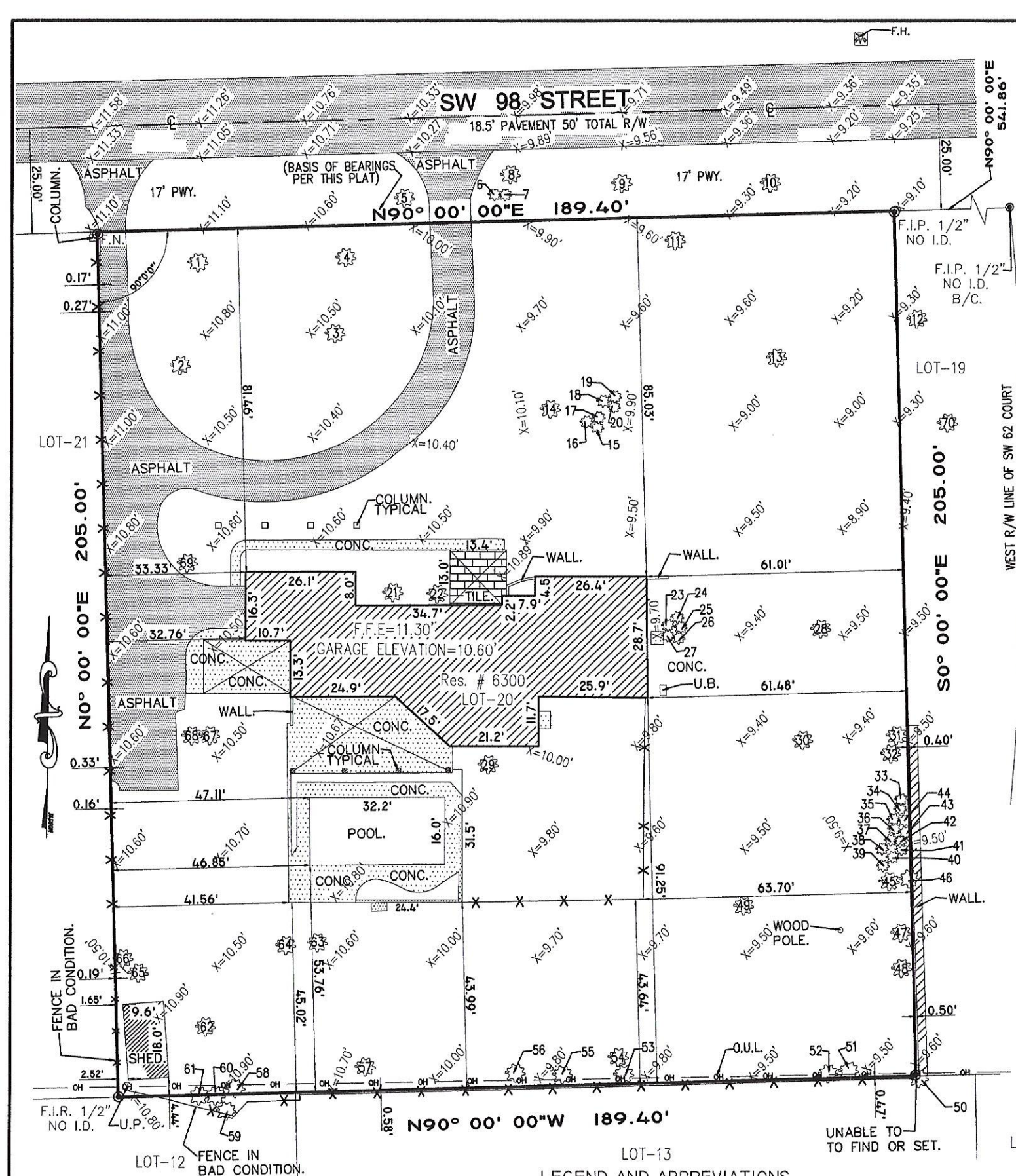




NOTED:
ALL THE DATA IN THE TREE TABLE WERE GIVEN TO THE SURVEYOR BY THE CLIENT, THE SURVEYOR ONLY LOCATED THE POSITION OF THE TREES IN THE TREE TABLE.

