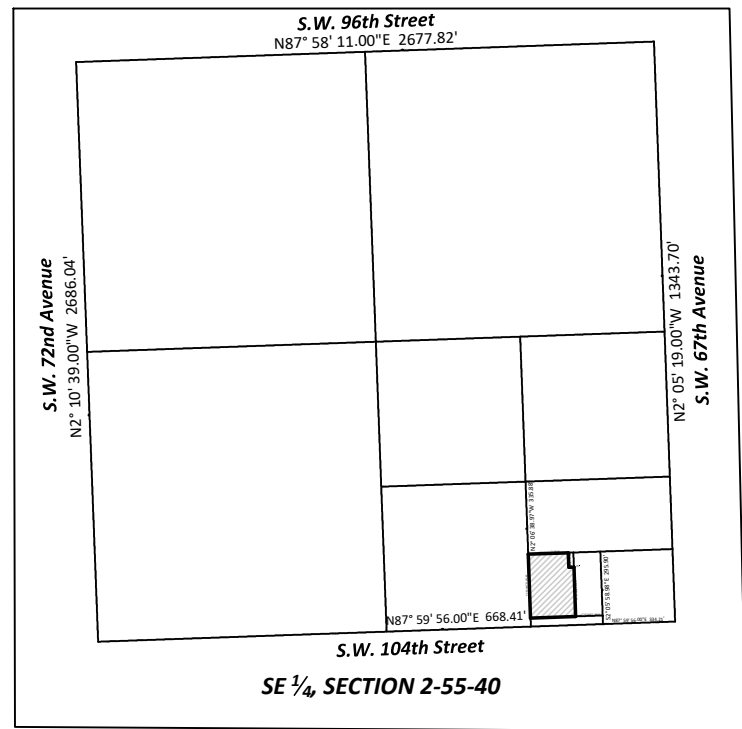




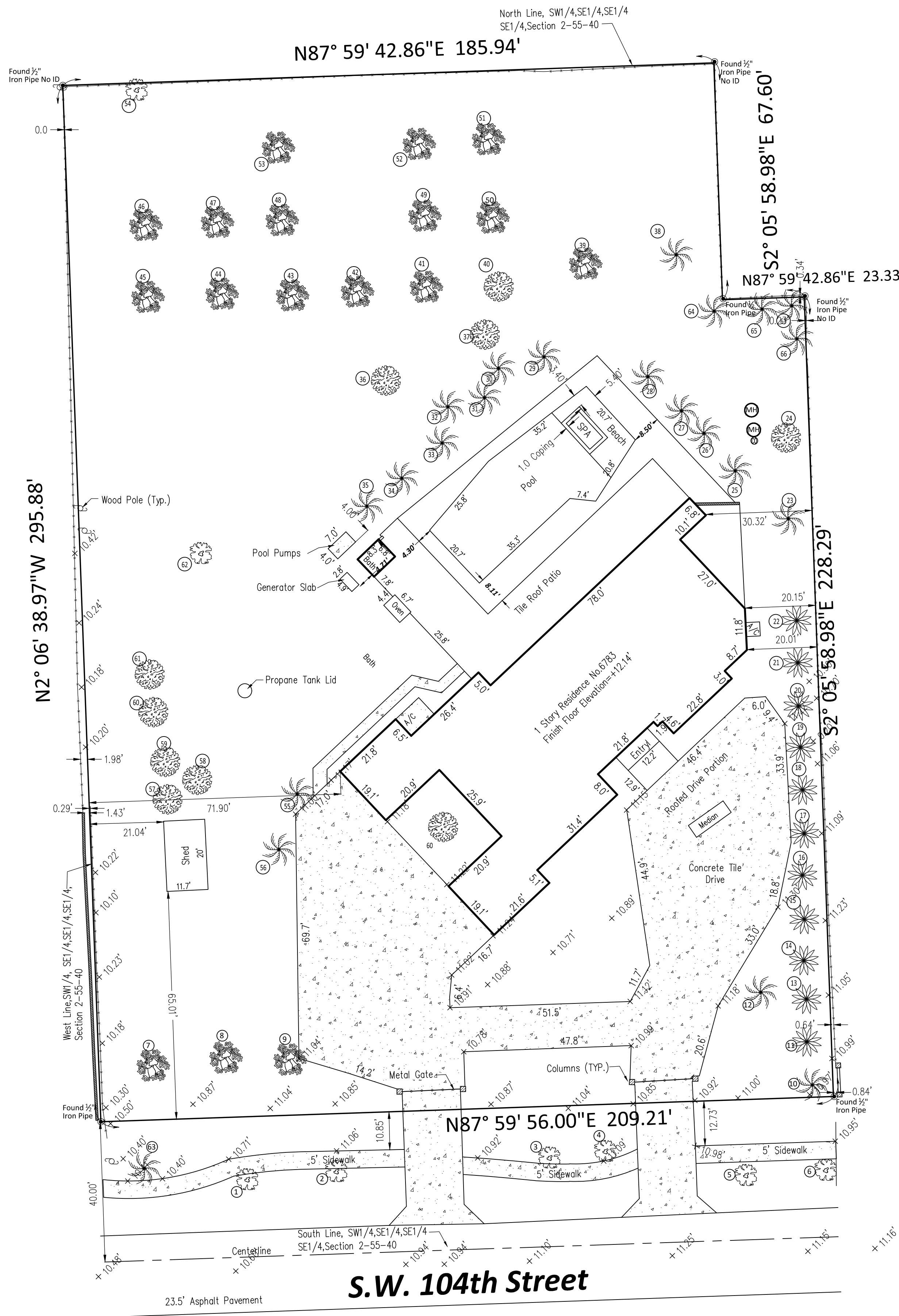
LEGAL DESCRIPTION:
The SW 1/4 of the SE 1/4 of the SE 1/4 of the SE 1/4 of Section 2, Township 55 South, Range 40 East, less the South 40 feet, less the East 125.00 feet and less the West 23.33 feet of the East 148.33 feet of the North 67.60 feet thereof, lying and being in Miami-Dade County, Florida.

