

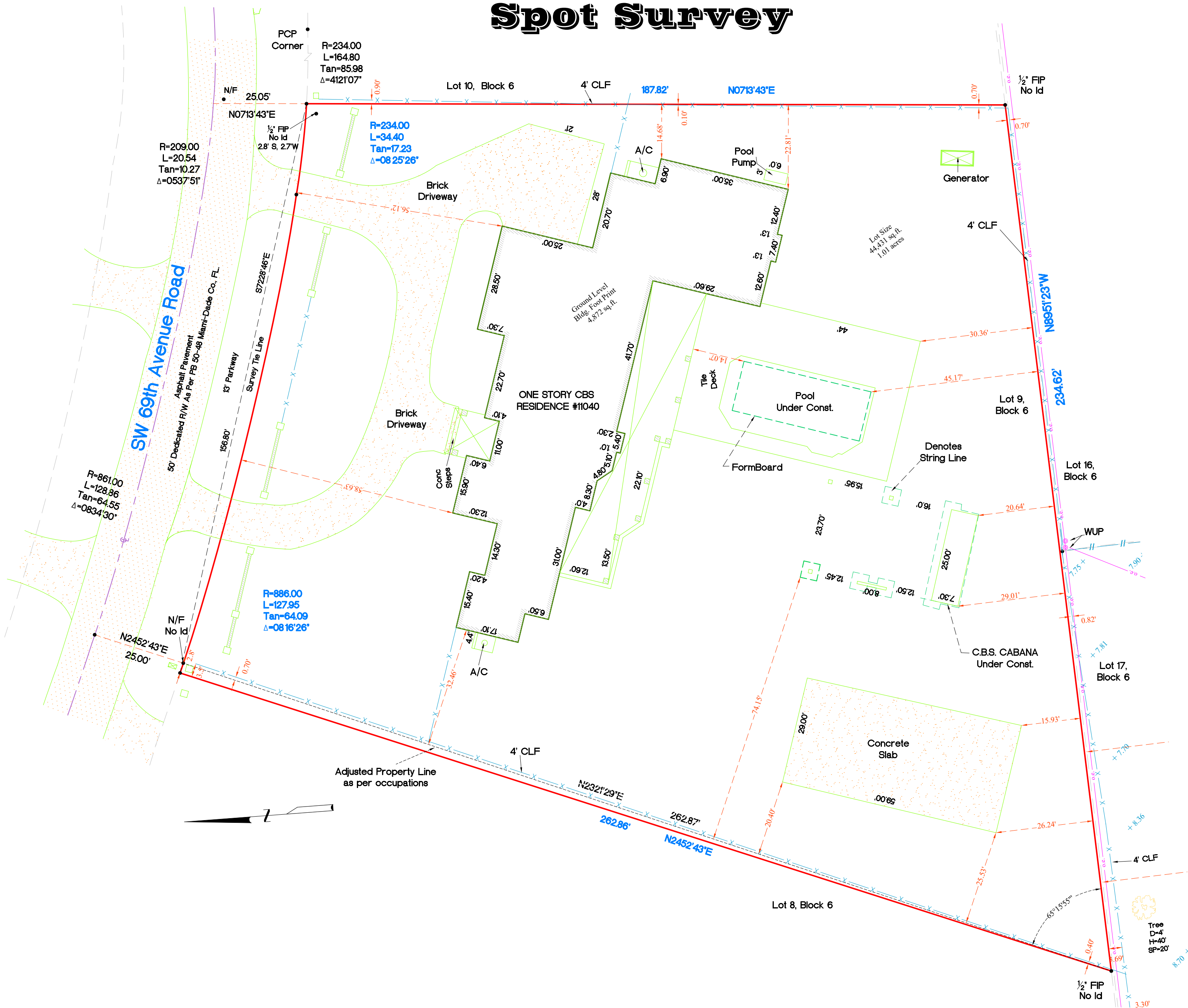
Prepared By:
AFA & COMPANY, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 7498
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Graphic Scale 1" = 20'