#	Common Name	Scientific Name	Height	Canopy	Trunk Dia.	Comment
1	Extolbush	Callistemon	30	30		
2	Black Olive	Bucida buccosa	50	50	40"	
3	Black Olive	Bucida buccosa	50	50	40"	
4	Extolbush	Callistemon	30	30		
5	Chinese Fan Palm	Livistona chinensis				Mult. Right of way
6	Chinese Fan Palm	Livistona chinensis				Mult. Right of way
7	Chinese Fan Palm	Livistona chinensis				Mult. Right of way
8	Chinese Fan Palm	Livistona chinensis				Mult. Right of way
9	Live Oak	Quercus virginiana	50	40	22"	
10	Live Oak	Quercus virginiana	20	20	6"	
11	Live Oak	Quercus virginiana	40	50	22"	
12	Not Used					
13	Live Oak	Quercus virginiana	50	50	24"	
14	Live Oak	Quercus virginiana	60	60	48"	
15	Chinese Fan Palm	Livistona chinensis	30			
16	Chinese Fan Palm	Livistona chinensis	30			
17	Chinese Fan Palm	Livistona chinensis	30			
18	Chinese Fan Palm	Livistona chinensis	30			
19	Chinese Fan Palm	Livistona chinensis	30			
20	Chinese Fan Palm	Livistona chinensis	30			
21	Chinese Fan Palm	Livistona chinensis	10			
22	Chinese Fan Palm	Livistona chinensis	10			
23	Solitaire Palm	Psychopoma elegans	25			
24	Solitaire Palm	Psychopoma elegans	25			
25	Solitaire Palm	Psychopoma elegans	25			
26	Solitaire Palm	Psychopoma elegans	25			
27	Solitaire Palm	Psychopoma elegans	25			
28	Solitaire Palm	Psychopoma elegans	25			
29	Live Oak	Quercus virginiana	60	60	24"	
30	Umbrella Bush	Schiffelia				
31	Live Oak	Quercus virginiana	60	60	24"	
32	Solitaire Palm	Psychopoma elegans	20			
33	Solitaire Palm	Psychopoma elegans	20			
34	Solitaire Palm	Psychopoma elegans	40			
35	Solitaire Palm	Psychopoma elegans	40			
36	Solitaire Palm	Psychopoma elegans	40			
37	Solitaire Palm	Psychopoma elegans	40			
38	Solitaire Palm	Psychopoma elegans	40			
39	Solitaire Palm	Psychopoma elegans	40			
40	Live Oak	Quercus virginiana	60	20	12"	
41	Solitaire Palm	Psychopoma elegans	40			
42	Solitaire Palm	Psychopoma elegans	40			
43	Solitaire Palm	Psychopoma elegans	40			
44	Solitaire Palm	Psychopoma elegans	40			
45	Live Oak	Quercus virginiana	70	40	24"	
46	Hong Kong Orchid	Bauhinia Blakeana	50	20	12"	
47	Schiffelia / Sea Grape	Schiffelia / Coccoloba uvifera	30	20	24"	
48	Strangling Fig	Ficus Benjaminia	25	5	3"	
49	Live Oak	Quercus virginiana	70	60	48"	
50	Strangling Fig	Ficus Benjaminia	15	5	3"	
51	Live Oak	Quercus virginiana	30	10	12"	FPL Hazard
52	Sabal Palm	Sabal Adansonii	8			
53	Norfolk Pine	Ascaratia heterophylla	20	0	10"	FPL Hazard
54	Solitaire Palm	Psychopoma elegans	25			
55	Fishtail Palm	Caryota	25			
56	Fishtail Palm	Caryota	25			
57	Bischofia	Bischofia javanica	40	30	12"	
58	Schiffelia	Schiffelia	10	10	24"	
59	Not Used					
60	Gumbo Limbo	Bursaria Simaruba	10	0	2"	FPL Hazard
61	Solitaire Palm	Psychopoma elegans	10			
62	Mango	Mangifera indica	30	20	12"	
63	Live Oak	Quercus virginiana	25	25	12"	Mult. Leaning Swardy
64	Chinese Fan Palm	Livistona chinensis	10			
65	Fishtail Palm	Caryota	20			
66	Gumbo Limbo	Bursaria Simaruba	50	30	12"	
67	Dead Arecas	Chrysalidocarpus lutescens				
68	Dead Arecas	Chrysalidocarpus lutescens				
69	Sea Grape Bush	Coccoloba uvifera				

