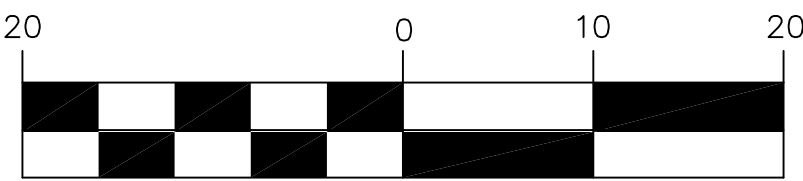
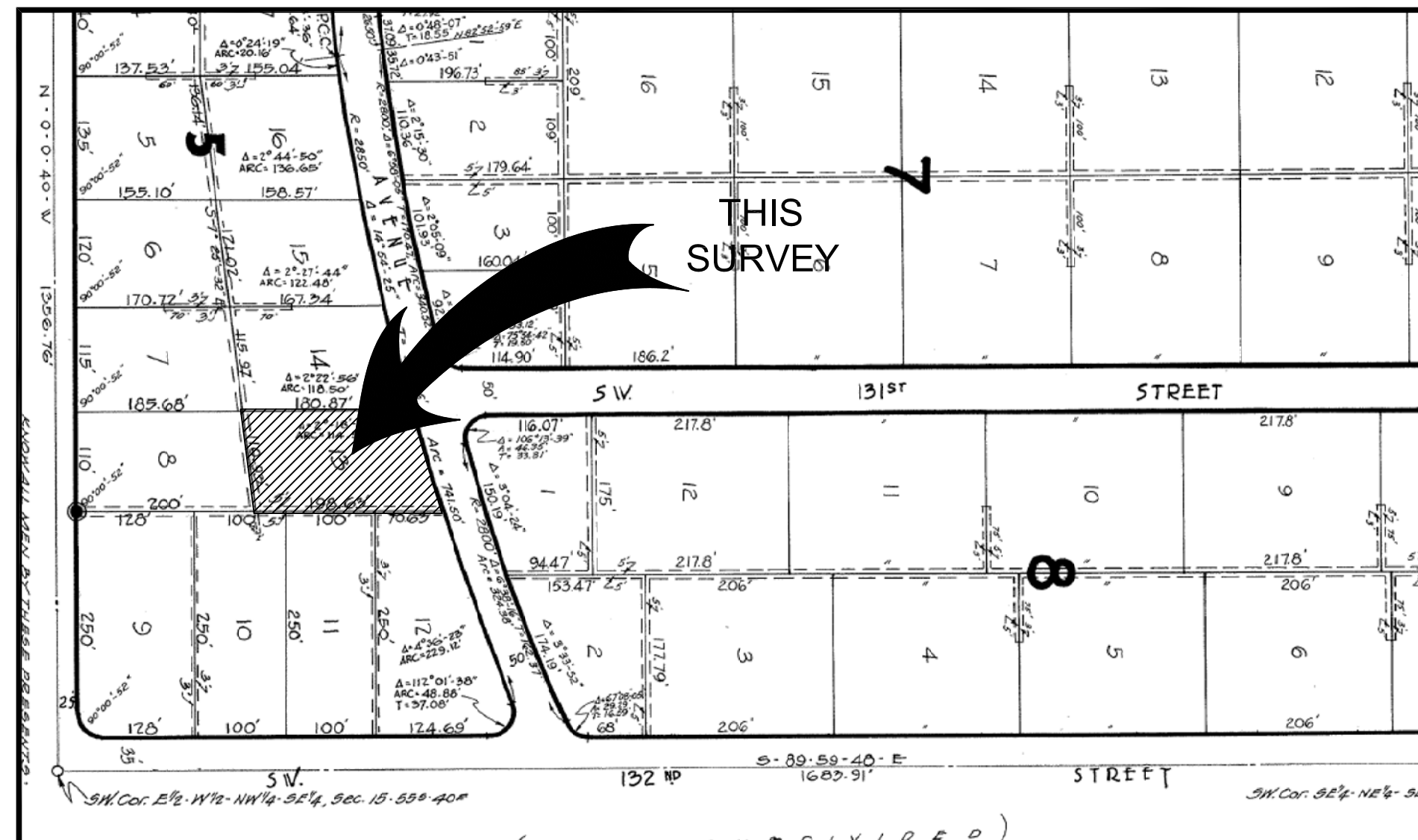
