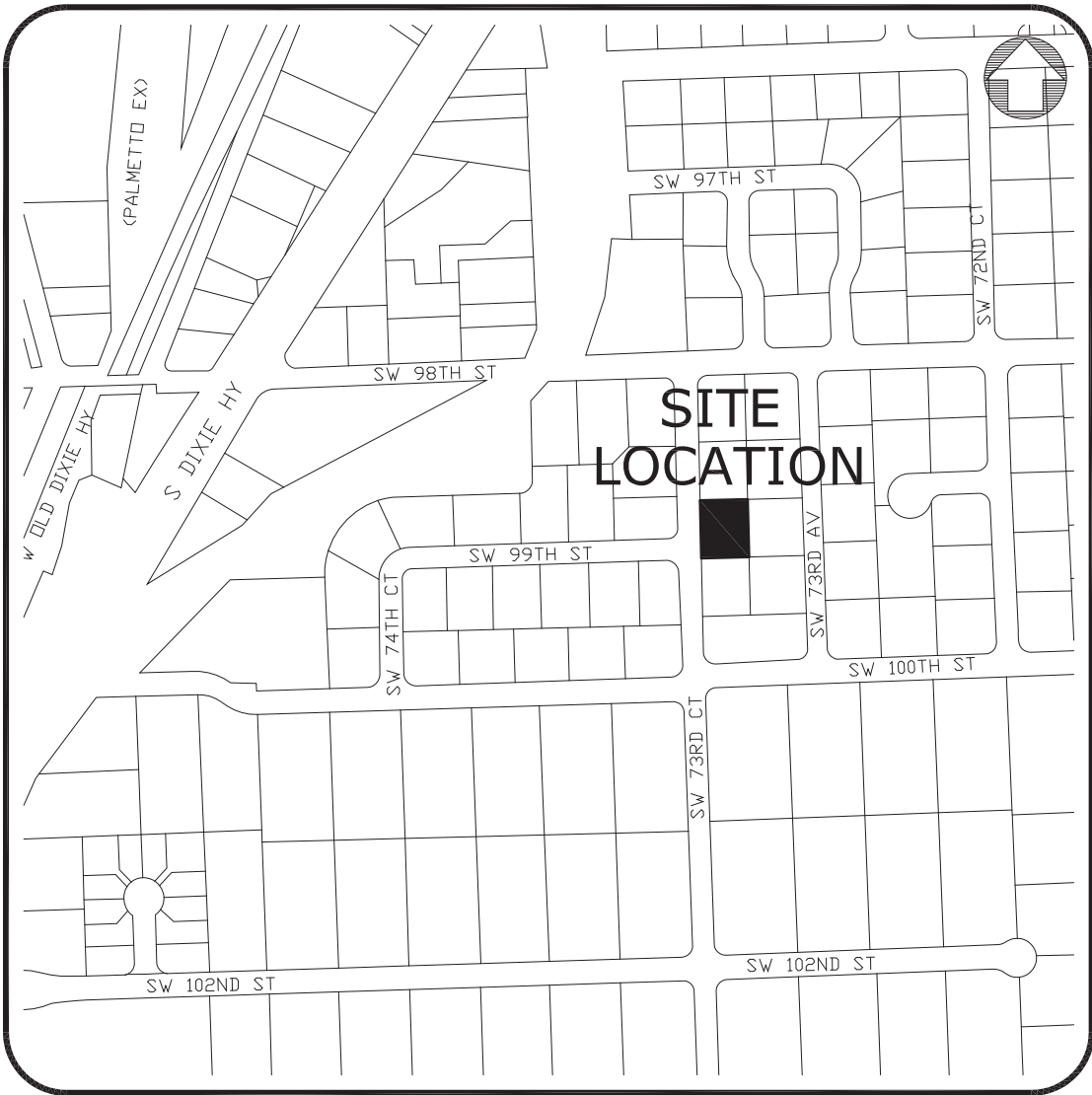


TREE SURVEY

TREE TABLE					
TREE No.	COMMON NAME	SCIENTIFIC NAME	TRUNK DIAM.	HEIGHT	CANOPY
1	Date palm tree	Phoenix dactylifera	6"	10'	5'
2	Date palm tree	Phoenix dactylifera	6"	10'	5'
3	Date palm tree	Phoenix dactylifera	6"	10'	5'
4	(8) Travelers palms	Ravenala madagascariensis	10"	25'	10'
5	Date palm tree	Phoenix dactylifera	6"	10'	8'
6	Date palm tree	Phoenix dactylifera	6"	10'	8'
7	(16) Arecas palms	Dypsis lutescens	3'-5"	10'	5'
8	(4) Date palm tree	Dypsis lutescens	4"	8'	6'
9	(15) Arecas palms	Dypsis lutescens	3"-5"	15'	5'
10	Cabbage palmetto	Sabal palmetto	10"	12'	10'