BOUNDARY SURVEY
SCALE: 1" = 30'

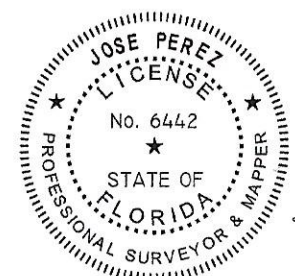
PROPERTY ADDRESS: 6300 SW 98 STREET
PINECREST, FLORIDA 33156.
CERTIFIED TO: EPGD ATTORNEYS AT LAW, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,
ANCHOR NATIONWIDE LOANS, LLC, ISAOA/ATIMA,
RKTA 6300 LLC.
FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:
COMMUNITY NUMBER: 120425
PANEL NUMBER: 0466L
PANEL REVISED DATE: 09-11-2009
SUFFIX: L ZONE: X
BASE FLOOD ELEVATION: NA.
INDEX DATE: 09-11-2009

- NOTES:
- UNDERGROUND UTILITIES, FOOTINGS, AND/OR UNDERGROUND ENCROACHMENTS ARE NOT LOCATED ON THIS SURVEY MAP.
 - NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY, AND OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
 - ELEVATIONS AND VERTICAL DATA, IF SHOWN ARE REFERRED TO N.G.V.D. 1929.
 - UNLESS OTHERWISE NOTED RECORD AND MEASURED DATA ARE IN SUBSTANTIAL AGREEMENT.
 - THE STREET RIGHT-OF-WAY ABUTTING THIS PROPERTY ARE PHYSICALLY OPEN UNLESS OTHERWISE NOTED.
 - FENCE OWNERSHIP NOT DETERMINED. APPARENT FENCE CLEARANCES AND/OR ENCROACHMENTS ARE NOTED BY VISUAL MEANS ONLY.
 - SET IRON PIPE OR PIN WITH CAP #6442 (18" IN LENGTH BY 0.2 SQUARE INCHES, MINIMUM) AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER
 - LEGAL DESCRIPTION PROVIDED BY THE CLIENT. THIS SURVEY DOES NOT DETERMINE OR IMPLY OWNERSHIP.
 - EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY
 - THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED
 - THE EXPECTED USE OF THE LANDS, AS CLASSIFIED IN THE STANDARDS OF PRACTICE, IS "RESIDENTIAL HIGH RISK" THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10 000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
 - BENCHMARK USED: MIAMI-DADE COUNTY T-621, ELEVATION=10.76'

LEGAL DESCRIPTION: LOT 20, PINE ACRES ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE 63, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

I HEREBY CERTIFY THAT THIS SURVEY OF THE HEREON DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AND SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

PREPARED BY:
JOSE PEREZ
12361 SW 251 STREET
HOMESTEAD, FL 33032
TELEPHONE (786) 546 4791
FIELD SURVEY DATE: 09-12-2025
172325
JOSE PEREZ
REG. SURVEYOR & MAPPER LS # 6442
STATE OF FLORIDA
SIGNATURE/
SEAL DATE



Handwritten signature of Jose Perez.

