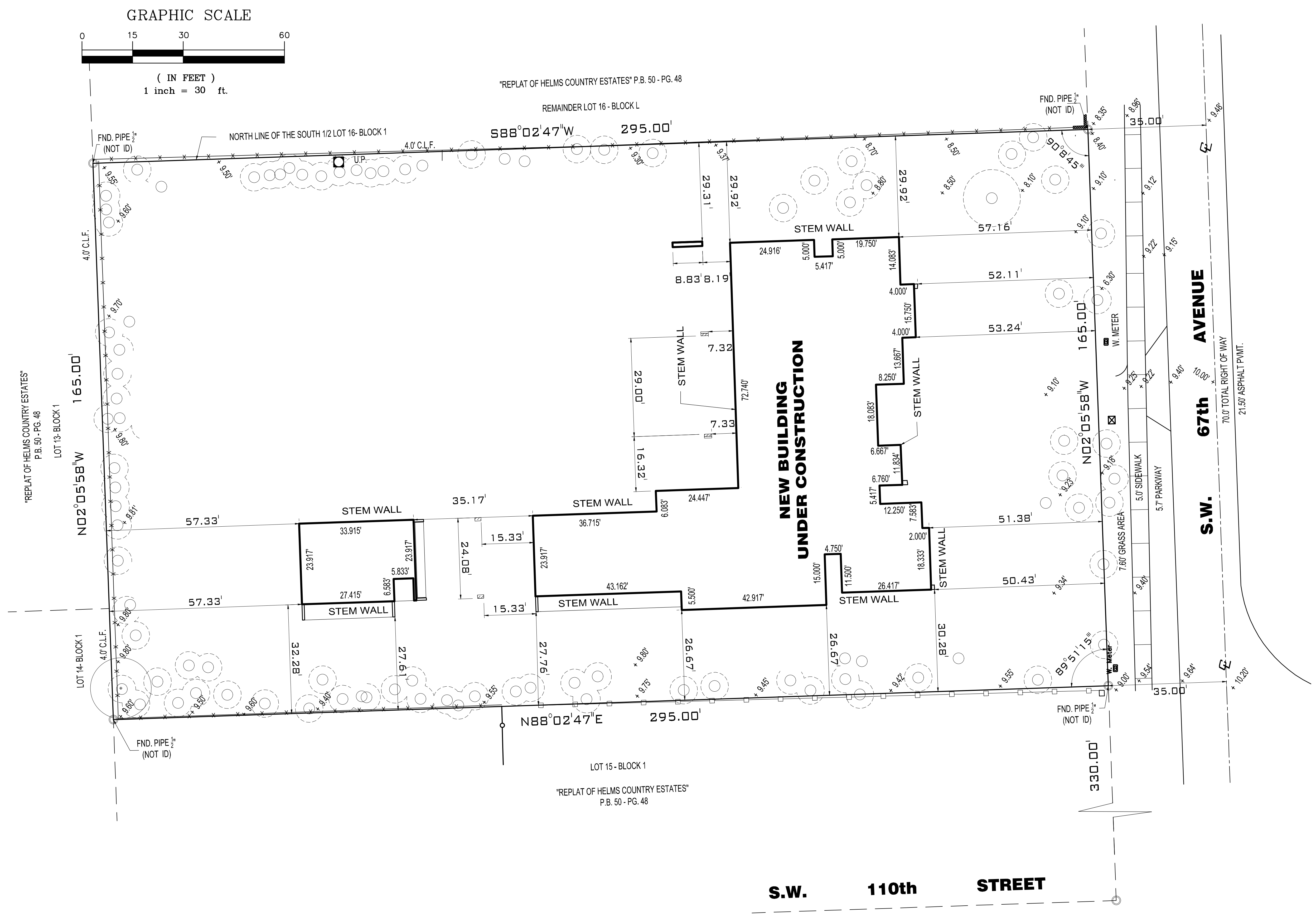