CERTIFIED TO:

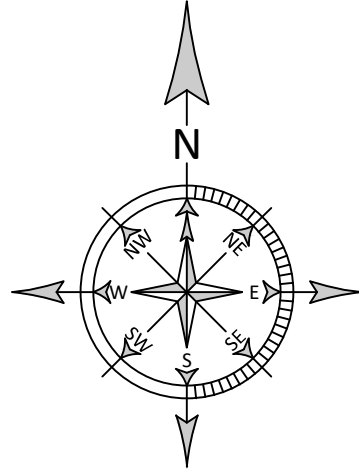
DYLAN ROY
JAMIE ROY

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 (§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.***



BOUNDARY SURVEY



TREE TABULATION

TREE TABULATION					
NUMBER	COMMON NAME	SCIENTIFIC NAME	DIAMETER	HEIGHT	CANOPY
①	OAK	QUERCUS	12"	25'	20'
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	COCOPALM		6"	15'	8'
⑪	COCOPALM		6"	15'	8'
⑫	COCOPALM		6"	15'	8'
⑬	COCOPALM		6"	15'	8'
⑭	COCOPALM		6"	15'	8'
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㉟	COCOPALM		6"	15'	8'
㊱	STRANGLER FIG		40"	60'	50'
㊲	WASHINGTONIAN PALM		10"	30'	10'
㊳	DATE PALM		16"	30'	20'
㊴	2 WASHINGTONIAN		10"	30'	10'
㊵	DATE PALM		16"	30'	20'
㊶	DATE PALM		16"	30'	20'
㊷	COCOPALM		6"	20'	10'
㊸	DATE PALM		16"	30'	20'
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36	DATE PALM		16"	30'	20'
37	DATE PALM		16"	30'	20'
38	DATE PALM		16"	30'	20'
39	DATE PALM		16"	30'	20

LEGEND

- | | |
|---|-----------------------|
|  | 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 |
| PG. | PAGE |
| SQ.FT. | SQUARE FEET |
| ± | MORE OR LESS |
| ELEV. | ELEVATION |
| INV. | INVERT |
|  | CENTERLINE |
|  | CITY OF MIAMI
MONUMENT LINE |
|  | PROPERTY LINE |
| ENCR. | ENCROACHMENT |
| (M) | MEASURED |
| (P) | PLAT |
| (A) | ATLAS |
|  | 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.D. | BASIS OF BARGE |
| (typ.) | TYPICAL |

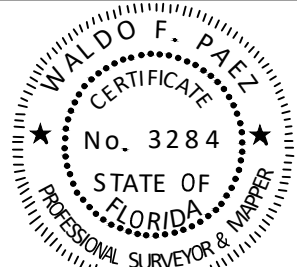
ELEVATION NOTE: (IF REQUESTED AND SHOWN)

1. +0.00' Indicates existing Elevations

1. +0.00' indicates existing Elevations
2. Elevations are referred to the National Geodetic Vertical Datum of 1929

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
SIGNED & SEALED BY WALDO F. PAEZ,
S3284 ON APRIL 7, 2025 USING A DIGITAL

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

COPIES.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WALDO

DATE 10/27/2024 ON APR 7, 2025

ATION WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED
AT THE BOUNDARY SURVEY OF THE ABOVE CAPTIONED PROPERTY W
REVISION AND/OR DIRECTION, TO THE BEST OF MY KNOWLEDGE AN
EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA
CHAPTER 53-17 FLORIDA ADMINISTRATIVE CODE. PURSUANT TO
TIVES.

Waldo F Paez

WALDO F. FAEZ
Date: 2025.04.07 09:57:59
BY: _____ -04'00'

FL 33156	SCALE: 1" = 20'	DRAWN BY: M G.	CHECKED BY: Waldo F. Paez	THIS NOT A VALID CERTIFICATE EMBOSSED SEAL PRESENT TO COMPLETED UNDER MY SURVEYOR'S BELIEF. THIS SURVEY MEETS THE BOARD OF LAND SURVEYORS SECTION 472.027, FLORIDA STATUTES.
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DELTA MAPPING & SURVEYING, Inc
LAND SURVEYORS • LAND PLANNERS

LAND SURVEYORS • LAND PLANNERS
15961 SW 79th Terrace
Miami, Florida 33193 L.B. No. 7950
PHONE: (786) 429-1024 FAX: (786) 592-1152

ADDRESS: 6783 SW 104 ST, PINECREST, FL 33156
EQUIP NO: 20-5002-000-1100

FLOOD ZONE INFORMATION:

SCALE:
1" = 20'

	VILLAGE OF PINECREST 120425	
	COMMUNITY NAME & NUMBER	

MAP/PANEL NUMBER	FLOOD ZONE(S)
4200000000	N

12086C0466 L	X
FIRM PANEL	BASE FLOOD ELEVATION
EFFECTIVE/REVISED DATE	

SHEET:
1
OF 1 SHEET
SURVEY D
03/28/2
JOB NO
25-00

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