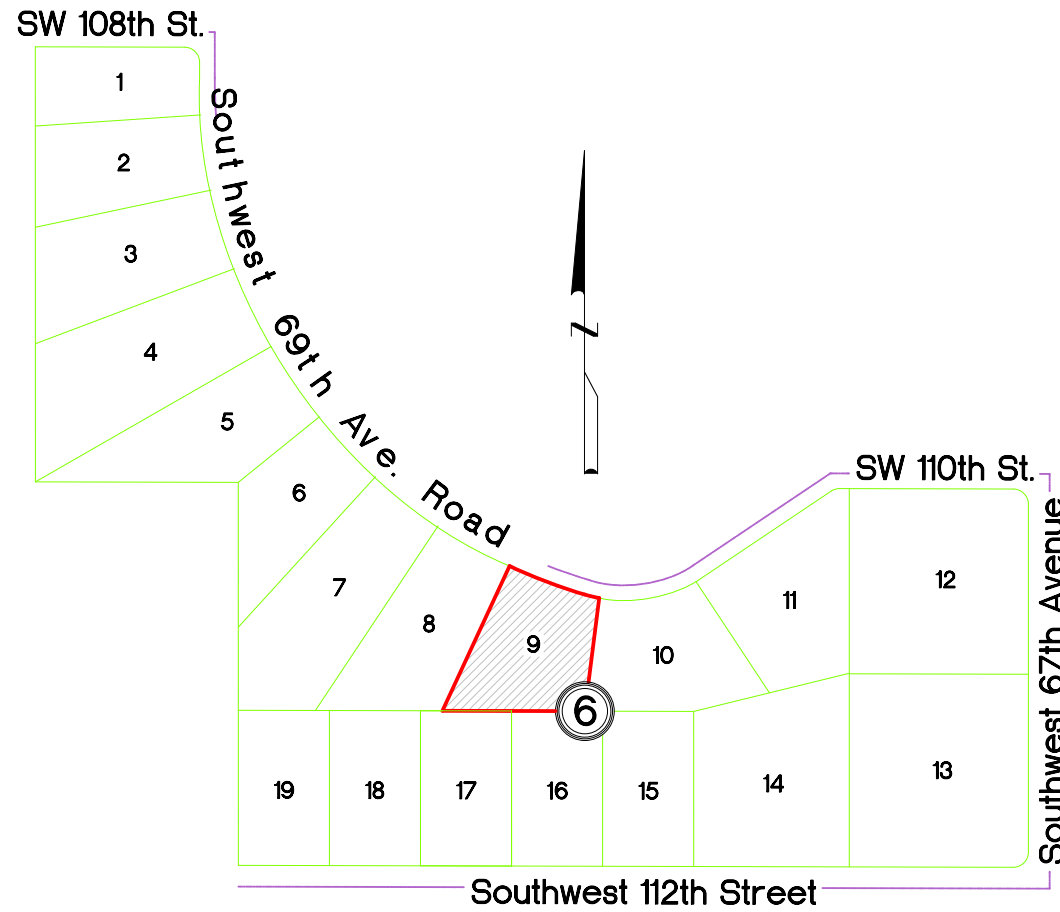
Abbreviations of Legend

AVE - AVENUE
ASPH - ASPHALT
A/W - ANCHORED WIRE
A/C - AIR CONDITIONER
BLDG - BUILDING
B COR - BLACK CORNER
(C) CAL - CALCULATED
CB - CATCH BASIN
CLF - CHAIN LINK FENCE
CONC - CONCRETE
COL - COLUMN
C.U.P. - CONCRETE UTILITY POLE
CL.P. - CONCRETE LIGHT POLE
CBS - CONCRETE BLOCK STRUCTURE
C.M.E. - CANAL MAINTENANCE EASEMENT
D - DELTA
D/W - DRAINAGE
D.M.E. - DRAINAGE & MAINTENANCE EASEMENT
ENC - ENCROACHMENT
E.T.P. - ELECTRIC TRANSFORMER PAD
F.P.L. - FLORIDA POWER AND LIGHT
F.H. - FIRE HYDRANT
F.I.P. - FOUND IRON PIPE
F.F. - FINISH FLOOR
D.H.F. - FOUND DRILL HOLE
F.R. - FOUND REBAR
F.D. - FOUND DISC
F.N. - FOUND NAIL
I.P. - IRON PIPE
L - LENGTH
L.M.E. - LAKE MAINTENANCE EASEMENT
L.F.E. - LOWEST FLOOR ELEVATION
L.P. - LIGHT POLE
(M) MEAS. - MEASURED
M.H. - MAN HOLE
M.L. - MONUMENT LINE
M.L.P. - METAL LIGHT POLE
M.W. - MOUNTAIN WELL
N.G.V.D. - NATIONAL GEODETIC VERTICAL DATUM
N.T.S. - NOT TO SCALE
O.E. - OVERHEAD ELECTRIC LINE
O.L. - ON LINE
P.C.P. - PERMANENT CONTROL POINT
P.M. - PARKING METER
P.C. - POINT OF CURVATURE
P.W. - PARKWAY
PL - PLANTER
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
RES - RESIDENCE
R.W. - RIGHT OF WAY
S.D.H. - SET DRILL HOLE
S.N. - SET NAIL
S.I.P. - SET IRON PIPE
S.D.W. - SIDEWALK
ST - STREET
S.V. - SEWER VALVE
T - TANGENT
U.E. - UTILITY EASEMENT
W.F. - WOOD FENCE
W.V. - WATER VALVE
W.U.P. - WOOD UTILITY POLE
W.F. - WOOD FENCE
I.F. - IRON FENCE
C.B.W. - C.B. WALL
C.L.F. - CHAIN LINK FENCE
O.E.L. - OVERHEAD ELEC.
C.L. - CENTER LINE
EASEMENT
DENOTES ELEVATIONS
BUILDING
DISTANCE
CATCH BASIN
W.U.P.
STATE ROAD
US HIGHWAY
INTERSTATE
MONITORY WELL