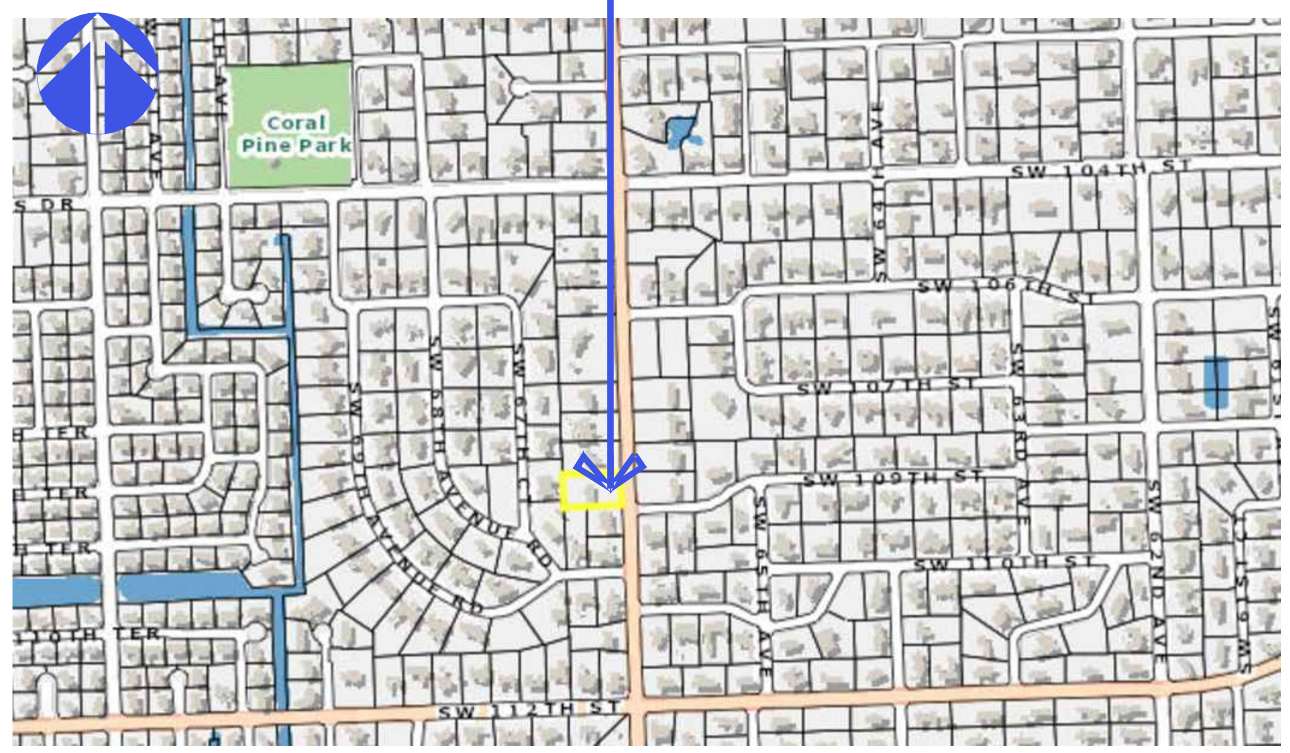


