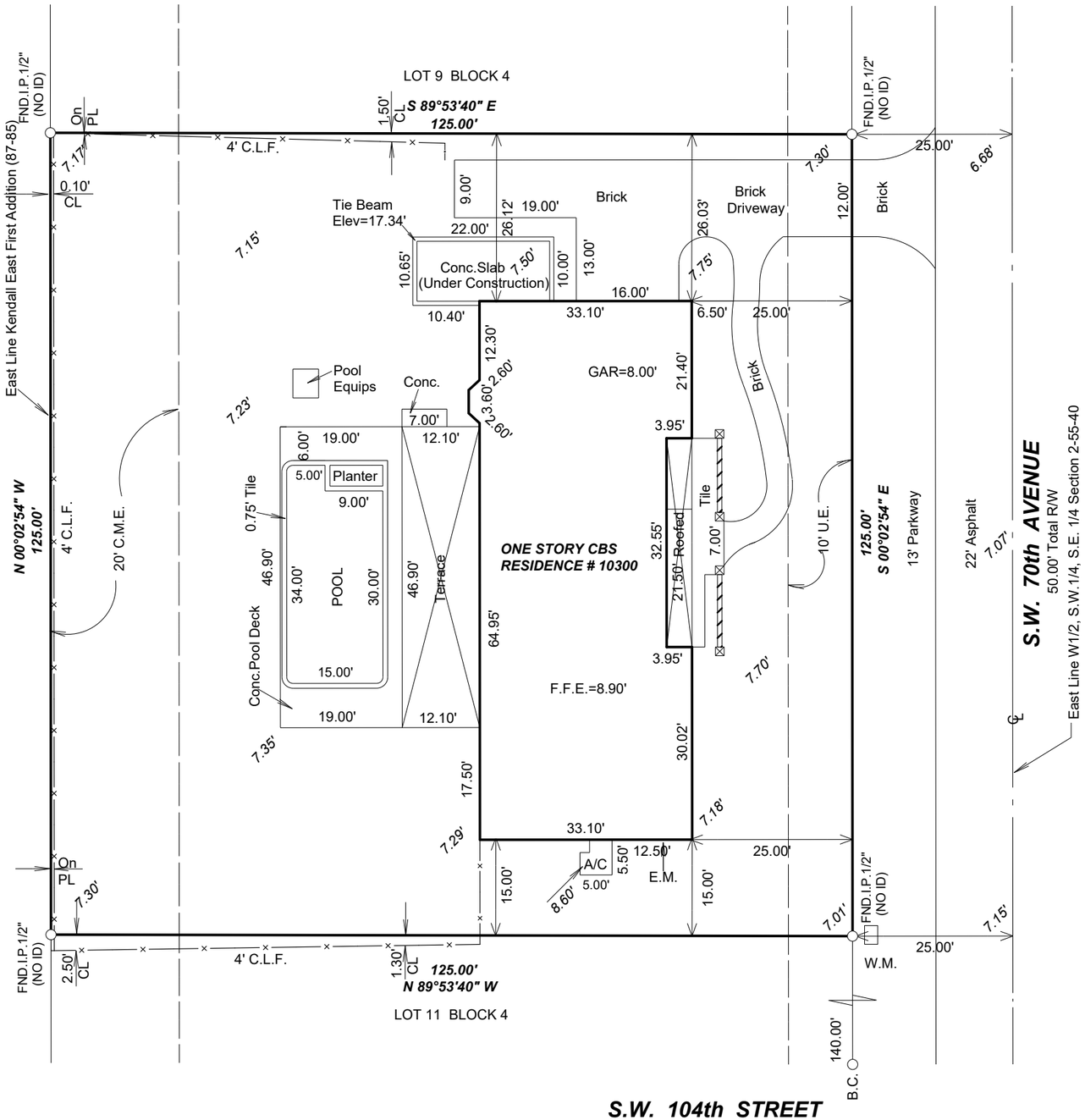
TOPOGRAPHIC SURVEY

SCALE: 1"=20'