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

LEGEND AND ABBREVIATIONS

A = ARC DISTANCE.	CH = CHORD DISTANCE.	DIST. = DISTANCE.	H = HIGH	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM.	PL = PLANTER OR PLACE.	R = RADIUS.	S.I.P. = SET IRON PIPE WITH CAP P.S.M. # 6442
A/C = AIR CONDITIONER PAD.	CH.B. = CHORD BEARING.	D. = DIAMETER.	L.B. = LICENSED BUSINESS.	N.T.S. = NOT TO SCALE.	P.L. = PROPERTY LINE.	(R) = RECORDED.	S.P. = SCREENED PORCH.
A.E. = ANCHOR EASEMENT.	CL = CLEAR.	DR. W. = DRIVE WAY.	L.F.E. = LOWEST FLOOR ELEVATION.	NO. OR # = NUMBER.	P.L.S. = PROFESSIONAL LAND SURVEYOR.	RD. = RADIAL.	ST. = STREET.
ASPH. = ASPHALT.	CL. OR CL- = CENTER LINE.	E = EAST.	L.M.E. = LAKE MAINTENANCE EASEMENT.	O. U. L. = OVERHEAD UTILITY LINES.	P.O.B. = POINT OF BEGINNING.	RD. = ROAD.	ST. = SIDE WALK.
B/C = BLOCK CORNER.	C.L.F. = CHAIN LINK FENCE.	ELEV. = ELEVATION.	LN. = LAKE.	O.H. = OVER HANG.	P.O.C. = POINT OF COMMENCEMENT.	RES. = RESIDENCE.	T = TANGENT.
B.L.G. = BUILDING.	C.M.E. = CANAL MAINTENANCE EASEMENT.	ENCR. = ENCROACHED.	L.P. = LIGHT POLE.	O/S = OFF SET.	P.P.C. = POINT OF REVERSE CURVE.	RSE = RANGE.	TWS. = TOWNSHIP.
B.M. = BENCH MARK.	CONC. = CONCRETE.	E.T.P. = ELECTRIC TRANSFORMER.	(M) = MEASURED DIMENSION.	O.R.B. = OFFICIAL RECORD BOOK.	P.R.M. = PERMANENT REFERENCE MONUMENT.	R.P. = RADIUS POINT.	U.E. = UTILITY EASEMENT.
B.O.B. = BASIS OF BEARINGS.	C.P. = CONCRETE POST.	F.G.S.E. = FIRE HYDRANT, GUARD RAIL, AND STREET LIGHT EASEMENT.	N. = NORTH.	P.B. = PLAT BOOK.	P.S.M. = PROFESSIONAL SURVEYOR & MAPPER.	R.R. = RAIL ROAD.	U.P. = UTILITY POLE.
C = CANNOPY.	C.S. = CONCRETE SLAB.	F.F.E. = FINISHED FLOOR ELEVATION.	N.A.P.O. = NOT A PART OF.	P.C. = POINT OF CURVATURE.	PROP. COR. = PROPERTY CORNER.	R/W = RIGHT OF WAY.	U.B. = UTILITY BOX.
C.B. = CATCH BASIN.	D.E. = DRAINAGE EASEMENT.	F.N.D. = FOUND NAIL AND DISC.	N.M. = NOT A MONUMENT LINE.	P.C.C. = POINT OF COMPOUND CURVE.	P.V.M.T. = PAVEMENT.	S = SOUTH.	W = WEST.
C.B.S. = CONCRETE BLOCK STRUCTURE.	D.M.E. = DRAINAGE & MAINTENANCE EASEMENT.	F.N. = FOUND NAIL.	N.M. = NOT A MONUMENT LINE.	PG. = PAGE.	P.W. = PARK-WAY.	* = SECONDS.	W.F. = WOOD FENCE.
C.B.S.W. = CONCRETE BLOCK WALL.	X 0.00 = EXISTING ELEVATION.	F.I.P. = FOUND IRON PIPE.	W.F. = WOOD FENCE.	P.C.P. = PERMANENT CONTROL POINT.		SEC. = SECTION.	W.M. = WATER METER.
C.A. = CENTRAL ANGLE.		F.I.R. = FOUND IRON ROD.	X = CHAIN LINK FENCE.			W.V. = WATER VALVE.	
PROPOSED ELEVATION.		FT. = FEET.	X-X = METAL FENCE.				
☉ = TREE.		F.H. = FIRE HYDRANT.					