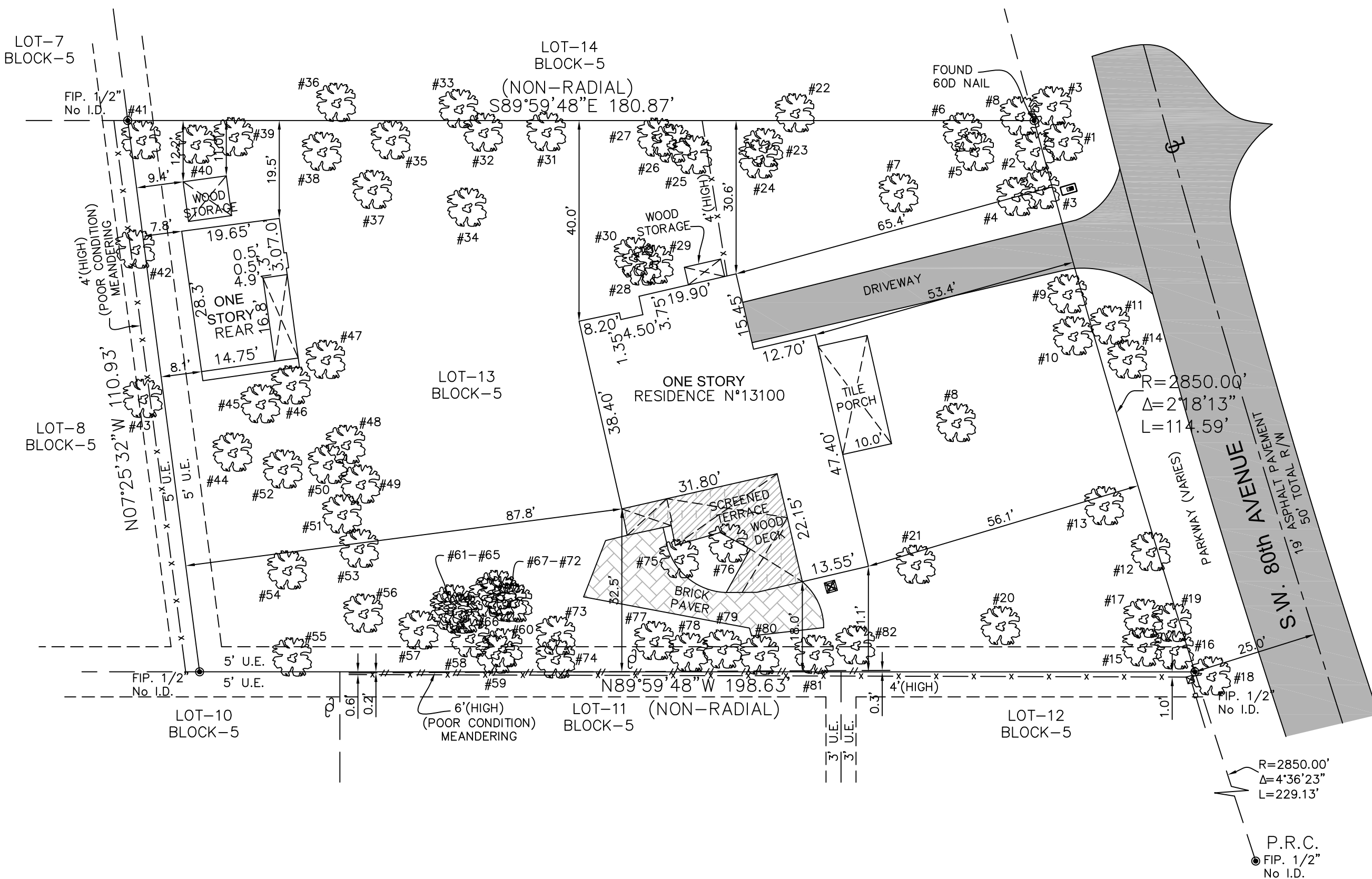
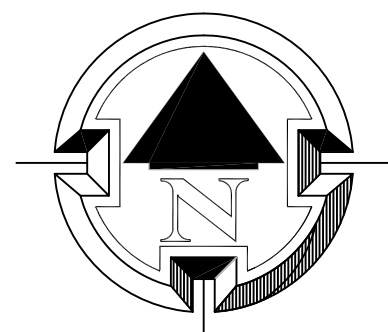


