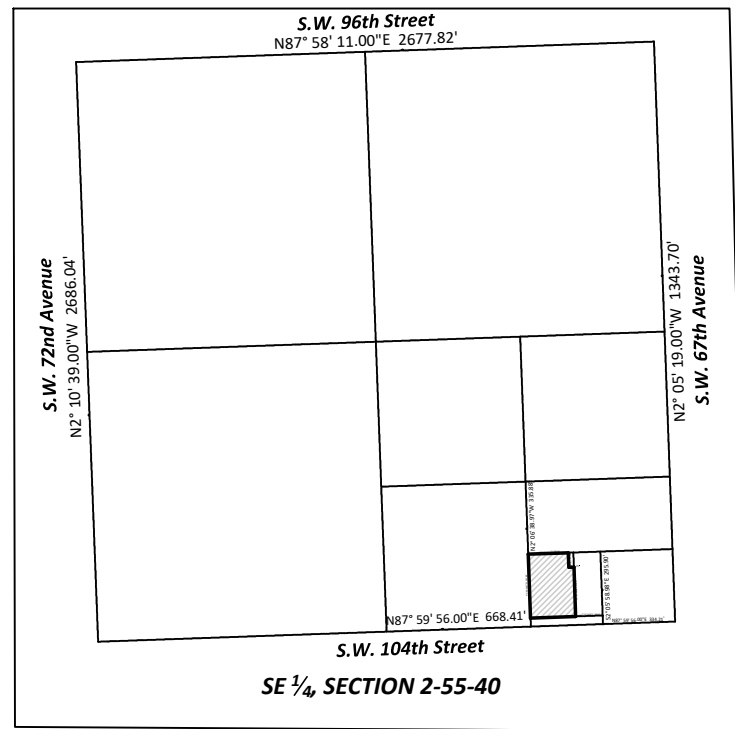
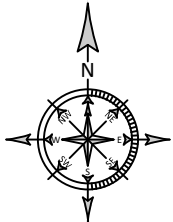


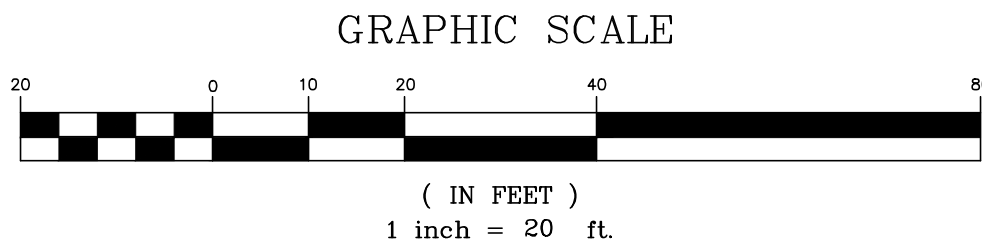
N.T.S



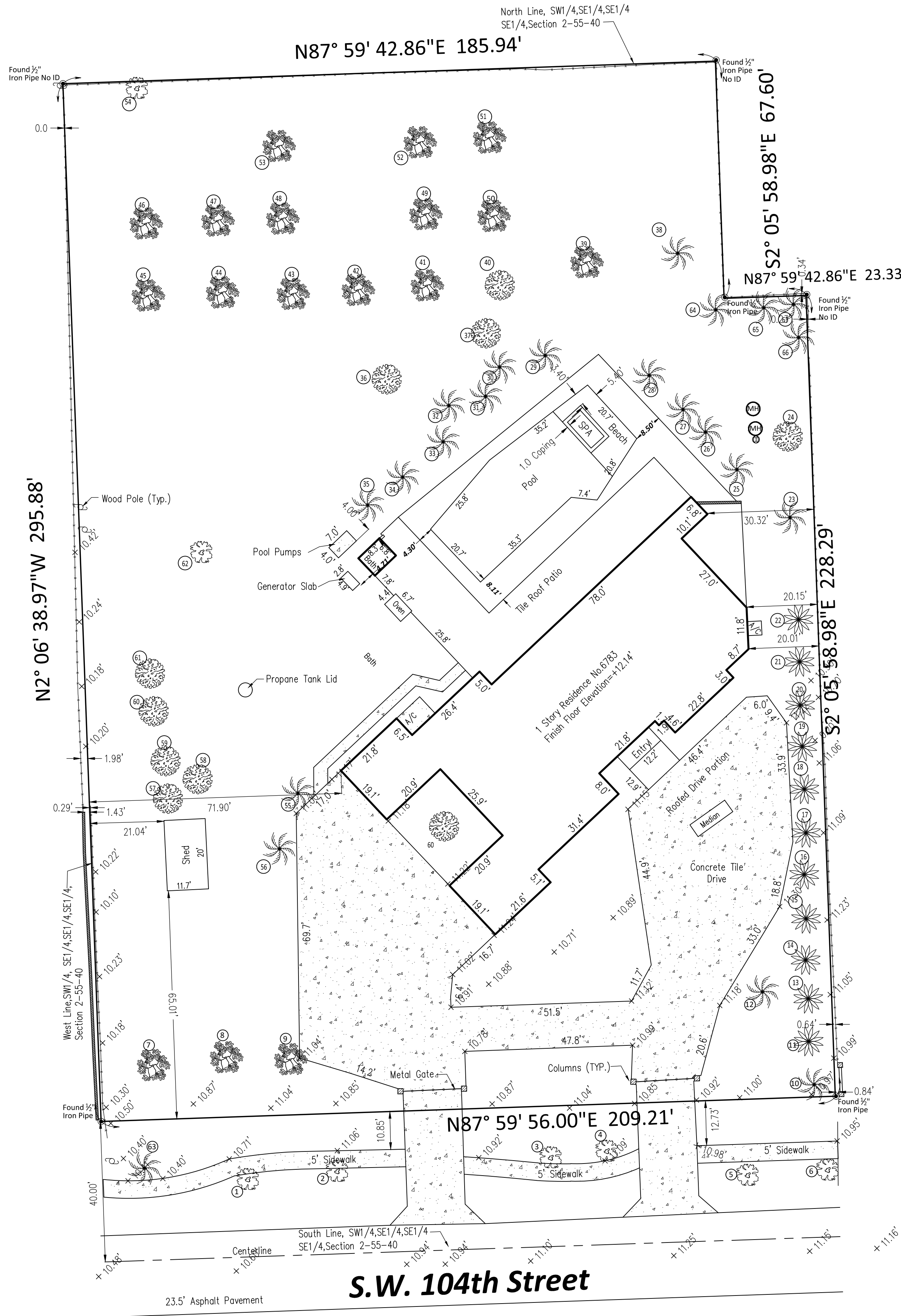
The SW 1/4 of the SE 1/4 of the SE 1/4 of the SE 1/4 of Section 2, Township 55 South, Range 40 East, less the South 40 feet, less the East 125.00 feet and less the West 23.33 feet of the East 148.33 feet of the North 67.60 feet thereof, lying and being in Miami-Dade County, Florida.