FOR: JUAN ALBERTO MAZZINI & VANESA MELINE LORI

PROP. ADD: 10300 S.W. 70th AVENUE, PINECREST, FL 33156

JOB NO: 2505-022

FIELD DATE: 05-20-2025

CERTIFIED:

JUAN ALBERTO MAZZINI & VANESA MELINE LORI

Guillermo Guerrero

Digitally signed by Guillermo Guerrero
Date: 2025.05.27 16:01:37 -04'00'

LEGAL DESCRIPTION:

LOT: 10 BLOCK: 4 SUBDIVISION: THIRD ADDITION TO KENDALL EAST

PLAT BOOK: 90 PAGE: 49 OF: MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1.) THE SURVEY OF THE PROPERTY SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION FURNISHED BY CLIENT.
2.) UNLESS A COMPARISON IS SHOWN, ALL BEARING, ANGLES AND DISTANCES SHOWN ARE THE SAME AS PLAT VALUES.
3.) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT AND THE SAME, IF ANY MAY NOT BE SHOWN ON THE SKETCH.
4.) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
5.) FENCE TIES ARE TO THE CENTER LINE OF THE SAME.
6.) WALL TIES TO THE FACE OF THE SAME.
7.)ELEVATIONS WHEN SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM (1929) UNLESS OTHERWISE NOTED.
8.) THERE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN.
9.) FENCE OWNERSHIP IS NOT DETERMINED.
10.)BENCHMARK: D.O.T. BUS 26A ELEVATION= 12.86' N.G.V.D. 1929

(FLOOD ZONE INFORMATION)

ZONE: AE COMM: 120425 PANEL: 12086C0466 SUFFIX: L DATE: 9-11-2009 BASE: 10'

NOTE: DETERMINATION OF FLOOD ZONE LINES WERE BASED ON SCALING OF FEMA MAP LISTED ABOVE.

NOTE: ALL BEARING HEREON ARE BASED TO THE PLAT BEARING OF S 00°02'54" E **ON THE CENTER LINE OF** EAST **PROPERTY LINE.**

EASEMENT VIOLATIONS: ☐ YES ☒ NO

APPARENT VISIBLE ENCROACHMENTS: ☐ YES ☒ NO

COMMENTS:

ABBREVIATIONS:

SWK= Sidewalk, CBS= Concrete Block Structure, CLF= Chain Link Fence, PL= Property Line, DUE= Drainage Utility Easement, IP= Iron Pipe, A/C= Air Conditioner Pad, P/C= Property Corner, D/H= Drilled Hole, W/F= Wood Fence, RES= Residence, CL= Clear, IR= Iron Rebar, UE= Utilty Easement, CONC= Conc. Slab, R/W= Right of Way, DE= Drainage Easement, C/L= Center Line, O= Diameter, TYP= Typical, M= Measured, R= Recorded, ENCR= Encroachment, COMP= Computer, ASPH= Asphalt, N/D= Nail & Disc., S= Set, FFE= Finish Floor Elevation, O/S= Offset, P/P= Power Pole, OHP= Overhead Powerline, WM= Water Meter, WPP= Wood Power Pole, E.M.=Electric Meter, M.F=Metal Fence, P.F.=Plastic Fence, D.M.E.=Drainage Maintenence Easement, C.M.E.=Canal Maintenence Easement, L.M.E.=Lake Maintenence Easement, M.E.= Maintenence Easement, B.C.=Block Corner, P.C.=Point of Curvature, FND=Found, NO ID=No Identification.

GLOBAL DIMENSIONS INC.
Land Surveying Services

OFFICE:
9107 N.W. 159th STREET
MIAMI LAKES, FL 33018

PHONE: (305) 512-4225
FAX: (305) 512-1914

I Hereby certify that the attached "BOUNDARY SURVEY" of the lands shown hereon are true and correct as surveyed and drawn under my supervision and direction. This survey complies with the Standards of Practice chapter 5J-17 Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

STATE OF FLORIDA CERTIFICATE No. 6453 REGISTERED LAND SURVEYOR & MAPPER

STATE OF
GUILLERMO A. GUERRERO
Professional Surveyor & Mapper No. 6453

Note: Survey map, report or copies not valid without signature and raised seal.

SHEET 1 **OF** 1