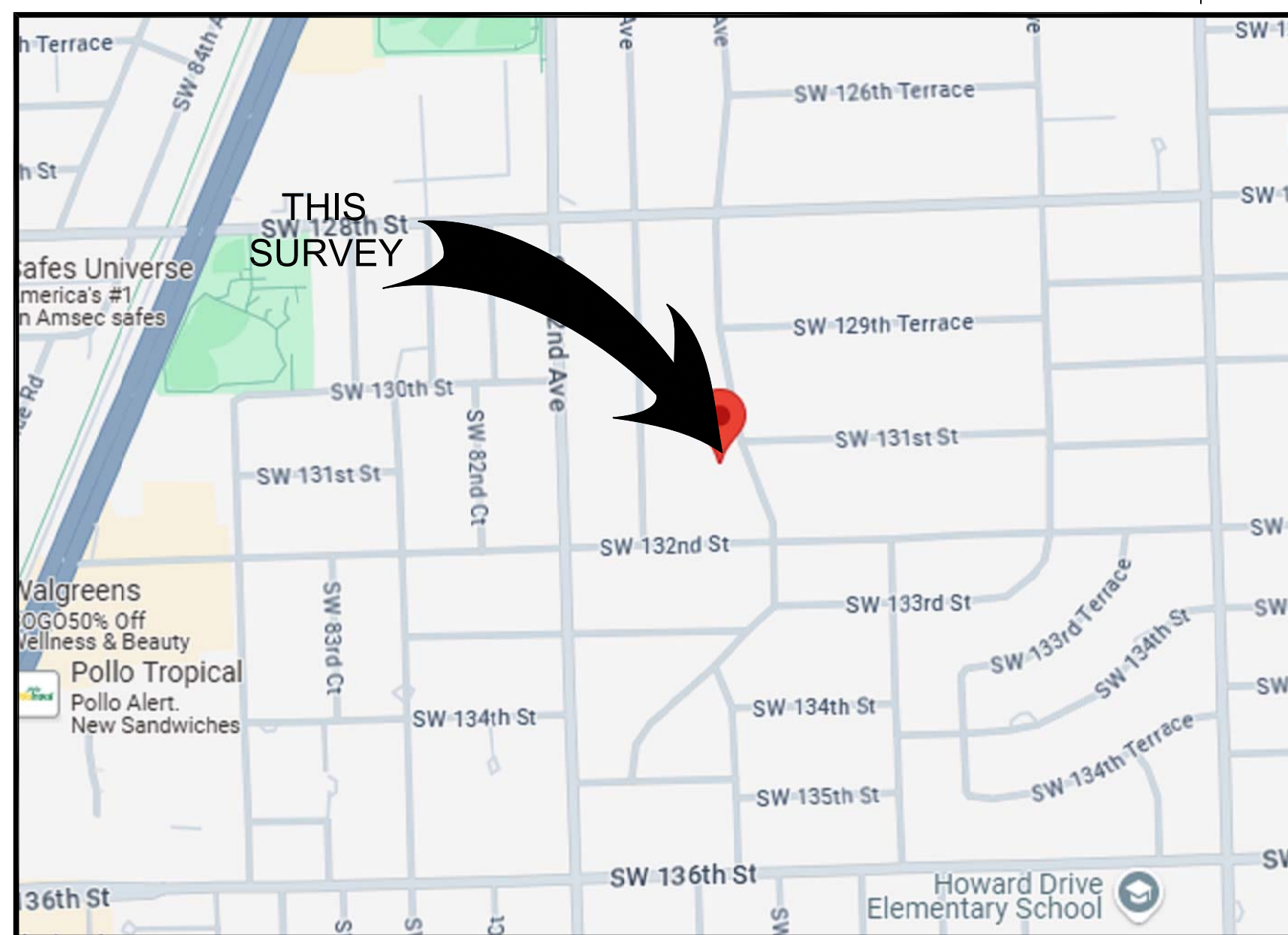
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