DYLAN ROY
JAMIE ROY

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 (§5-17 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 North Right-of-Way line of ***SW 104th Street, bearing N87°59'56"E.***



N87° 59' 42.86"E 185.94'



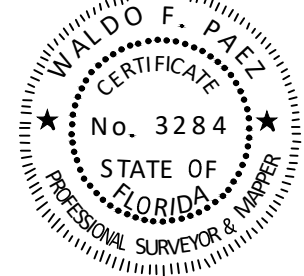
TREE TABULATION					
NUMBER	COMMON NAME	SCIENTIFIC NAME	DIAMETER	HEIGHT	CANOPY
(1)	OAK	QUERCUS	12"	25'	28'
(2)	OAK	QUERCUS	4"	25'	10'
(3)	OAK	QUERCUS	6"	30'	15'
(4)	OAK	QUERCUS	12"	30'	20'
(5)	OAK	QUERCUS	16"	40'	30'
(6)	MANGO	MANGIFERA INDICA	36"	40'	40'
(7)	MANGO	MANGIFERA INDICA	24"	40'	40'
(8)	MANGO	MANGIFERA INDICA	16"	40'	30'
(9)	ROYAL PALM				
(10)	COCOPLUM		6"	15'	8'
(11)	COCOPLUM		6"	15'	8'
(12)	COCOPLUM		6"	15'	8'
(13)	COCOPLUM		6"	15'	8'
(14)	COCOPLUM		6"	15'	8'
(15)	COCOPLUM		6"	15'	8'
(16)	COCOPLUM		6"	15'	8'
(17)	COCOPLUM		6"	15'	8'
(18)	COCOPLUM		6"	15'	8'
(19)	COCOPLUM		6"	15'	8'
(20)	COCOPLUM		6"	15'	8'
(21)	COCOPLUM		6"	15'	8'
(22)	COCOPLUM		6"	15'	8'
(23)	COCOUNUT		20"	30'	20'
(24)	STRANGLER FIG		60"	60'	60'
(25)	WASHINGTONIAN PALM		10"	30'	10'
(26)	DATE PALM		16"	30'	20'
(27)	2 WASHINGTONIAN		10"	30'	10'
(28)	DATE PALM		16"	30'	20'
(29)	DATE PALM		16"	30'	20'
(30)	COCOUNUT		6"	20'	10'
(31)	DATE PALM		16"	30'	20'
(32)	COCOUNUT		8"	20'	10'
(33)	DATE PALM		12"	20'	20'
(34)	COCOUNUT		8"	20'	10'
(35)	COCOUNUT		10"	20'	10'
(36)	GUMBO LIMBO		8"	12'	10'
(37)	GUMBO LIMBO		8"	20'	10'
(38)	DATE PALM		16"	25'	20'
(39)	DATE PALM		10"	15'	20'
(40)	GUMBO LIMBO		10"	20'	10'
(41)	MANGO	MANGIFERA INDICA	16"	40'	30'
(42)	MANGO	MANGIFERA INDICA	16"	40'	30'
(43)	MANGO	MANGIFERA INDICA	16"	40'	30'
(44)	MANGO	MANGIFERA INDICA	16"	40'	30'
(45)	MANGO	MANGIFERA INDICA	16"	40'	30'
(46)	MANGO	MANGIFERA INDICA	16"	40'	30'
(47)	MANGO	MANGIFERA INDICA	16"	40'	30'
(48)	MANGO	MANGIFERA INDICA	16"	40'	30'
(49)	MANGO	MANGIFERA INDICA	16"	40'	30'
(50)	MANGO	MANGIFERA INDICA	16"	40'	30'
(51)	MANGO	MANGIFERA INDICA	16"	40'	30'
(52)	MANGO	MANGIFERA INDICA	16"	40'	30'
(53)	MANGO	MANGIFERA INDICA	16"	40'	30'
(54)	MANGO	MANGIFERA INDICA	16"	40'	30'
(55)	OAK	QUERCUS	16"	50'	50'
(56)	WASHINGTONIAN PALM		10"	30'	10'
(57)	WASHINGTONIAN PALM		8"	25'	15'
(58)	CENGAL MAHO	MELOYTUE RAMIFLOS	8"	25'	15'
(59)	CENGAL MAHO	MELOYTUE RAMIFLOS	8"	25'	15'
(60)	CENGAL MAHO	MELOYTUE RAMIFLOS	8"	25'	15'
(61)	PINK TRUMPET		5"	25'	15'
(62)	PINK TRUMPET		12"	30'	20'
(63)	OAK	QUERCUS	24"	50'	50'
(64)	WASHINGTONIAN PALM		8"	20'	10'
(65)	TRAILERS PALM		15"	12'	20'
(66)	BISMARCK		6"	10'	20'
(67)	BISMARCK		6"	10'	20'
(68)	BISMARCK		6"	10'	20'
(69)	BISMARCK		6"	10'	20'

