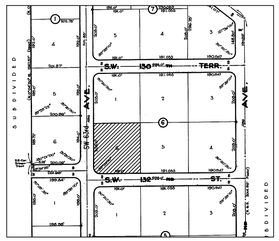
BOUNDARY SURVEY

LOCATION MAP

N.T.S



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGAL DESCRIPTION:
Lot 6, Block 6, BAY RIDGE ESTATES, according to the Plat thereof, as recorded in Plat Book 50, Page 74 of the Public Records of Miami-Dade County, Florida.

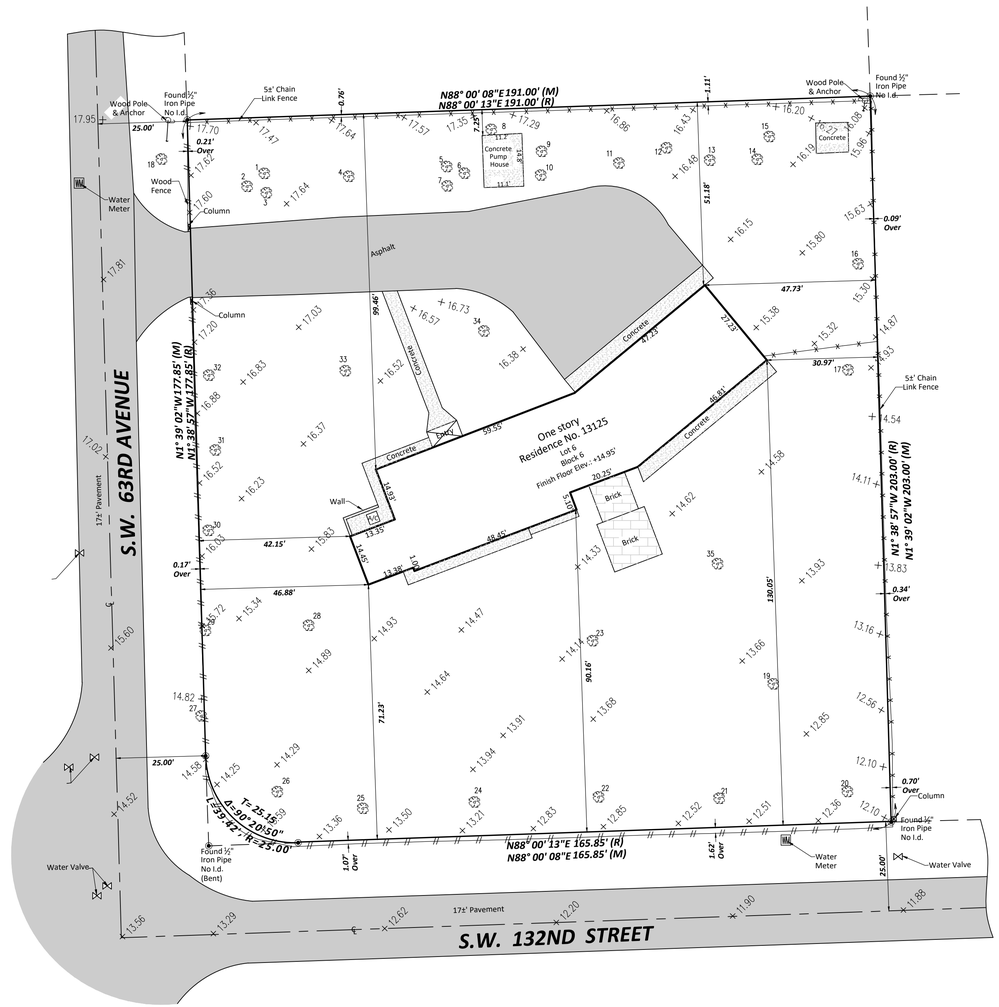
CERTIFIED TO :

