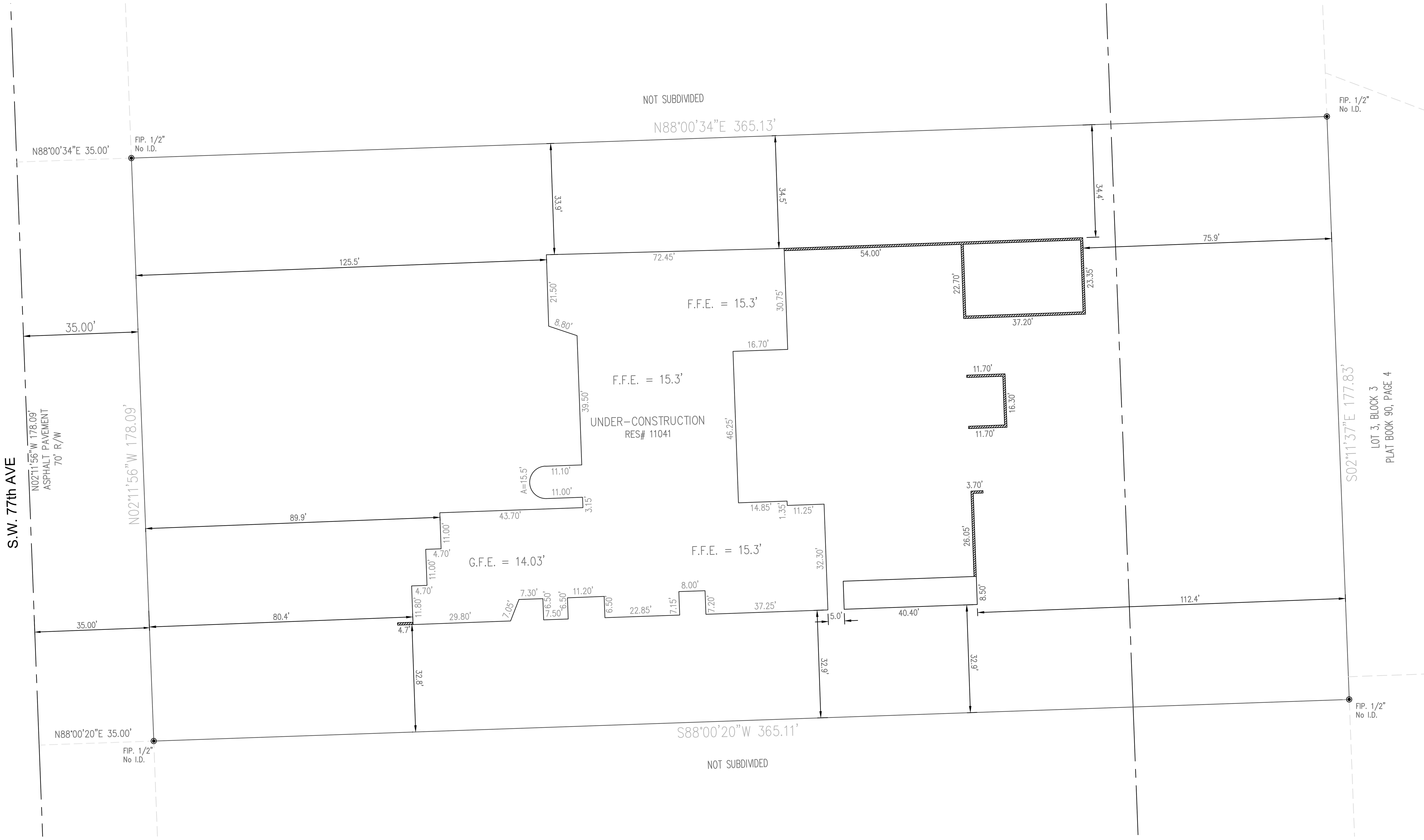
GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.