	WATER METER
	CATCH BASIN
	FIRE HYDRANT
	CLEAN OUT
	SANITARY MANHOLE
	STORM MANHOLE
	BELL SOUTH MANHOLE
	MANHOLE
	INLET
	WATER VALVE
	GAS VALVE
	UTILITY POLE
	CONCRETE UTILITY POLE
	TRAFFIC BOX
	TREE
	P.B. PLAT BOOK
	PAGE
	SQ. FT. SQUARE FEET
	± MORE OR LESS
	ELEVATION
	INVERT
	CENTERLINE
	CITY OF MIAMI MONUMENT LINE
	PROPERTY LINE
	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
	B.O.B. BASIS OF BEARING
	(typ.) TYPICAL

ELEVATION NOTE: (IF REQUESTED AND SHOWN)
1. +0.00' Indicates existing Elevations

BENCHMARK INFORMATION:

NAME: T-621
DESCRIPTION: PK NAIL AND BRASS WASHER IN CONCRETE SLAB OF POLE
LOCATION: SW 104 ST-38' NORTH OF C/L, SW 72 AVE-54' WEST OF C/L
ELEVATION: +10.76'(NGVD29)



THIS ITEM HAS BEEN ELECTRONICALLY
DESIGNED & SEALED BY WALDO F. PAEZ,
S3284 ON APRIL 7, 2025 USING A DIGITAL

THIS DOCUMENT ARE NOT CONSIDERED
DESIGNED AND SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY ELECTRONIC
COPY

COPIES.
THE SEAL APPEARING ON THIS
DOCUMENT WAS AUTHORIZED BY WALDO

WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISES
 AT THE BOUNDARY SURVEY OF THE ABOVE CAPTIONED PROPERTY WAS
 REVISION AND/OR DIRECTION, TO THE BEST OF MY KNOWLEDGE AND
 DOES NOT EXCEED THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA
 IN CHAPTER 51-17 FLORIDA ADMINISTRATIVE CODE. PURSUANT TO
 STATUTES.

Walden E Dooz
Digitally signed by Walden E Dooz

BY: Valerio Falez DATE: 2025.04.07 09:57:59
FOR THE FIRM -04'00'

FL 33156

SCALE:	CHECKED BY:
1" = 20'	M. G.

DELTA MAPPING & SURVEYING, Inc



DELTA MAPPING & SURVEYING, Inc

LAND SURVEYORS • LAND PLANNERS
15961 SW 79th Terrace
Miami, Florida 33193 L.B. No. 7950
PHONE: (781) 420-4004 FAX: (781) 420-4007

ADDRESS: 6783 SW 104 ST, PINECREST, FL 33156
FOLIO NO.: 20.5002-000-1100

SCALE:	
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FLOOD ZONE INFORMATION:		1" = 20'
COMMUNITY NAME & NUMBER		

COMMUNITY NAIWE & NOUNBER
VILLAGE OF PINECREST 120425

MAP/PANEL NUMBER	FLOOD ZONE(S)	
12086C0466 L	X	

FIRM PANEL	BASE FLOOD ELEVATION	Delta Mapping Surveying
EFFECTIVE/REVISED DATE	N/A	

SHEET:
1
OF 1 SHEET(S)
SURVEY DATE:
03/28/2021
JOB NO.:
25-005

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