LEGEND & ABBREVIATIONS:

⊙	CLEANOUT	⊙	SPOT ELEVATION	A/C	AIR CONDITIONING PAD
⊙	CATCH BASIN	⊙	SEWER VALVE	BLDG.	BUILDING
⊙	CONCRETE POWER POLE	⊙	UTILITY BOX	CLF	CHAIN LINK FENCE
⊙	GUARD RAIL	⊙	WATER VALVE	CBS	CONCRETE BLOCK STRUCTURE
⊙	GREASE TRAP	⊙	WATER METER	(C)	CALCULATED
⊙	GAS VALVE	⊙	WOOD POLE	CB	CATCH BASIN
⊙	HANDICAP SIGN	⊙	WOOD POLE WITH TRANSFORMER	CH	CHORD DISTANCE
⊙	LIGHT POLE	⊙	GUY WIRE	CL	CENTER LINE
⊙	LIGHT BOLLARD	⊙	STREET LIGHT	CONC.	CONCRETE
⊙	ELECTRIC BOX	⊙	TRAFFIC SIGNAL BOX	Δ	DELTA
⊙	ELECTRIC MANHOLE	⊙	PUBLIC TELEPHONE BOOTH	E	EAST
⊙	FIRE HYDRANT	⊙	TRAFFIC CONTROL PANEL	ENC.	ENCROACHMENT
⊙	IRRIGATION CONTROL VALVE	⊙	TRASH CAN	F.I.P.	FOUND IRON PIPE
⊙	METAL BUS STOP BENCH	⊙	FLAG POLE	F.I.R.	FOUND REBAR
⊙	MONITORING WELL	⊙	PEDESTRIAN SIGNAL POLE	F.F.E.	FINISH FLOOR ELEVATION
⊙	MAIL BOX	⊙	LIGHT POLE	F.N.	FOUND NAIL
⊙	NEWS PAPERS AND MAGAZINE STAND	⊙	TELEPHONE BOX	GV	GAS VALVE
⊙	SIGN	⊙	GAS METER	L	LENGTH
⊙	SANITARY SEWER MANHOLE	⊙	PUBLIC TELEPHONE BOX	N	NORTH
⊙	STORM SEWER MANHOLE	⊙	CONCRETE POLE	N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
⊙	TELEPHONE MANHOLE	⊙	BENCH	O.E.	OVERHEAD ELECTRIC LINE
⊙	UNKNOWN MANHOLE	⊙	WOOD FENCE	O/L	ON LINE
		⊙	CHAIN LINK FENCE	(O.R.B.)	OFFICIAL RECORD BOOK
		⊙	WOOD FENCE	(MEAS.)	MEASURED
				P.R.M.	POINT REFERENCE MONUMENT
				(REC.)	RECORD
				R	RADIUS
				R/W	RIGHT-OF-WAY
				S	SOUTH
				SEC.	SECTION
				T	TANGENT
				U.E.	UTILITY EASEMENT
				W	WEST



LOCATION MAP
NOT TO SCALE

SECTION 2, TOWNSHIP 55 S., RANGE 40 E.

SURVEYOR'S NOTES

I- DATE OF COMPLETION:

03-29-2022

II- LEGAL DESCRIPTION AND ADDRESS:

9841 S.W. 73 COURT PINECREST FL 33156

LOT 3, BLOCK 1, OF HILLMONT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 64, AT PAGE 98, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO No. 20-5002-019-0030

III- ACCURACY:

This survey was predicated on the expected use of land, as classified in the Standards of practice for Land Surveying in the State of Florida," pursuant to Rule 5J-17 of the Florida Administrative Code is "Commercial/High Risk." The minimum relative distance accuracy for this type of Survey is 1 foot in 10000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.

IV- SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Center Line of S.W 73rd COURT, with an assumed bearing of N02°18'05"W, said line to be considered a well monumented line.