LOCATION SKETCH
SCALE: 1" = 150'



VICINITY MAP
(NOT TO SCALE)

LEGAL DESCRIPTION:

LOT 13, BLOCK 5, "PINE TREE ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, AT PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- LEGAL DESCRIPTION FURNISHED BY CLIENT. NO SEARCH OF PUBLIC RECORDS WAS MADE BY THIS OFFICE.
- ANY ELEVATIONS SHOWN HEREON ARE PER NGVD 1929.
- NO EXCAVATIONS WERE PERFORMED AS TO DETERMINE UNDERGROUND ENCROACHMENTS.
- DISTANCES AND ANGLES ARE FIELD MEASURED AND CORRESPOND WITH RECORD DATA UNLESS NOTED.
- THIS SURVEY WAS PREPARED FOR PERMITTING.
- 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.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. (CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES)

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED BY THE OFFICE SHOWN HEREON AND THAT I AM THE SURVEYOR OR RESPONSIBLE CHARGE FOR NONE OTHER THAN SAID OFFICE. ADDITIONALLY, THIS SURVEY MEETS AND/OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

SIGNED:
GINO FURLANO, SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 50418
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR/MAPPER NAMED ABOVE.

ABBREVIATIONS AND LEGEND

A = ARC
A/C = AIR CONDITIONER
B.C.R. = BROWARD COUNTY RECORDS
BM = BENCHMARK
BRG = BEARING
(C) = CALCULATED
C.O. = CONCRETE CUTTER OR VALLEY CUTTER
C.O.G. = CURB & GUTTER
CH = CHORD
CHRB = CHORD BEARING
C.N.A. = CORNER NOT ACCESSIBLE
CONC = CONCRETE
Δ = DELTA
= DIAMETER
D.C.R. = DADE COUNTY RECORDS
D.E. = DRAINAGE EASEMENT
E.O.P. = EDGE OF PAVEMENT
F.C. = FENCE CORNER
F.D.H. = FOUND DRILL HOLE
F.E. = FENCE ENDS
F.F.E. = FINISHED FLOOR ELEVATION
FIP/PLR = FOUND IRON PIPE/ROD
F.N. = FOUND NAIL
F.N.M.D. = FOUND NAIL AND DISC
F.P.N.L. = FOUND PARKER KALON NAIL
GAR. = GARAGE
I.D. = SURVEYOR'S IDENTIFICATION
L = LENGTH
L.A.E. = LIMITED ACCESS EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
M = MEASURED
O/S = OFFSET
O.R.B. = OFFICIAL RECORDS BOOK
P1 = PLATTED
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C. = PAGE
PL = PLANTER OR PLANTED
P.L.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
R = RADIUS
(R) = RECORD
R/W = RIGHT-OF-WAY
S.L.R./S.L.P. = SET 1/2" IRON ROD/PIPE
S.N.D. = SET NAIL AND DISC
TAN = TANGENT
(TYP) = TYPICAL
U.E. = UTILITY EASEMENT
W.E. = WATER EASEMENT
R = RADIUS

SYMBOL LEGEND

☐ = AIR CONDITIONER
☐ = BELL SOUTH BOX
○ = BOLLARD
☐ = CABLE BOX
☐ = CATCH BASIN
☐ = CLEAN OUT
☐ = COLUMN
☐ = CONCRETE POWER POLE
☐ = CONCRETE LIGHT POLE
☐ = CONTROL VALVE BOX
☐ = ELECTRIC BOX
☐ = EXISTING ELEVATIONS
☐ = ELECTRIC METER
☐ = ELECTRIC SERVICE BOX
☐ = FIRE HYDRANT
☐ = FLORIDA POWER & LIGHT BOX
☐ = GOLF COURSE
☐ = HANDICAP SPACE
☐ = INLET
☐ = LIGHT POLE
☐ = METAL LIGHT POLE
☐ = METAL LID
☐ = MONITORING WELL
☐ = POOL PUMP
☐ = PROPANE TANK
☐ = SANITARY MANHOLE
☐ = SINGLE POLE SIGN
☐ = STORM MANHOLE
☐ = TELEPHONE BOX
☐ = TREE
☐ = WATER METER
☐ = WATER VALVE
☐ = WOOD POLE

ANCHOR
OVERHEAD WIRE LINE
WOOD FENCE
CHAIN LINK FENCE
IRON/ALUMINUM FENCE
POLYVINYLCHLORIDE FENCE (PVC)
MONUMENT LINE
CONTINUING
PROPERTY LINE
ASPHALT PAVING
BRICK
BRICK PAVEMENT
CONCRETE
CONCRETE BLOCK STUCCO
TILED
WOOD DECK/DOCK
OVERHANG (O/H) OR ROOF

TREE TABULATION:

Tree #	Common Name	Scientific Name	DBH (Inches)	Condition	Number of stems	Height (feet)	Spread (feet)	Canopy (square feet)
1	Live oak	Quercus virginiana	9	Good	1	20	20	314
2	Coconut Palm	Cocos nucifera	9	Good	1	38	18	254
3	Florida Thatch Palm	Thrinax radiata	4	Good	1	30	12	113
4	Coconut Palm	Cocos nucifera	9	Good	1	45	18	254
5	Coconut Palm	Cocos Nucifera	7	Good	1	42	18	254
6	Coconut Palm	Cocos Nucifera	7	Good	1	42	18	254
7	Bishopwood	Bischofia Novemita	23	Fair	1	45	32	804
8	Strangler Fig	Ficus Aurea	40	Good	4	55	75	446
9	Florida Thatch Palm	Thrinax Radiata	5	Good	1	18	10	79
10	Montgomery Palm	Veitchia Arecina	3	Good	1	20	10	79
11	Coconut Palm	Cocos Nucifera	10	Good	1	36	16	201
12	Coconut Palm	Cocos Nucifera	10	Good	1	42	12	113
13	Montgomery Palm	Veitchia Arecina	3	Good	1	32	12	113
14	Montgomery Palm	Veitchia Arecina	3	Good	1	28	12	113
15	Royal Poinciana	Delonix Regia	22	Good	3	50	55	2375
16	Montgomery Palm	Veitchia Arecina	3	Good	2	18	10	79
17	Montgomery Palm	Veitchia Arecina	4	Good	3	21	10	79
18	Bamboo Palm	Chamaedorea Seifrizii	cluster	Good	2	12	10	79
19	Bamboo Palm	Chamaedorea Seifrizii	cluster	Good	1	15	10	79
20	Pongam	Pongamia Pinnata	15	Fair	2	40	35	962
21	Strangler Fig	Ficus Aurea	3	Poor	1	18	18	254
22	Coconut Palm	Cocos Nucifera	6	Fair	1	20	16	201
23	Christmas Palm	Adonis Merrelli	5	Good	2	25	12	113
24	Fishtail Palm	Caryota Mils	4	Fair	1	20	12	113
25	Montgomery Palm	Veitchia Arecina	4	Fair	1	24	12	113
26	Mango	Mangifera Indica	13	Good	4	35	35	962
27	Areca Palm	Dypsis Lutescens	cluster	Good	1	24	20	314
28	Montgomery Palm	Veitchia Arecina	4	Good	1	18	12	113
29	Montgomery Palm	Veitchia Arecina	4	Good	1	25	12	113
30	Sabal Palm	Sabal Palmetto	0	Good	1	12	12	113
31	Coconut Palm	Cocos Nucifera	10	Good	1	48	16	201
32	Coconut Palm	Cocos Nucifera	9	Good	1	36	16	201
33	Avocado	Persea Americana	9	Fair	1	45	20	314
34	Montgomery Palm	Veitchia Arecina	4	Good	1	18	10	79
35	White Bird of Paradise	Strelitzia Nicolai	cluster	Fair	3	24	18	254
36	Royal Poinciana	Delonix Regia	22	Good	2	45	50	1963
37	Pongam	Pongamia Pinnata	13	Fair	3	35	35	962
38	Pongam	Pongamia Pinnata	9	Fair	2	35	25	491
39	Weeping Fig	Ficus Benjamina	20	Poor	1	45	40	1256
40	Fishtail Palm	Caryota Mils	cluster	Fair	1	25	25	491
41	Christmas Palm	Adonis Merrelli	6	Good	1	28	12	113
42	Live Oak	Quercus Virginiana	30	Fair	1	50	50	1963
43	Tropical Almond	Terminalia Catappa	7	Fair	2	26	25	491
44	Coconut Palm	Cocos Nucifera	9	Good	1	45	16	201
45	Coconut Palm	Cocos Nucifera	10	Good	1	45	16	201
46	Coconut Palm	Cocos Nucifera	9	Good	1	45	16	201
47	Coconut Palm	Cocos Nucifera	10	Good	2	45	16	201
48	Coconut Palm	Cocos Nucifera	9	Good	1	45	16	201
49	Coconut Palm	Cocos Nucifera	10	Good	1	45	16	201
50	Montgomery Palm	Veitchia Arecina	5	Good	1	35	14	154

