GENERAL LEGEND:

AERIAL TARGET
ALUMINUM LIGHT POST
ALUMINUM LIGHT POST (SINGLE)
ALUMINUM LIGHT POST (DOUBLE)
ALUMINUM LIGHT POST (TRIPLE)
ALUMINUM LIGHT POST (QUAD)
ANCHOR/GUY WIRE
BACKFLOW PREVENTER ASSEMBLY
CATV CABLE TELEVISION BOX
CATCH BASIN
CATCH BASIN F-3
CENTERLINE
CHECK VALVE ASSEMBLY
COLUMN (CIRCULAR)
COLUMN (SQUARE)
CONCRETE LIGHT POLE
CONCRETE LIGHT POLE (DOUBLE)
CPP CONCRETE POWER POLE
CONTROL POINT
CPB COMMUNICATION PULL BOX
or IN CURB INLET
DOUBLE DETECTOR CHECK VALVE
or DRAIN (CIRCULAR OR SQUARE)
EL ELECTRIC BOX (ABOVE GROUND)
EPB ELECTRIC PULL BOX (BELOW GROUND)
ELECTRIC HAND HOLE
EO ELECTRIC OUTLET
x9.0 or 9.00 ELEVATIONS (SEE NOTES FOR DATUM)
FIRE HYDRANT
FIRE LINE SIAMESE CONNECTION
FIRE LINE CONNECTION
FLAGPOLE
FLOW LINE
FORCE MAIN MANHOLE
FORCE MAIN VALVE
F.P.L ELECTRIC MANHOLE
F.P.L. FIBER NETWORK
FPLP F.P.L. TRANSMISSION POLE
GAS MANHOLE
GAS METER
GAS PUMP
GV GAS VALVE
GREASE TRAP MANHOLE
GROUND LIGHTING
BO GUARD POST, BOLLARD
IRRIGATION HAND HOLE
IRRIGATION VALVE
MAILBOX
MONITOR WELL
MONUMENT LINE
P-5 INLET
P-6 INLET
PARKING METER
or PEDESTRIAN CROSSING SIGNAL
PRM PERMANENT REFERENCE MONUMENT
POST INDICATOR VALVE
VACUUM BREAKER ASSEMBLY
PROPERTY LINE
ROUND CATCH BASING
CO SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
SIGN POST
SPRINKLER PUMP
STANDPIPE
STORM SEWER MANHOLE
SLB STREET LIGHT BOX
SWALE INLET
TELEPHONE BOX (SOUTHERN BELL)
TELEPHONE HAND HOLE
or TELEPHONE MANHOLE (SO. BELL)
TELEPHONE PAYPHONE
TRAFFIC HAND HOLE
TRAFFIC UTILITY BOX
TCB TRAFFIC CONTROL POST
TRAFFIC SIGNAL POST
TSB TRAFFIC SIGNAL BOX
TREE & PALM
UNDERGROUND UTILITY MARKER
UNKNOWN UTILITY MANHOLE
UNKNOWN UTILITY HAND HOLE
WATER MANHOLE
WM WATER METER
WV WATER VALVE
WLP WOOD LIGHT POLE
WPP WOOD POWER POLE
WTP WOOD TELEPHONE POLE
HANDICAP PARKING
STROLLER PARKING

ABBREVIATIONS:

R denotes RADIUS
Δ denotes DELTA ANGLE
L denotes ARC DISTANCE
CH.D. denotes CHORD LENGTH or CHORD DISTANCE
CH.B. denotes CHORD BEARING
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PG. denotes PAGE
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P.O.B. denotes POINT OF BEGINNING
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CONC. denotes CONCRETE
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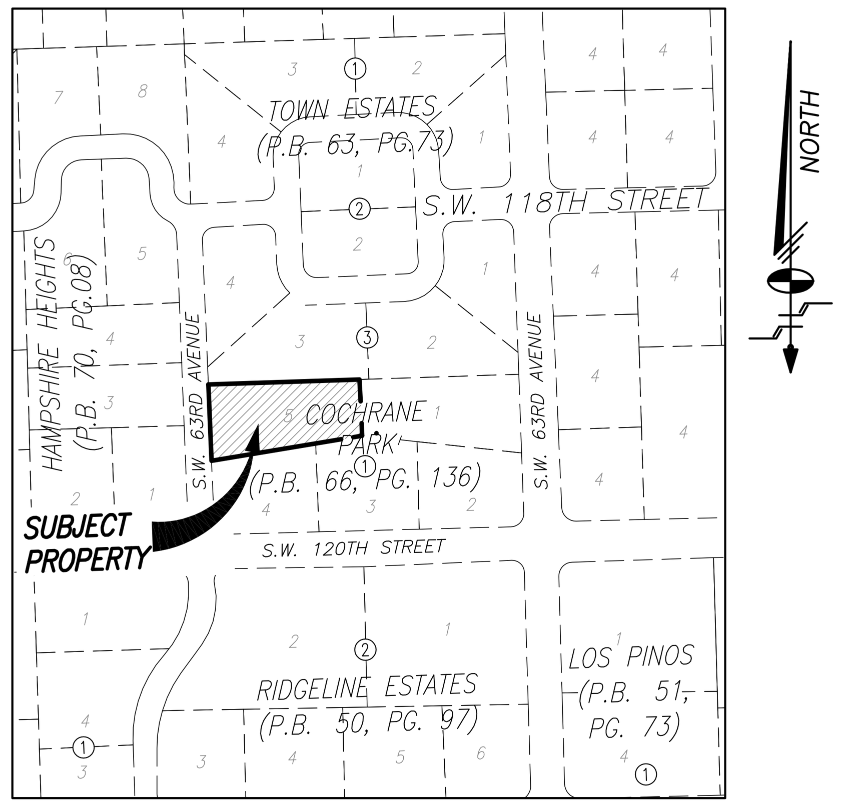
S.I.P. denotes SET 1/2" IRON PIPE & LB-87 CAP

F.N.D. denotes FOUND NAIL & BRASS DISC
S.N.D. denotes SET LB-87 NAIL & BRASS DISC
C.I.P. denotes CORRUGATED IRON PIPE
CLR. denotes CLEAR
E.T.P. denotes ELECTRIC TRANSFORMER PAD
ENCR. denotes ENCROACHMENT
D.C. denotes DEPRESSED CURB
PL. denotes PLANTER
(C) denotes CALCULATE DISTANCE
I.E. denotes INVERT ELEVATION

T.O.P. denotes TOP OF PIPE
(D) denotes DEED DISTANCE
(L) denotes DISTANCE BY LEGAL DESCRIPTION
(M) denotes MEASURED DISTANCE
(R) denotes RECORD OR PLATTED DISTANCE

BOTTOM — APPROXIMATE BOTTOM OF SLOPE
COMM — COMMUNICATION
DRAIN — DRAINAGE
FPL — ELECTRIC
FM — FORCE MAIN
IRRIG — IRRIGATION
GAS — NATURAL GAS
OHW — OVERHEAD WIRES
SM — SANITARY SEWER
TOP — APPROXIMATE TOP OF BANK
VEG — VEGETATION LINE
WM — WATER
/// — LIMITED ACCESS RIGHT OF WAY LINE



LOCATION SKETCH

Scale: 1"=300'

A PORTION OF SECTION 12-55S-40E, MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION

LOT 5, BLOCK 1, "COCHRANE PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE 136, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF **N00°00'00"E** ALONG THE **EAST** RIGHT-OF-WAY LINE OF **S.W. 63RD AVENUE** BETWEEN **S.W. 120TH STREET** AND **S.W. 118TH STREET**.
2. LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
3. AREA OF THE PROPERTY DESCRIBED HEREON IS: **±40,001** SQ. FT. (**±0.918** ACRES).
4. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
5. UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
6. THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE **"X"**, PER FLOOD INSURANCE RATE MAP NO. **12086C0466L**, COMMUNITY NO. **120635**, PANEL NO. **0466**, SUFFIX **L**, OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) MAP DATED **SEPTEMBER 11, 2009**.
7. VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, TOGETHER WITH UNDERGROUND STORM AND SANITARY GRAVITY MAINS, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND PRESSURE MAIN, CABLES OR CONDUITS.
8. THE DISTANCES SHOWN ALONG THE BOUNDARY OF THE SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED.
9. **THIS SKETCH IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY LINE AND OTHER MATTERS WHICH MAY BE REFLECTED BY A SEARCH OF TITLE TO THE SUBJECT LANDS.**
10. THE ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29) AND ARE EXPRESSED IN FEET.
11. BENCHMARKS:
    a. **MIAMI-DADE BENCHMARK SC-25, LOCATOR 1: S.W. 120TH STREET---32' SOUTH OF CENTER LINE. LOCATOR 2: S.W. 62TH AVENUE---144' EAST OF CENTER LINE, PK NAIL AND BRASS WASHER IN CONCRETE SIDEWALK. ELEVATION =16.85' N.G.V.D 29.**
    b. **MIAMI-DADE BENCHMARK T-614, LOCATOR 1: S.W. 120TH STREET---41' SOUTH OF CENTER LINE. LOCATOR 2: S.W. 62TH AVENUE---33' WEST OF CENTER LINE, PK NAIL AND BRASS WASHER IN CONCRETE SIDEWALK. ELEVATION =10.61' N.G.V.D 29.**
12. **THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED EU-1 (SINGLE FAMILY RESIDENTIAL)**

TREE TABLE

TREE NO	COMMON NAME	SPECIES	DIA. IN.	HT. FT.	CNPY. Ø FT.
1	MONTGOMERY PALM	"Veitchia montgomeryana"	6	30	10
2	MONTGOMERY PALM	"Veitchia montgomeryana"	4	20	8
3	COCONUT PALM	"Cocos nucifera"	7	32	20
3A	AVOCADO TREE	"Persea americana"	17	38	35
5	MAJESTY PALM	Ravenea rivularis"	3	6	8
6	LIVE OAK TREE	"Quercus virginiana	16	35	35
9	THATCH PALM	"Thrinax radiata"	3	23	5
9A	AVOCADO TREE	"Persea americana"	18	40	40
12	LIVE OAK TREE	"Quercus virginiana"	29	45	50
15	LIVE OAK TREE	"Quercus virginiana"	15	35	35
16	BLUE LATAN PALM	"latania loddigesii"	8	15	16
17	SHADY LADY TREE	"Bucida buceras"	26	40	50
18	LIVE OAK TREE	"Quercus virginiana"	17	35	40
19	COCONUT PALM	"Cocos nucifera"	9	30	18
20	LIVE OAK TREE	"Quercus virginiana"	15	35	35
22	LIVE OAK TREE	"Quercus virginiana"	11	26	25
23	SOLITAIRE PALM	"Ptychosperma elegans"	3	16	8
24	SOLITAIRE PALM	"Ptychosperma elegans"	3	16	8
25	SOLITAIRE PALM	"Ptychosperma elegans"	3	24	8
25A	OLD MAN PALM	"Coccothrinax Crinita"	4	5	9
26	SOLITAIRE PALM	"Ptychosperma elegans"	3	24	8
27	SOLITAIRE PALM	"Ptychosperma elegans"	3	24	8
28	SOLITAIRE PALM	"Ptychosperma elegans"	3	24	8
29	CHINESE FAN PALM	"Livistona chinensis"	16	24	18
30	CHINESE FAN PALM	"Livistona chinensis"	16	24	18
31	CHINESE FAN PALM	"Livistona chinensis"	16	24	18
32	PYGMY DATE PALM	"Phoenix roebelenii"	6	8	10
33	COCONUT PALM	"Cocos nucifera"	8	24	20
34	SOLITAIRE PALM	"Ptychosperma elegans"	3	22	8
35	LIVE OAK TREE	"Quercus virginiana"	23	38	42
36	LIVE OAK TREE	"Quercus virginiana"	20	38	42
38	LIVE OAK TREE	"Quercus virginiana"	18	40	38
39	CIGARBOX TREE	"Cedrela odorata"	20	32	32
39A	LIVE OAK TREE	"Quercus virginiana"	18	30	35
40	LIVE OAK TREE	"Quercus virginiana"	20	36	36
44	COCONUT PALM	"Cocos nucifera"	8	40	24
45	COCONUT PALM	"Cocos nucifera"	8	40	24
49	LIVE OAK TREE	"Quercus virginiana"	23	36	45
54	SOLITAIRE PALM	"Ptychosperma elegans"	3	18	8
66	GUMBO LIMBO TREE	"Bursera simaruba"	18	30	40
66A	GUMBO LIMBO TREE	"Bursera simaruba"	16	30	40
71	LIVE OAK TREE	"Quercus virginiana"	20	40	50
72	GUMBO LIMBO TREE	"Bursera simaruba"	23	35	38
74	LIVE OAK TREE	"Quercus virginiana"	18	45	45
75	SENEGAL DATE PALM	"Phenix reclinata"	40	30	40
76	COCONUT PALM	"Cocos nucifera"	8	15	8
76A	COCONUT PALM	"Cocos nucifera"	8	34	24
76B	CHRISTMAS PALM	"Adonidia merrillii"	6	14	14
76C	PONYTAIL PALM	"Beaucarnea recurvata"	2	5	4
76D	OIL PALM	"Elaeis oleifera"	4	7	20
77	SOLITAIRE PALM	"Ptychosperma elegans"	3	24	8
78	COCONUT PALM	"Cocos nucifera"	7	22	16
79	OIL PALM	"Elaeis oleifera"	6	14	20
80	CHRISTMAS PALM	"Adonidia merrillii"	3	20	8
81	CHRISTMAS PALM	"Adonidia merrillii"	3	20	8
82	COCONUT PALM	"Cocos nucifera"	7	24	16
82B	COCONUT PALM	"Cocos nucifera"	8	35	20
82C	CHRISTMAS PALM	"Adonidia merrillii"	8	20	12
83	SENEGAL DATE PALM	"Phoenix roebelenii"	19	35	30
84	SENEGAL DATE PALM	"Phoenix roebelenii"	21	25	28
85	LIVE OAK TREE	"Quercus virginiana"	29	50	45
86	LIVE OAK TREE	"Quercus virginiana"	29	40	52