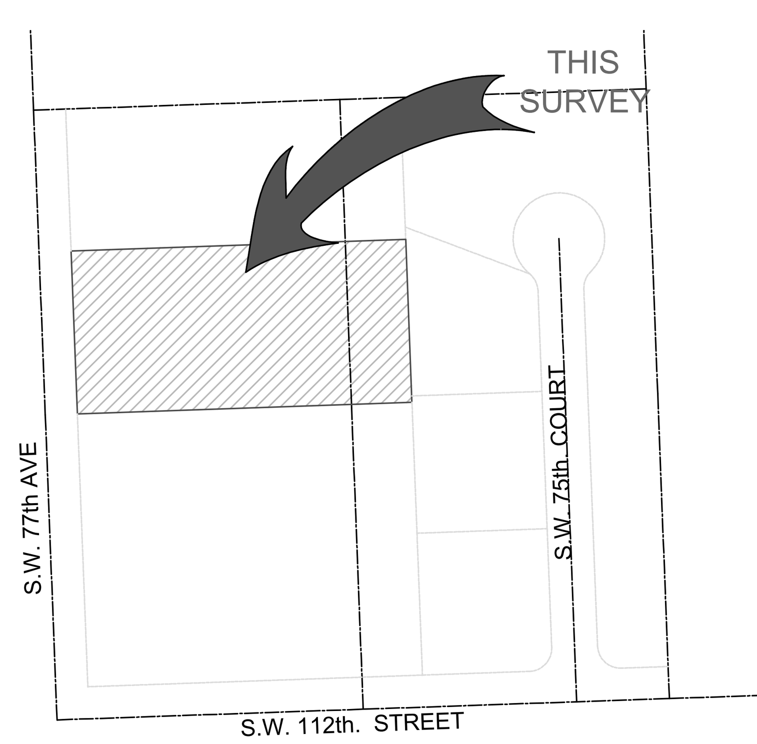
ABBREVIATIONS AND LEGEND

A = ARC
A/C = AIR CONDITIONER
B.C.R. = BROWARD COUNTY RECORDS
BM = BENCHMARK
BRG = BEARING
(C) = CALCULATED
C.G = CONCRETE GUTTER OR VALLEY GUTTER
C&G = CURB & GUTTER
CH = CHORD
CHBRG = CHORD BEARING
C.M.E = CANAL MAINTENANCE EASEMENT
C.N.A. = CORNER NOT ACCESSIBLE
CONC = CONCRETE
Δ = DELTA
ø = DIAMETER
D.E. = DRAINAGE EASEMENT
E.O.P. = EDGE OF PAVEMENT
F.C. = FENCE CORNER
F.D.H. = FOUND DRILL HOLE
F.E. = FENCE ENDS
F.F.E. = FINISHED FLOOR ELEVATION
F.I.P./F.I.R. = FOUND IRON PIPE/ROD
F.N. = FOUND NAIL
F.N&D. = FOUND NAIL AND DISC
F.Pk.N. = FOUND PARKER KALON NAIL
GAR. = GARAGE
I.D. = SURVEYOR'S IDENTIFICATION
L = LENGTH
L.A.E. = LIMITED ACCESS EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
(M) = MEASURED
O/S = OFFSET
O.R.B. = OFFICIAL RECORD BOOK
(P) = PLATTED
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
R = RADIUS
(R) = RECORD
R/W = RIGHT–OF–WAY
S.I.R./S.I.P. = SET 1/2" IRON ROD/PIPE
S.N.D. = SET NAIL AND DISC
TAN = TANGENT
(TYP.) = TYPICAL
U.E. = UTILITY EASEMENT
W.E. = WATER'S EDGE

SYMBOL LEGEND

= AIR CONDITIONER
= BELLSOUTH BOX
= BOLLARD
= CABLE BOX
= CATCH BASIN
= CLEAN OUT
= COLUMN
= CONCRETE POWER POLE
= CONCRETE LIGHT POLE
= CONTROL VALVE BOX
= ELECTRIC BOX
= EXISTING ELEVATIONS
= ELECTRIC METER
= ELECTRIC SERVICE BOX
= FIRE HYDRANT
= FLORIDA POWER & LIGHT BOX
= GOLF COURSE
= HANDICAP SPACE
= INLET
= LIGHT POLE
= MAIL BOX
= METAL LIGHT POLE
= METAL LID
= POOL PUMP
= PROPANE TANK
= SANITARY MANHOLE
= SPRINKLER PUMP
= STORM MANHOLE
= TELEPHONE BOX
= TRAFFIC SIGNAL BOX
= WATER METER
= WATER VALVE
= WOOD POLE

