



NER EY

5300 W. HILLSBORO BLVD., SUITE 215-A COCONUT CREEK, FLORIDA 33073 PHONE(954)418-4940 FAX(954)418-4941 EMAIL: order@sfland.net CERTIFICATE NO.: LB6857

SURVEY ADDRESS:

MIAMI, FLORIDA 33133

FLOOD ZONE & ELEVATIONS:

FLOOD ZONE: X
BASE FLOOD ELEVATION: N/A
CONTROL PANEL NO.: 120650-0476-L
DATE OF FIRM INDEX: 09/11/09

CERTIFY TO:

- GRACE HEINECKE
 CHICAGO TITLE INSURANCE COMPANY

POTENTIAL ENCROACHMENTS:

- 1. WALL CROSSES OVER THE NORTHERLY, EASTERLY, SOUTHERLY AND WESTERLY PROPERTY LINES.
 2. COLUMN CROSSES OVER THE NORTHERLY AND EASTERLY PROPERTY LINES.

LEGAL DESCRIPTION:
WEST 2 FEET OF LOT 13, AND ALL OF LOT 14, BLOCK 1, OF "ROCKERMAN HEIGHTS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, AT PAGE 27, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LEGEND & ABBREVIATIONS:

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M-D.C.R	7 (5	€ } }	C.B.	9	C.L.P.	C.L.F.	CONC.	C.O.	CHAIL	C.D.D.	מיניין.	B C B	D A	> b	A
M-D.C.R.= MIAMI-DADE COUNTY RECORDS P.B.		= CABLE RISER	= CHORD BEARING	= CALCULATED	= CONCRETE LIGHT POLE	= CHAIN LINK FENCE	= CONCRETE	= CLEANOUT	· = CHATTAHOOCHEE	= CONCRETE BLOCK STRUCTURE	= BROWARD COUNTY RECORDS	= BENCHMARK	= ANCHOR EASEMENT	= ALR CONDITIONER	= ARC
P.B.C.K.) 	8/0	O.R.B.	0.H.	NO.	NGVD	NAVD	3	M.H.	L.P.	L.B.	F.P. & L.	E.S.	ELEV.	D.E.
= PALM BEACH COUNTY RECORDS = PLAT BOOK	= PLAT	= OFFSET	= OFFICIAL RECORDS BOOK	= OVERHANG	= NIMBER	= NATIONAL GEODETIC VERTICAL DATUM	= NORTH AMEDICANI VERTICAL DATES	= MEASURED	= MANHOLE	= LIGHT POLE	= LICENSED BUSINESS	· = FLORIDA POWER & LIGHT	= ELECTRIC SERVICE	= ELEVATION	= DRAINAGE EASEMENT
<i>‰</i> ⊷	⊳	W.M.	¥ ¢	(111.)		∃	Z X	₩.	P.P.	P.O.C.	P.O.B.	P.R.C.	P.I.	P.E.	P.C.
= CENTERLINE = ELEVATION	= DELTA OR CENT	= WATER METER	= UTILITY EASEM	= TYPICAL	= TANGENT	= RIGHT-OF-WAY	= KADIUS	- TOWEN FOLD	= DOMAED BOLE	TOTAL OF COM	= POINT OF REGIN	= POINT OF REVE	HELINI EO LINIOG =	= POOL FOITING	= POINT OF CURY

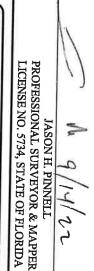
	>	W.M.	W.F.		٣		DATUM R/W	×	7.1.	P.O.C.	P.O.B.	P.K.C.	P.L	. r. r.	P.C.
SHELLING CHAINST WASTE	= DELTA OR CENTRAL ANGLE	= WATER METER	= WOOD FENCE	= UTILITY EASEMENT	= TYPICAL	= TANGENT	= RIGHT-OF-WAY	= RADIUS	= POWER POLE	= POINT OF COMMENCEMENT	= POINT OF BEGINNING	= POINT OF REVERSE CURVE	= POINT OF INTERSECTION	= POOL EQUIPMENT	= POINT OF CURVATURE

GENERAL NOTES:

- 1. TYPE OF SURVEY: BOUNDARY
 2. IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE HULL & VOID.
 3. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY, FOR WHICH THE SUBJECT PROPERTY IS LOCATED IN.
 4. UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
 5. ELEVATIONS SHOWN HEREON (IF ANY) ARE RELATIVE TO NGVD 1929, UNLESS OTHERWISE NOTED.
 6. UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
 7. FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
 8. THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC. PALL RECORD PLAT (UNLESS OTHERWISE NOTED).
 9. ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE PER THE RECORD PLAT (UNLESS OTHERWISE NOTED).
 10. THIS SURVEY IS FOR MORTGAGE AND TITLE PURPOSHS ONLY.
 11. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF SOUTH 34°0000" WEST ALONG THE HASTERLY LINE OF LOT 14, BLOCK 1, PLAT BOOK 53, PAGE 27, M-D.C.R.

CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 51-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



SKETCH NO.: 22-1823 DATE OF SURVEY: 09/01/22

CHECKED BY: J.P. / K.M.

FIELD BOOK/PAGE: 650/66

SIDE 1 OF 2

REVISIONS

DATE

CHK'D BY