NOTE:
THE TREE INFORMATION SHOWN HEREON PER "TREE INVENTORY LIST" AS PREPARED BY **(PATRICK HANNAH, CERTIFIED ARBORIST FL-6275AA AND DATED 09-06-2024).**

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION ON. THIS SURVEY COMPLIES WITH THE STANDARD OF PRACTICE REQUIREMENTS AS SET FORTH IN RULES 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Schwebke-Shiskin & Associates, Inc.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

BY: *Mark Steven Johnson*

MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA.

MARK STEVEN JOHNSON LICENSE No. 4775 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Mark S Johnson

This Survey has been electronically signed and sealed by Mark Steven Johnson, PSM on the date noted hereon. All signatures must be verified on electronic copies. Printed copies are not considered signed and sealed, unless they include an additional raised embossed seal of the surveyor.

CERTIFICATE OF AUTHORIZATION No. LB-87

Schwebke-Shiskin & Associates, Inc.
LAND PLANNERS • ENGINEERS • LAND SURVEYORS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: (954) 435-7010 FAX: (954) 438-3288

Drawn By: A.H. | Survey Date: 05-10-2023 | Checked By: M.S.J. | Date: 05-15-2023
Order No. 216388 | F.B. No.: SD 598 "A" Pg.1 | Scale: AS SHOWN
File No. AJ-6264 | Sheet 1 of 2 Sheet(s)

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This is "Boundary Survey."

BOUNDARY SURVEY

Section 12, Township 55 South, Range 40 East, Miami-Dade County, Florida

REVISIONS

Date:	Order No.	Field Book	Remarks:	By:
06-01-23	216388	SD598A/5	ADDITIONAL TREES INFORMATION	N.R.C.
05/12/2025			UPDATE SURVEY	CSJ
09-03-25			UPDATE TREE LIST PER ARBORIST	N.R.C.

