

SECTION 13 - TOWNSHIP 55 SOUTH - RANGE 40 EAST
LYING IN THE VILLAGE OF PINECREST, FLORIDA

LOCATION MAP
(NOT TO SCALE)

LEGAL DESCRIPTION:

Lot 6, Less the Southeasterly 150 feet of Lot 6, in Block 2, of "TOWN AND RANCH ESTATES", according to the Plat thereof, as recorded in Plat Book 50, at Page 46, of the Public Records of Miami-Dade County, Florida, said excepted portion of Lot 6 being more particularly described as follows:

From a Point of Beginning at the Northeast corner of Lot 6, in Block 2, of TOWN AND RANCH ESTATES, according to the Plat thereof, as recorded in Plat Book 50, at Page 46, of the Public Records of Miami-Dade County, Florida, run Southwesterly along the Southeasterly line of Lot 6, being along a circular curve to the left, having a radius of 2510.671 feet and a central angle of 04°37'28" for an arc distance of 202.635 feet to a Point of Tangency. Thence run South 45°00'00" West along the Southeasterly line of Lot 6 for a distance of 140.597 feet to a Point of Curvature of a circular curve to the right; thence run along said curve, having a radius of 25 feet and a central angle of 135°50'14" for an arc distance of 59.27 feet to the Point of Reverse curvature of a circular curve to the left; thence run along the Southwesterly line of said Lot 6, being along a circular curve to the left, having a radius of 1018.454 feet and a central angle of 08°04'13" for an arc distance of 143.45 feet to a point; thence run North 45°00'00" East for a distance of 62.26 feet to a point of curvature of a circular curve to the left; thence run along said curve, having a radius of 2360.674 feet and a central angle of 04°37'28" for an arc distance of 190.53 feet to a point on the Northeasterly line of Lot 6; thence run South 49°37'28" East along the Northeasterly line of Lot 6 for a distance of 150 feet to the Point of Beginning. All being and lying in the Northeast 1/4 of Section 13, Township 55 South, Range 40 East, Miami-Dade County, Florida.

LEGEND AND ABBREVIATIONS

PG. = PAGE

X.O.D. = SPOT ELEVATION

CONC. = CONCRETE

C.B.S. = CONCRETE BLOCK STUCCO

W.U.P. = WOODEN UTILITY POLE

G.A. = GUY ANCHOR

R. = RECORD

C. = CALCULATED

M. = MEASURE

L.B. = LICENSE BUSINESS

L. = LENGTH

A. = CENTRAL ANGLE

R. = RADIUS

F.H. = FIRE HYDRANT

W.V. = WATER VALVE

W.M. = WATER METER

M. = MAILBOX

ASPHALT

PAVER

UNIMPROVED

GRAVEL

BRICK

CONCRETE

TILE

STAMPED CONCRETE

MAP OF BOUNDARY SURVEY

SURVEYOR'S REPORT:

DATE OF SURVEY:

The date of completion of Survey was on May 21, 2025.

Containing 44,960 sq. ft. and/or 1.03 acres, more or less, by calculations.

Property Address:
12715 Rolling Road Drive, Pinecrest, Florida 33156
Folio No.: 20-5013-003-0180

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for Suburban Area (Linear: 1 foot in 7,500 feet) as defined in Rule 5J-17.051 of the Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of One inch equals Thirty feet or smaller.

PERTINENT INFORMATION USED IN THE PREPARATION OF SURVEY:

North arrow direction is based on an assumed Meridian.

Bearings shown hereon are based upon the centerline of the Northeasterly Boundary Line with an assumed bearing of N49°37'28"W, said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone "X" with the Base Flood Elevation being Not Determined, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120425 Village of Pinecrest, Map No. 12086C0468, Suffix L, Map Revised Date: 9/11/2009.

Elevations shown hereon are based on the National Geodetic Vertical Datum of 1929, and a Benchmark supplied by the Public Works Department of Miami-Dade County, Florida.

Benchmark: B-318 Elevation: + 19.78 (N.G.V.D. 29 Datum)
Located at SW 128 ST --- 65' South of the Centerline.

Legal Description was furnished by client.

Plat of "TOWN AND RANCH ESTATES", recorded in Plat Book 50 at Page 46 Public Records of Miami-Dade County Florida.

Warranty Deed, recorded on 08/05/2005, in Official Records Book 23649 at Page 3685 of the Public Records of Miami-Dade County, Florida.

RESTRICTIONS:

Since no other information was furnished other than that is cited under pertinent information, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

CLIENT INFORMATION:

This Boundary Survey was prepared at the insistence of and certified to:

Antonio J. Castro & W Carol Diaz Castro

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map consisting of sheet 1 of 1 was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the Standards of Practice for Land Surveying in the State of Florida, pursuant to Rule 5J-17 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

ROEBLING & Co. LLC., a Florida Limited Liability Corporation.
Florida Certificate of Authorization Number LB8616

By: Eduardo M. Suarez, PSM Signature Date

Registered Surveyor and Mapper LS6313

State of Florida

Roebling & Co., LLC

Surveyors and Mappers

12651 South Dixie Highway, Suite 325, Miami, FL 33156

PH: (786) 406-5369

FLORIDA CERTIFICATE OF AUTHORIZATION LB 8616

CASTRO RESIDENCE

12715 Rolling Road Drive, Pinecrest, FL 33156

Scale: AS SHOWN

Drawn By: GP

Checked By: EMS

Managed By: GP

Drawing Date: May 28, 2025

Project No.: R-15250

Sheet 1 of 1