Tree #	Common Name	Scientific Name	DBH (Inches)	Condition	Number of stems	Height (feet)	Spread (feet)	Canopy (square feet)
51	Montgomery Palm	Veitchia Arecina	5	Good	1	35	14	154
52	Florida Thatch Palm	Thrinax radiata	4	Good	1	32	12	113
53	Christmas Palm	Adonis Merrilli	5	Good	1	30	12	113
54	Montgomery Palm	Veitchia Arecina	3	Good	2	20	10	79
55	Firebush	Hamelia patens	7	Fair	3	20	20	314
56	Areca Palm	Dypsis lutescens	cluster	Fair	2	20	20	314
57	Chinese Fan Palm	Livistona chinensis	18	Fair	1	60	16	201
58	Montgomery Palm	Veitchia Arecina	5	Good	1	22	14	154
59	Montgomery Palm	Veitchia Arecina	3	Fair	1	16	10	79
60	Areca Palm	Dypsis lutescens	cluster	Good	1	18	18	254
61	Christmas Palm	Adonis Merrilli	4	Good	1	20	12	113
62	White Bird of Paradise	Strelitzia reginae	cluster	Good	1	25	20	314
63	Alexander Palm	Archontophoenix alexandrae	6	Good	3	32	14	154
64	Alexander Palm	Archontophoenix alexandrae	5,5	Good	1	24	12	113
65	Alexander Palm	Archontophoenix alexandrae	7	Good	1	35	16	201
66	Fishtail Palm	Caryota mitis	4	Fair	1	22	12	113
67	Firebush	Hamelia patens	8	Fair	2	12	12	113
68	Montgomery palm	Veitchia Arecina	4,5	Fair	1	22	12	113
69	Montgomery Palm	Veitchia Arecina	4	Good	1	22	10	79
70	Montgomery Palm	Veitchia Arecina	5,4	Good	1	22	10	79
71	Montgomery Palm	Veitchia Arecina	5	Good	1	22	10	79
72	Montgomery Palm	Veitchia Arecina	4	Good	1	22	10	79
73	Montgomery Palm	Veitchia Arecina	4	Good	1	22	10	79
74	Sapodilla	Manihota zapota	8	Good	2	32	30	707
75	Sabal Palm	Sabal palmetto	18	Good	1	28	16	201
76	Verawood	Bulnesia arborea	15	Good	2	35	35	962
77	Montgomery Palm	Veitchia Arecina	4	Good	1	25	10	79
78	Sabal Palm	Sabal palmetto	16	Good	2	14	12	113
79	Live Oak	Quercus virginiana	22	Good	1	55	50	1963
80	Areca Palm	Dypsis lutescens	cluster	Fair	1	16	16	201
81	Areca Palm	Dypsis lutescens	cluster	Fair	1	16	16	201
82	Queen Palm	Syagrus romanzoffiana	8	Fair	1	25	12	113
83	Seagrape	Coccoloba uvifera	12	Good	3	10	20	314

ARBORIST REPORT PROVIDED BY: NEW LEAF ENVIRONMENTAL
DATED: JULY 23, 2024
NLE PROJECT NUMBER: 52124001
MICHAEL MCCOY, MA 4243A

FOLIO NO: 20-5015-006-0770

PROPERTY ADDRESS:

13100 S.W. 80th AVENUE
PINECREST, FLORIDA 33156-6133

CERTIFIED TO:

1. FPM PINECREST 8 LLC

FLOOD ELEVATION INFORMATION:

Date of Field Work: 10-24-2023

DATE OF FIRM: 09/11/2009

COMMUNITY No: 120425/PINECREST

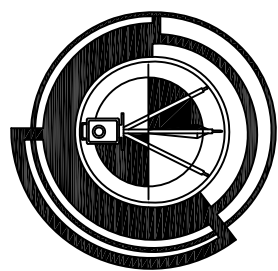
PANEL: 0464 SUFFIX: L

ZONE: X

BASE FLOOD ELEVATION: N/A

BENCHMARK NO: P-610

ELEVATION: 11.76' N.G.V.D. 29



DRAWN: L.R.

CHECKED: G.F.

SCALE: 1" = 20'

FIELD DATE: 10-24-2023

JOB No.: JAF-13100-23

SHEET:

1

OF 1 SHEET

J A F SURVEYING & SERVICES, INC.

7178 WEST 29th WAY, HIALEAH, FLORIDA 33018, PHONE: 786-416-1018, FAX: 305-817-9709
E-MAIL: jafs@jafsinc.com

PREPARED FOR:

FPM PINECREST 8 LLC

TYPE OF PROJECT:

SKETCH OF SURVEY

RECORD OF REVISION

DESCRIPTION

DATE

NO.

DATE

BY APP.

DESCRIPTION

DATE

BY APP.

DESCRIPTION

DATE

BY APP.