- Fernanda Roca and Carlos A. Mauricio
- Herskowitz Shapiro PLLC
- FirstBank Puerto Rico dba FirstBank Florida , ISAOA/ATIMA
- Old Republic National Title Insurance Company

SURVEYOR'S NOTES:

1. There may be additional restrictions that are not shown on this survey that may be found in the public records of this county.
2. Examination of abstract of title will have to be made to determine recorded instruments, if any, affecting property.
3. This certification is only for the lands as described, it is not a certification of title, zoning, easements, or freedom of encumbrances. Abstract not reviewed.
4. Location and identification of utilities, if any, are shown in accordance with recorded plat.
5. Ownership is subject to opinion of title.
6. Type of Survey: BOUNDARY SURVEY
7. The herein captioned property was surveyed and described based on the shown legal description: provided by client.
8. Survey map and report or the copies thereof are not valid and for reference only, unless signed and sealed with the original raised seal of a Florida licensed surveyor and mapper.
9. This plan of survey has been prepared for the exclusive use of the entities named hereon. The certificate does not extend to any unnamed parties.
10. Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
11. The surveyor of record does not determine ownership of fences. measurements shown hereon depict physical location of fence.
12. Accuracy: The expected use of land as classified in the Minimum Technical Standards (5J-17 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.
13. In some instances, graphic representations have been exaggerated to more clearly illustrate relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
14. No attempt has been made to locate any foundation beneath the surface of the ground.
15. Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
16. 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.
17. Bearings shown are assumed and are based on the South Right-of-Way line of SW 132ND STREET , being N 88°00'13"E.

#	TREE NAME	SCIENTIFIC NAME	DIAMETER(")	HEIGHT(')	SPREAD(')
1	GUMBO LIMBO	BURSERA SIMARUBA	24	40	40
2	GUMBO LIMBO	BURSERA SIMARUBA	24	40	40
3	GUMBO LIMBO	BURSERA SIMARUBA	24	40	40
4	OAK TREE	QUERCUS	24	40	40
5	GUMBO LIMBO	BURSERA SIMARUBA	12	30	25
6	GUMBO LIMBO	BURSERA SIMARUBA	16	30	25
7	GUMBO LIMBO	BURSERA SIMARUBA	12	30	25
8	BUTTER BRUSH	CALLISTEMON	12	30	20
9	GUMBO LIMBO	BURSERA SIMARUBA	16	30	25
10	GUMBO LIMBO	BURSERA SIMARUBA	12	25	20
11	BUTTER BRUSH	CALLISTEMON	10	20	20
12	BUTTER BRUSH	CALLISTEMON	10	20	20
13	GUMBO LIMBO	BURSERA SIMARUBA	36	30	40
14	GUMBO LIMBO	BURSERA SIMARUBA	24	40	30
15	GUMBO LIMBO	BURSERA SIMARUBA	24	40	15
16	GUMBO LIMBO	BURSERA SIMARUBA	36	40	30
17	OAK TREE	QUERCUS	24	50	50
18	OAK TREE	QUERCUS	12	30	25
19	OAK TREE	QUERCUS	16	40	30
20	OAK TREE	QUERCUS	16	40	30
21	OAK TREE	QUERCUS	48	60	60
22	OAK TREE	QUERCUS	36	60	50
23	OAK TREE	QUERCUS	16	40	40
24	SOUTHERN OAK	QUERCUS VIRGINIANA	24	50	7
25	OAK TREE	QUERCUS	48	60	60
26	OAK TREE	QUERCUS	24	30	30
27	TAMARIND	TAMARINDUS INDICA	36	60	60
28	OAK TREE	QUERCUS	36	40	40
29	TAMARIND	TAMARINDUS INDICA	36	60	60
30	OAK TREE	QUERCUS	24	60	50
31	OAK TREE	QUERCUS	36	60	50
32	MANDARIN	CITRUS RETICULATA	24	30	30
33	OAK TREE	QUERCUS	24	50	50
34	OAK TREE	QUERCUS	36	50	50
35	OAK TREE	QUERCUS	36	50	50