LOCATION MAP



SOURCE ELEVATION PROVIDED BY MIAMI-DADE COUNTY SURVEY DEPARMENT

RELATIVE TO MEAN SEA LEVEL NATIONAL GEODETIC VERTICAL DATUM OF 1929
BENCHMARK USED; KILLIAN
ELEVATION: 6.92' (N.G.V.D.)

LEGAL DESCRIPTION
FOLIO#: 20-5 011-0 05-0161
THE SOUTH 112, OF LOT 16, BLOCK I, " REPLAT OF HELMS COUNTRY ESTATES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 50, AT PAGE 48, OF THE PUBLIC RECORDS, OF MIAMI-DA DE COUNTY, FLORIDA.

IN PROGRESS CONSTRUCTION SURVEY:
STEM WALL : SETBACK

ROBERTO R BRIZUELA
Digitally signed by ROBERTO R BRIZUELA
Date: 2026.04.15 14:57:46 -07'00'

SURVEYOR'S NOTES:

1) THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN LEGAL DESCRIPTION: PROVIDED BY CLIENT.

2) ACCURACY:
THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS PURSUANT RULE 5J-17THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.

3) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 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.

4) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.

5) ELEVATIONS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND ARE EXPRESSED IN FEET.

6) NUMBER OF LOTS: INDICATED

7) LAND USE: RESIDENTIAL

8) TYPE OF SURVEY: BOUNDARY SURVEY

9) NORTH ARROW DIRECTION AND BEARINGS SHOWN HEREON ARE BASED ON: ASSUMED VALUE OF ALONG THE CENTERLINE OF "S.W. 67th AVENUE "

10) BENCHMARK ELEVATION WERE DETERMINED BY REAL TIME KINEMATIC GLOBAL POSITIONG SYSTEM (RTK-GPS) BASED ON FLORIDA PERMANENT REFERENCE NETWORK
ACCURACY VERTICAL CONTROL; +/- 0.08 FEET

11) NAD 83 FLORIDA STATE PLANES, EAST ZONE, US FOOT

12) BEARINGS AS SHOWN WERE COLLECTED FROM COORDINATES OBTAINED FROM GPS CARLSON MOD.BRX5 DEVISE

PATH FILE: I:\2025\JANUARY\24-11-113\24-11-113-SB.dwg

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF THE BOUNDARY SURVEY OF THE REAL PROPERTY DESCRIBED HEREON.

I FURTHER CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.

ROBERTO BRIZUELA & ASSOCIATES, INC.

ROBERTO BRIZUELA CERTIFICATE L.S. 3064 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Roberto Brizuela
Professional Surveyor and Mapper # 3064
State of Florida

LEGEND & ABBREVIATIONS

ABBREVIATION	DEFINITION
B.M.	BENCH MARK
BS	BELLSOUTH CONC. BOX
BS. MH	ATT MANHOLE
(CO)	CLEAN OUT
C.B.S.	COMCAST BOX
CB	CATCH BASIN
CLP	CONCRETE LIGHT POLE
CPP	CONCRETE POWER POLE
CONC.	CONCRETE
CLF	CHAIN LINK FENCE
℄	CENTERLINE
TRANSF	ELECTRICAL TRANSFORMER
EB	ELECTRIC BOX
ELEV.	EXISTING ELEVATION
FH	FIRE HYDRANT
GV	GAS VALVE
GUY	GUY ANCHOR
ID.	IDENTIFICATION
IF	IRON FENCE
FIP	FOUND IRON PIPE
FPL MH	FLORIDA POWER & LIGHT MANHOLE
L.A. RW	LIMITED ACCESS RIGHT-OF-WAY
L.B.	FLORIDA AUTHORIZATION NUMBER
LP	LIGHT POLE
MH	MANHOLE
ML	MONUMENT LINE
N & D	NAIL & DISC
OHL	OVERHEAD WIRE LINE
O.R.B.	OFFICIAL RECORD BOOK
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.K.N.	PARKER KALON NAIL
PL	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
(P)	PLAT MEASUREMENT
(R)	RECORD
R/W	RIGHT-OF-WAY
SAN.	SANITARY
	MANHOLE DRAINAGE
S.S.	SEWER MAIN LINE
SEC.	SECTION
S.V.	SEWER VALVE
S.R.	STATE ROAD
TREE	TREE
TB	TELEPHONE
T-P.P.	TELEPHONEAND POWER POLE
T.S.	TRAFFIC SIGNAL
U.E.	UTILITY EASEMENT
	WATER MAIN LINE
WELL	WELL
WPP	WOOD POWER POLE
WM	WATER METER
WV	WATER VALVE

FLOOD ZONE INFORMATION (N.G.V.D. 1929)

COMMUNITY NUMBER	120425
PANEL NUMBER:	0466
SUFFIX:	L
DATE OF FIRM INDEX	09/11/2009
FIRM ZONE	AE
BASE FLOOD OF ELEV.	10.0'

OWNER : AGD CALISTONE LLC
10840 S.W. 67th AVENUE PINECREST, FLORIDA 11356
FOLIO#: 20-5 011-0 05-0161

COMPANY
ROBERTO BRIZUELA & ASSOCIATES, INC.
7319 WEST FLAGLER STREET, MIAMI, FL. 33144
PHONE:(305) 551-4393 - FAX: (305) 266-6112

SHEET TITLE:
BOUNDARY SURVEY

REVISIONS: No.	DATE	DESCRIPTION
1		
2		
3		
4		

DATE: 04-15-2026	DRAWN BY: ODALYS
CHECK BY: R.B.	SCALE: INDICATE

JOB No. 24-11-113