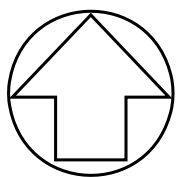


MAP OF SPECIFIC PURPOSE SURVEY (SPOT/SETBACK SURVEY)



GRAPHIC SCALE

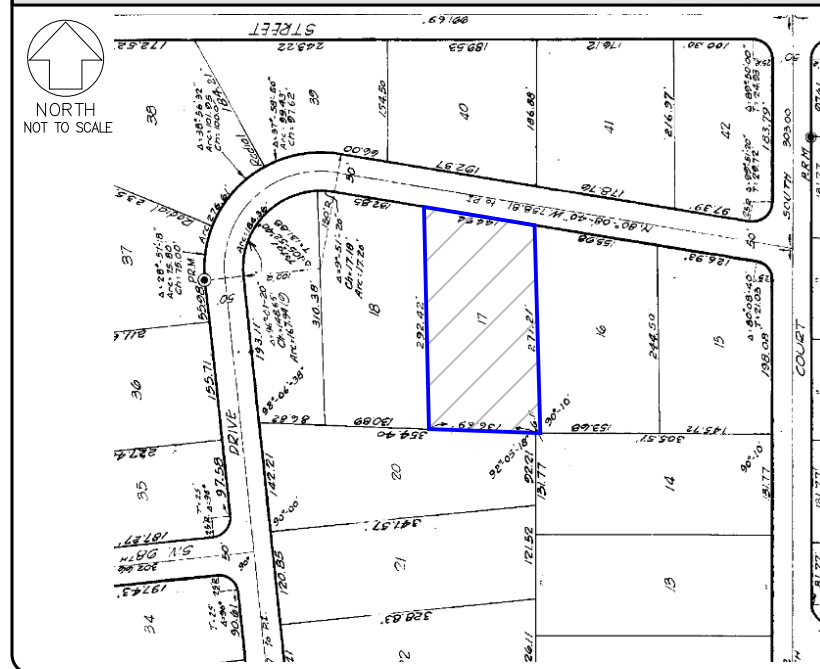


NORTH

(IN FEET)
1 inch = 20 ft.

suarez surveying & mapping, inc.
13350 SW 131st Street, Suite 103, Miami, Florida 33186
Tel: 305.596.1799
www.suarezsurveying.com

PLAT IMAGE:



PROPERTY ADDRESS:

6100 W SUBURBAN DRIVE, PINECREST, FL 33156

LEGAL DESCRIPTION:

LOT 17, MARTIN SUBURBAN ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY REVISED ON 09/11/09 AND INDEX MAP REVISED ON 09/11/09 THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE X BASE FLOOD ELEVATION N/A COMMUNITY NAME & NUMBER VILLAGE OF PINECREST 120425 MAP & PANEL NUMBER 120860Q466 SUFFIX L

LEGEND:

ABBREVIATIONS:	SYMBOLS:
A = ARC DISTANCE	EH = HAND HOLE
A/C = AIR CONDITIONER PAD	EB = ELECTRIC BOX
BOR = BROWARD COUNTY RECORDS	ET = TELEPHONE RIBBER
BUDGE = BUILDING	FC = CABLE TV RIBBER
BM = BENCH MARK	FW = WATER METER
BOB = BASIS OF BEARINGS	GV = WATER VALVE
CB = CONCRETE BLOCK & STUCCO	IB = CURB INLET
(C) = CALCULATED	IF = FIRE HYDRANT
CB = CATCH BASIN	LP = LIGHT POLE
CHB = CHORD BEARING	DR = DRAIN
C&G = CURB & GUTTER	VA = VALVE
CLF = CHAIN LINK FENCE	GV = GAS VALVE
COL = COLUMN	BP = BACKFLOW PREVENTER
CONC = CONCRETE	OL = ORIGINAL LOT DISTANCE
DE = DRAINAGE EASEMENT	CA = CENTRAL ANGLE
DIE = DRAINAGE & MAINTENANCE EASEMENT	CL = CENTERLINE
D/W = DRIVE-WAY	CB = CATCH BASIN
EB = ELECTRIC BOX	CP = CATCH POLE
ENC = ENCROACHMENT	DM = DRAINAGE MANHOLE
EP = EDGE OF PAVEMENT	SM = SEWER MANHOLE
EW = EDGE OF WATER	CM = COMMUNICATION MANHOLE
FDH = FOUND DRILL HOLE	FPL = FPL MANHOLE
FF = FINISHED FLOOR ELEVATION	SI = SIGN
FIP = FOUND IRON PIPE	AN = ANCHOR
FIR = FOUND IRON ROD	GR = GUARD RAIL
FN = FOUND NAIL (NO ID)	IF = IRON FENCE
FND = FOUND NAIL & DISK	WF = WOOD FENCE
FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD	CLF = CHAIN LINK FENCE
LE = LANDSCAPE EASEMENT	OW = OVERHEAD UTILITY WIRE
LME = LAKE MAINTENANCE EASEMENT	LA = LIMITED ACCESS RIGHT-OF-WAY LINE
(M) = MEASURED	BL = BOUNDARY LINE
MDCR = MIAMI-DADE COUNTY RECORDS	EL = ELEVATION
MH = MAN HOLE	EN = ENCROACHMENT NOTE (SEE SURVEYORS NOTES)
ML = MONUMENT LINE	
ORB = OFFICIAL RECORDS BOOK	
O/S = OFF-SET	
(P) = PLAT	
PBC = PALM BEACH COUNTY	
PB = PLAT BOOK	
PC = POINT OF CURVATURE	
PCP = PERMANENT CONTROL POINT	
PE = POOL EQUIPMENT PAD	
PG = PAGE	
PI = POINT OF INTERSECTION	
PK = PARKER KAELOH (SURVEY NAIL)	
PL = PLANTER	
POB = POINT OF BEGINNING	
POC = POINT OF COMMENCEMENT	
PRC = POINT OF REVERSE CURVATURE	
PRM = PERMANENT REFERENCE MONUMENT	
PT = POINT OF TANGENCY	
R = RADIUS DISTANCE	
(R) = RECORD	
R/W = RIGHT OF WAY	
RES. = RESIDENCE	
SIP = SET IRON PIPE	
SND = SET NAIL & DISK (PK)	
STL = SURVEY TIE LINE	
SWK = SIDEWALK	
(TYP) = TYPICAL	
UB = UTILITY BOX	
UE = UTILITY EASEMENT	
W/F = WOOD FENCE	
WMDE = WALL MAINTENANCE DRAINAGE EASEMENT	

TREE LEGEND:

SURFACE:

ASPHALT	CONCRETE	PAVERS	BUILDING	TILES	WOOD	COVER
---------	----------	--------	----------	-------	------	-------

SURVEYOR'S NOTES:

- ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
- NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
- THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
- 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.
- IMPROVEMENTS SHOWN HAVE BEEN MEASURED TO THE NEAREST 10TH OF A FOOT. TIES SHOWN HAVE BEEN MEASURED TO THE NEAREST 100TH OF A FOOT.
- ELEVATIONS WHEN SHOWN HAVE BEEN MEASURED TO NEAREST 100TH OF A FOOT ON HARD SURFACES AND NEAREST TENTH OF A FOOT FOR GROUND OR SOD SURFACES.
- ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 7104.
- THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY CLIENT OR ITS REPRESENTATIVE.
- FENCE OWNERSHIP NOT DETERMINED.
- BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT, THE NORTH LINE OF LOT 17 BEARS N 80°08'40" W.
- TYPE OF SURVEY: SPECIFIC PURPOSE SURVEY (SPOT/SETBACK SURVEY)

PROJECT:

DATE OF FIELD SURVEY: 10/24/2023
JOB #: 231037689
FILE #: D-1783
PROJECT NAME: SURVEYS 2023
CAD FILE(T): RITTER
PARTY CHIEF: ESPINOZA
F.B.: D PG. D
SHEET 1 OF 1

CERTIFIED TO:

HH6100 LLC

05/13/2025 - SPOT/SETBACK SURVEY - JOB# 250540152
09/05/2024 - UPDATE BOUNDARY, TOPOGRAPHIC & TREE SURVEY-JOB# 240939059
05/09/2024 - ADDED HEDGE WITH LABELS (NO FIELDWORK)
02/01/2024 - UPDATED BOUNDARY, TOPOGRAPHIC & TREE SURVEY-JOB# 240138082
REVISIONS:

BENCHMARK REFERENCE:

MIAMI DADE COUNTY BENCHMARK NAME: SC-38
ELEV(NGVD29): 10.40
LOCATION: SW 88 ST ---
LOCATION 2: SW 57 AVE ---
DESCRIPTION: BRASS BAR IN CONC WHEELGUARD AT SE CORNER OF BRIDGE OVER SNAPPER CREEK

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER



JUAN A. SUAREZ
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6220