ANCHOR
OVERHEAD WIRE LINE
WOOD FENCE
CHAIN LINK FENCE
IRON/ALUMINUM FENCE
POLYVINYLCHLORIDE FENCE (PVCF)
MONUMENT LINE
CENTERLINE
PROPERTY LINE
ASPHALT PAVING
BRICK
BRICK PAVER
CONCRETE
CONCRETE BLOCK STUCCO
TILED
WOOD DECK/DOCK
OVERHANG (O/H) OR ROOF



VICINITY MAP
(NOT TO SCALE)

LEGAL DESCRIPTION:

The North 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4, LESS the North 155 feet and the North 1/2 of the West 66 Feet of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4, LESS the North 155 feet thereof, Section 11, Township 55 South, Range 40 East, and LESS the West 35 feet thereof for road purposes lying and being in Miami–Dade County, Florida.

SURVEYOR'S NOTES:

1. LEGAL DESCRIPTION FURNISHED BY CLIENT. NO SEARCH OF PUBLIC RECORDS WAS MADE BY THIS OFFICE.
2. ANY ELEVATIONS SHOWN HEREON ARE PER NGVD (NATIONAL GEODETIC VERTICAL DATUM) OF 1929.
3. NO EXCAVATIONS WERE PERFORMED AS TO DETERMINE UNDERGROUND ENCROACHMENTS.
4. DISTANCES AND ANGLES ARE FIELD MEASURED AND CORRESPOND WITH RECORD DATA UNLESS NOTED.
5. THIS SURVEY WAS PREPARED FOR PERMITING.
6. 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.
7. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. (CHAPTER 5J–17.051 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES)
8. BEARINGS SHOWN HEREON ARE AS SHOWN ON AFOREMENTION RECORD PLAT.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED BY THE OFFICE SHOWN HEREON AND THAT I AM THE SURVEYOR OF RESPONSIBLE CHARGE FOR NONE OTHER THAN SAID OFFICE. ADDITIONALLY, THIS SURVEY MEETS AND/OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5J–17.051 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

Julio S Pita Digitally signed by Julio S Pita
Date: 2025.07.07 12:26:36 -04'00'

JULIO SERGIO PITA CERTIFICATE No. 5789 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR & MAPPER

SIGNED: ________________________
JULIO S. PITA SURVEYOR AND MAPPER
FLORIDA LICENSE NO.: 5789
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR/MAPPER NAMED ABOVE.

FOLIO #: 20-5011-000-0390

PROPERTY ADDRESS:
11041 SW 77 AVENUE
PINECREST, FLORIDA 33156

CERTIFIED TO:
– ONE CORE CONSTRUCTION

FLOOD ELEVATION INFORMATION:	
Date of Field Work:	02–12–2025
DATE OF FIRM:	09/11/2009
COMMUNITY No:	120425/VILLAGE OF PINECREST
PANEL:	0462 SUFFIX: L
ZONE:	X
BASE FLOOD ELEVATION:	N/A
BENCHMARK NO:	MIAMI–DADE COUNTY BM
ELEVATION:	

RECORD OF REVISION

NO.	DATE	DESCRIPTION	BY	APP.

UNLIMITED SURVEYING SERVICES, LLC
10760 S.W. 43rd TERRACE, MIAMI, FLORIDA 33165
PHONE: 786-970-7577
E-MAIL: arodriguez0525@comcast.net

TYPE OF PROJECT: SKETCH OF SURVEY

PREPARED FOR: ONE CORE CONSTRUCTION

DRAWN: J.G.
CHECKED: J.S.P.
SCALE: 1" = 20'
FIELD DATE: 06–16–2025
JOB No.: 2025–0275
SHEET: 1 OF 1 SHEET