Spot Survey



Location Sketch N.T.S.



CERTIFIED ONLY TO:
WILLIAM GOMEZ MOLLER
DANIELLA VILAR
JORGE L GOMEZ

PROPERTY ADDRESS:
11040 Southwest 69th Avenue, Road
Pinecrest, Florida 33156

LEGAL DESCRIPTION:

Lot 9, Block 6, of: "REPLAT OF HELMS COUNTRY ESTATES", according to the Plat Thereof as Recorded in Plat Book 50, Page 48, of the Public Records of Miami-Dade County, Florida.

ELEVATION INFORMATION

**National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929**

Comm Panel	120425
Panel #	0466
Firm Zone:	"AE"
Date of Firm:	09-11-2009
Base Flood Elev.	10.00'
F.Floor Elev.	10.90'
Garage Elev.	10.10'
Suffix:	"L"
Elev. Reference to NGVD 1929	

JOB #	25-1224
DATE	11-19-2025
PB	50-48

Surveyors Notes:

- #1 Land Shown Hereon were not abstracted for Easement and/or Right of Way Records. The Easement / Right of Way Show on Survey are as per plat of record unless otherwise noted.
- #2 Benchmark: Miami-Dade County Public Works Dep. NAME CD-22,NGVD2 EL+9.46' LOCATOR 5011 S
- #3 Bearings as Shown hereon are Based upon Southwest 112th Street, S88°02'19"W
- #4 Please See Abbreviations
- #5 Drawn By: AFA
- #6 Date: 10-29-2025: 11-19-25
- #7 Completed Survey Field Date: 10-29-2025: 11-18-25
- #8 Disc No 2025, Station Surveying Scion
- #9 Last Revised:
- #10 Zoned Building setback line not determined

AFA &
Company, Inc.

Professional
Surveyors & Mappers LB 7498
13050 S.W. 133rd Court
Miami Florida, 33186
Email: afacosur@yahoo.com
Ph: (305) 234-0588

Surveyor's Notes:

- #11 The herein captioned Property was surveyed and described based on the Legal Description Provided by Client.
- #12 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.
- #13 There may be additional Restrictions not Shown on this survey that may be found in the Public Records of Said County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- #14 Accuracy:
The expected use of land, as classified in the Standards of Practice (53-17.052), is residential. The minimum relative distance accuracy for this type of boundary survey is 1.0 foot in 10,000.00' feet, the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- #15 Foundation and / or footing that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- #16 Not valid without the signature and original seal of a Florida Licensed Surveyor and Mapper, additions or deletions to survey maps or reports by other than the signing party or parties.
- #17 Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
- #18 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.
- #19 Ownership subject to Opinion of Title.
- #20 The location of the Flood Zone lines shown hereon are an approximate, based on the FEMA flood maps website. Confirmation of said Flood Zone lines location must be made with FEMA prior to any design.

This certifies that the survey of the property described hereon was made under my supervision & that the survey meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 53-17.052 of Florida Administrative Code, pursuant to Section 472.027, Florida Statute, and that the Sketch hereon is a true and accurate representation of the land, to the best of my knowledge and belief, subject to the provisions and notations shown hereon.

Professional Surveyor & Mapper #5526
State of Florida
Armando E. Alvarez