ELEVATION NOTE: *(IF REQUESTED AND SHOWN)*
1. +0.00' Indicates existing Elevations
2. Elevations are referred to the National Geodetic Vertical Datum of 1929

BENCHMARK INFORMATION: NAME: SC-26. DESCRIPTION: PK NAIL AND BRASS WASHER IN CONC OF ROUND WATER VALVE AND METER MANHOLE. LOCATION: SW 136 ST (OLD CUTLER RD)--- 28' SOUTH C/L & SW 62 AVE--- WEST OF C/L. ELEVATION: +12.50'

WALDO F. PAEZ CERTIFICATE No. 3284 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

LEGEND

	WATER METER
	CATCH BASIN
	FIRE HYDRANT
	CLEAN OUT
SA	SANITARY MANHOLE
ST	STORM MANHOLE
FP	FPL MANHOLE
BS	BELL SOUTH MANHOLE
	INLET
	WATER VALVE
	GAS VALVE
	UTILITY POLE
	CONCRETE UTILITY POLE
	TRAFFIC BOX
	TREE
P.B.	PLAT BOOK
PG.	PAGE
SQ.FT.	SQUARE FEET
±	MORE OR LESS
ELEV.	ELEVATION
INV.	INVERT
℄	CENTERLINE
M	CITY OF MIAMI MONUMENT LINE
PL	PROPERTY LINE
ENCR.	ENCROACHMENT
(M)	MEASURED
(P)	PLAT
(A)	ATLAS SHEET
	OVERHEAD POWER LINES
	WATER MAIN
	SEWER MAIN
	TELEPHONE LINE
	GAS LINE
	CHAIN LINK FENCE
	BACKFLOW PREVENTER
	HANDICAP PARKING
	ELECTRIC BOX
	COLUMN
TBM	TEMPORARY BENCH MARK
	STREET LIGHT POLE

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY WALDO F. PAEZ ON DATE: 2024.11.07 15:26:49 -05'00' USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT WERE NOT SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WALDO F. PAEZ, LS3284 ON NOVEMBER 07, 2024.

DIGITALLY SIGNED PRINTED COPIES OF THIS DOCUMENT WERE NOT SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WALDO F. PAEZ, LS3284 ON NOVEMBER 07, 2024.

THIS NOT A VALID CERTIFICATION WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS LISTED. IT WAS COMPLETED UNDER MY SUPERVISION AND/OR DIRECTION, TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Waldo F Paez Digitally signed by Waldo F Paez Date: 2024.11.07 15:26:49 -05'00'

BY: _____ FOR THE FIRM
WALDO F. PAEZ, P.S.M. No. 3284
STATE OF FLORIDA

DATE: _____
SIGNED: _____

DELTA MAPPING & SURVEYING, Inc
LAND SURVEYORS · LAND PLANNERS
13301 S.W. 132 Avenue, Suite 117
Miami, Florida 33186
L.B. No. 7890
PHONE: (786) 429-1024 FAX: (786) 592-1152
Delta Mapping & Surveying, Inc

SCALE: 1" = 20'	DRAWN BY: M.P.R.	CHECKED BY: Waldo F Paez	

ADDRESS: ***13125 SW 63 AVENUE, PINECREST, FL 33156***
FOLIO NO.: ***20-5013-005-0370***

FLOOD ZONE INFORMATION:

COMMUNITY NAME & NUMBER	MAP/PANEL NUMBER	FLOOD ZONE(S)	BASE FLOOD ELEVATION
VILLAGE OF PINECREST 120425	12086C0468 L	X	N/A
FIRM PANEL EFFECTIVE/REVISED DATE	09-11-2009		

SHEET: **1** OF 1 SHEET(S)

SURVEY DATE: 04-04-2024

JOB NO.: 24-0066

REVISIONS:	JOB NO.:	DATE:	REVISIONS:	JOB NO.:	DATE: