



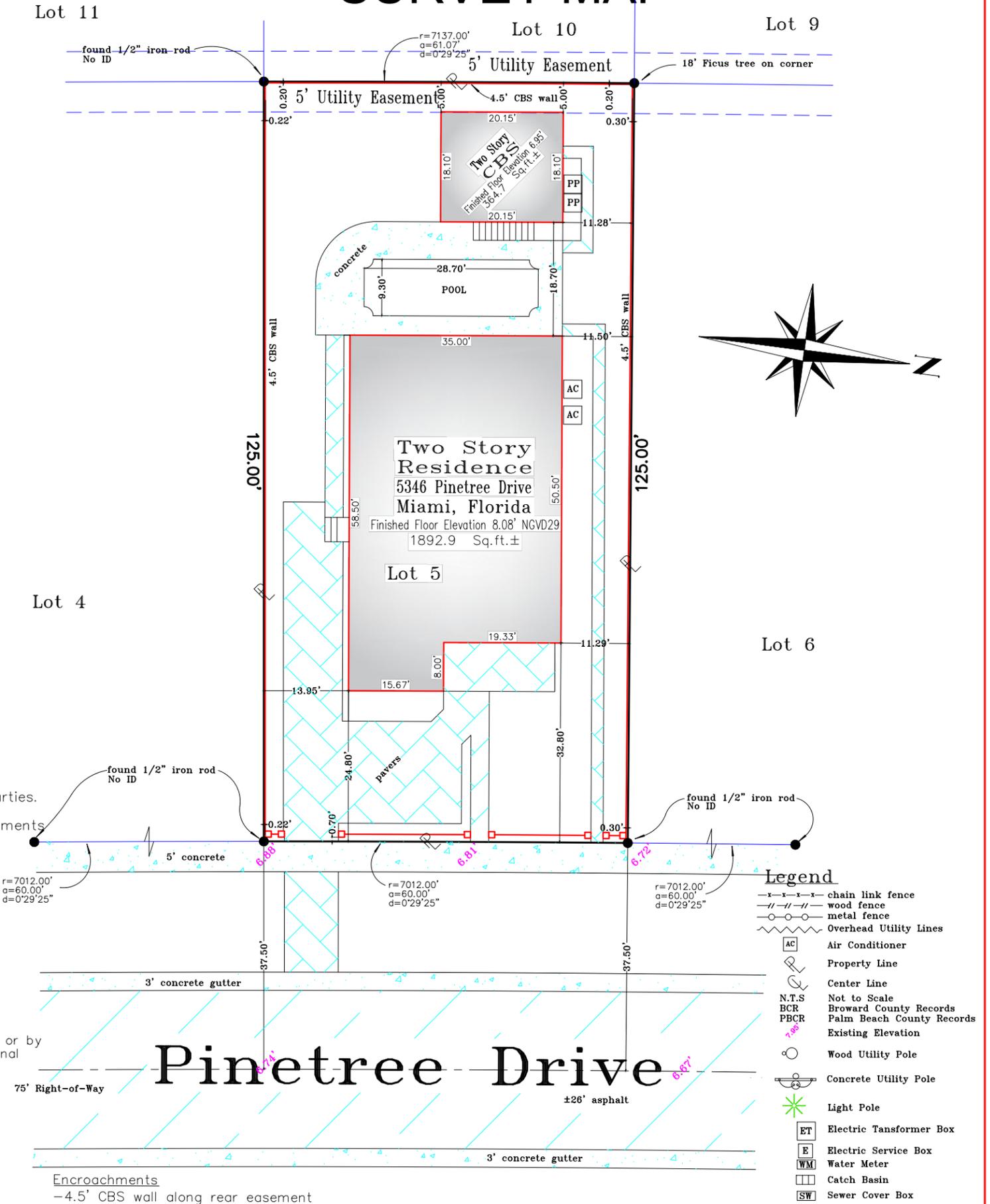
Property Location



5346 Pinetree Drive
Miami, Florida.

SURVEY MAP

SCALE: 1" = 20'



Legal Description

Lot 5, Block 6 of BEACH VIEW, according to the plat thereof as recorded in Plat Book 9, Page 158 of the Public Records of Miami-Dade County, Florida.

Survey Date: 07/23/2012
Job Number: 12-6017
Revision: a- elevations added 7/3/17

National Flood Insurance Community Panel: 12086 C 0328 L
Flood Zone: AE
Base Flood Elevation: 8'
Firm Date: 09/11/2009

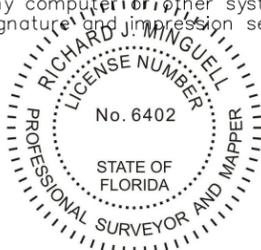
Certified to:
Alvaro J. Alencar

SURVEYORS NOTES

- This is a Boundary survey.
- Legal description used for this survey was provided by others.
- This Survey has been prepared for the exclusive use of the entities named hereon and do not extend to any unnamed parties.
- No title policy, title commitment, abstract, or certificate of title was available; therefore easements and other matters of record may not be reflected in this survey. Obtain current title work and verify easements before constructing improvements.
- Bearings, if any, shown hereon are based on Plat Book 101, Page 31 Broward County, Florida.
- All dimensions and directions shown hereon are in substantial agreement with record values unless otherwise noted.
- Due to varying construction standards, house dimensions are approximate.
- All ties to property line are perpendicular to it, unless otherwise noted.
- In all cases dimensions shall control location over scaled positions.
- Elevations, if shown, are based of NAVD 88.
- Benchmark No. D-186 Elevation: 7.32' feet, located at W 55 St. & Pinetree Dr.
- This survey does not determine or imply ownership.
- Underground improvements and utilities were not located.
- Not valid without the signature & raised seal of a Florida licensed surveyor and mapper.

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE FOR THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

No part of this drawing may be reproduced by photocopying, recording or by any other means, or stored, processed or transmitted in or by any computer or other systems without the prior written permission of R. Minguell Land Surveyors. Copies of this plan without an original signature and impression seal are not valid.



Richard J. Minguell
Richard J. Minguell
Registered Land Surveyor & Mapper
No. 6402, State of Florida



R. Minguell, Inc.
Land Surveyors & Planners
L.B.7272
954-298-8935
Minguell@bellsouth.net
591 S.W. 112 Avenue
Plantation, Florida 33325

Encroachments

- 4.5' CBS wall along rear easement