FILE NO. AJ-6264

K:\125540\COCHRANE PARK\SURVEY\DWG\BOUNDARY SURVEY (09-03-2025).DWG

K:\125540\COCHRANE PARK\SURVEY\DWG\BOUNDARY SURVEY (09-03-2025).dwg

GENERAL LEGEND:

- AERIAL TARGET
- ALUMINUM LIGHT POST
- ALUMINUM LIGHT POST (SINGLE)
- ALUMINUM LIGHT POST (DOUBLE)
- ALUMINUM LIGHT POST (TRIPLE)
- ALUMINUM LIGHT POST (QUAD)
- ANCHOR/GUY WIRE
- BACKFLOW PREVENTER ASSEMBLY
- CATV CABLE TELEVISION BOX
- CB CATCH BASIN
- CATCH BASIN F-3
- CENTERLINE
- CHECK VALVE ASSEMBLY
- COLUMN (CIRCULAR)
- COLUMN (SQUARE)
- CONCRETE LIGHT POLE
- CONCRETE LIGHT POLE (DOUBLE)
- CPP CONCRETE POWER POLE
- CONTROL POINT
- CB COMMUNICATION PULL BOX
- CI or IN CURB INLET
- DOUBLE DETECTOR CHECK VALVE
- DR or D DRAIN (CIRCULAR OR SQUARE)
- EB ELECTRIC BOX (ABOVE GROUND)
- EPB ELECTRIC PULL BOX (BELOW GROUND)
- ELECTRIC HAND HOLE
- EO ELECTRIC OUTLET
- 24.5 SEE ELEVATIONS (SEE NOTES FOR DATUM)
- FIRE HYDRANT
- FIRE LINE SIAMESE CONNECTION
- FIRE LINE CONNECTION
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- FM FORCE MAIN MANHOLE
- FORCE MAIN VALVE
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- IRRIGATION HAND HOLE
- IRRIGATION VALVE
- MAILBOX
- MONITOR WELL
- MONUMENT LINE
- P-5 INLET
- P-6 INLET
- PARKING METER
- PEDESTRIAN CROSSING SIGNAL
- PRM PERMANENT REFERENCE MONUMENT
- POST INDICATOR VALVE
- VACUUM BREAKER ASSEMBLY
- PROPERTY LINE
- ROUND CATCH BASING
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- SIGN POST
- SPRINKLER PUMP
- STANDPIPE
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- SWALE INLET
- TELEPHONE BOX (SOUTHERN BELL)
- TELEPHONE HAND HOLE
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- TELEPHONE PAYPHONE
- TELEPHONE HAND HOLE
- TRAFFIC UTILITY BOX
- TCP TRAFFIC CONTROL POST
- TRAFFIC SIGNAL POST
- TSB TRAFFIC SIGNAL BOX
- TREE & PALM
- UNDERGROUND UTILITY MARKER
- UNKNOWN UTILITY MANHOLE
- UNKNOWN UTILITY HAND HOLE
- WATER MANHOLE
- WM WATER METER
- WV WATER VALVE
- WLP WOOD LIGHT POLE
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- SPACE STROLLER PARKING

ABBREVIATIONS:

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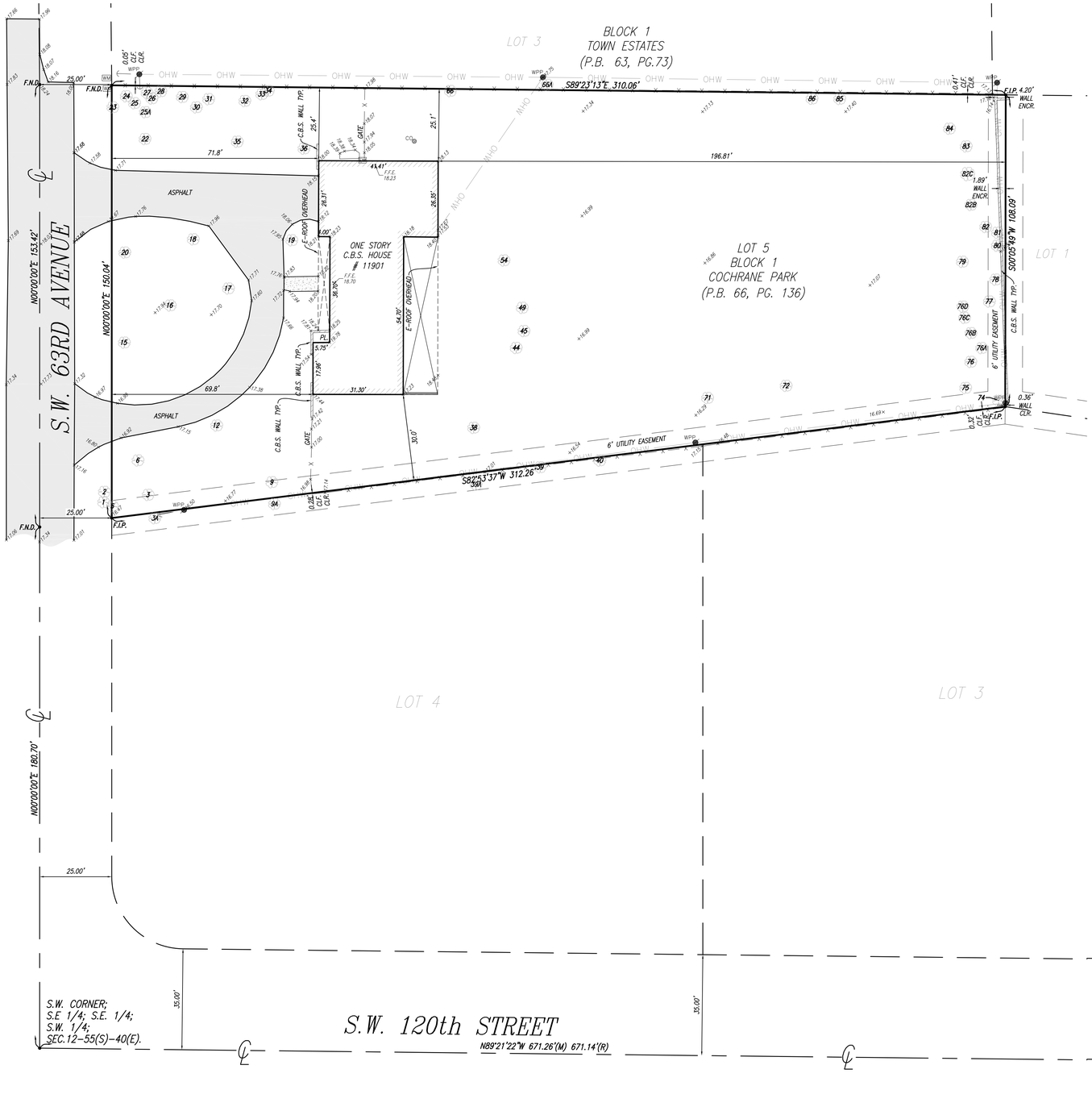

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CERTIFICATE OF AUTHORIZATION No. LB-87

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This is "Boundary Survey."

Drawn By: A.H. | Surv'd/ Date: 05-10-2023 | Checked By: M.S.J. | Date: 05-15-2023
Order No. 2116388 | F.B. No.: Pg.1 | SD 598 | Scale: AS SHOWN
File No. AJ-6264 | Sheet 2 of 2 Sheet(s)

BOUNDARY SURVEY

Section 12, Township 55 South, Range 40 East, Miami-Dade County, Florida

REVISIONS

Date	Order No.	Field Book	Remarks:	By:
05/27/2025			UPDATE SURVEY	ASC
09/02/2025			UPDATE PER CITY COMMENT	ASC

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FILE NO. AJ-6264

K:\125540\COCHRANE PARK\SURVEY\DWG\BOUNDARY SURVEY (09-03-2025).dwg