This property is located in Flood Zone " X", as per Federal Emergency Management Agency (FEMA) Community Name: VILLAGE OF PINECREST, Community Number: 120425, Map:12086C, Panel:0462, Suffix L, Effective Date: September 11, 2009

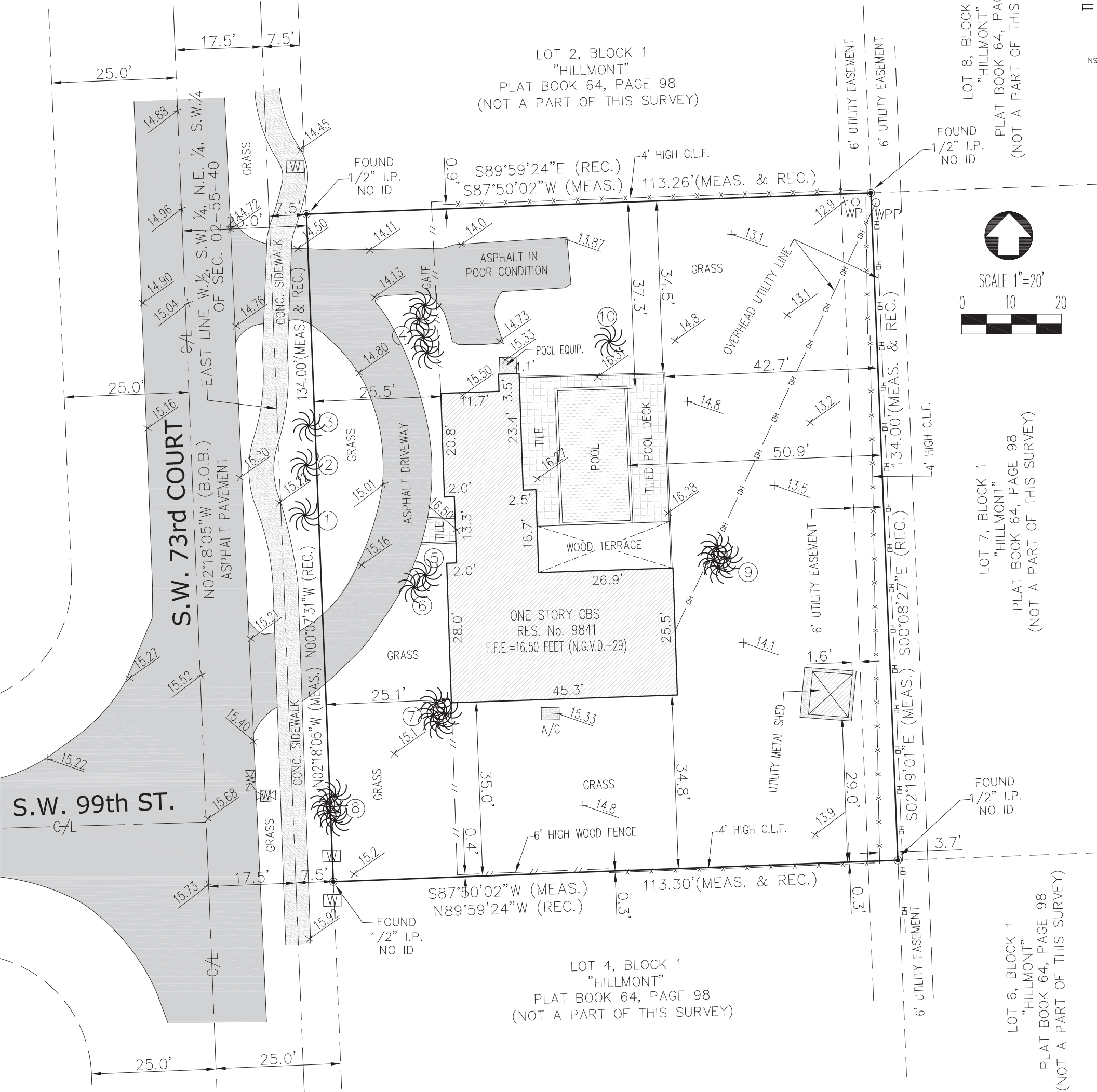
Vertical Control:

ELEVATIONS ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM 1929 AS PER MIAMI- DADE PUBLIC WORKS DEPARTMENT BENCHMARK No. C-319 SAID BENCHMARK HAS AN ELEVATION OF 11.08 FEET (N.G.V.D.-29) AND IS LOCATED AT THE SW CORNER OF THE INTERSECTION OF S.W. 12 AVE. AND S.W. 22 ST.

Subsurface soil conditions were not determined, as this falls outside the purview of this Survey. These conditions may include the determination of wetlands, filled-in areas, geological conditions or possible contamination by hazardous liquid or solid waste that may occur within, upon, across, abutting or adjacent to the Subject Property.

Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot.

BOUNDARY SURVEY
OF
9841 S.W. 73 COURT PINECREST FL 33156



3TCI, Inc. LB7799
PROFESSIONAL LAND SURVEYORS AND MAPPERS
12211 SW 129th CT. MIAMI FL 33186
tel: 305-378-1662 fax: 305-378-1662 www.3tci.com

DRAFTER:	CHECKED:	FIELD BOOK:	JOB NUMBER:	SCALE:	SHEET:
FES	RO	2016-62	16-1121	1"=20'	1 OF 1