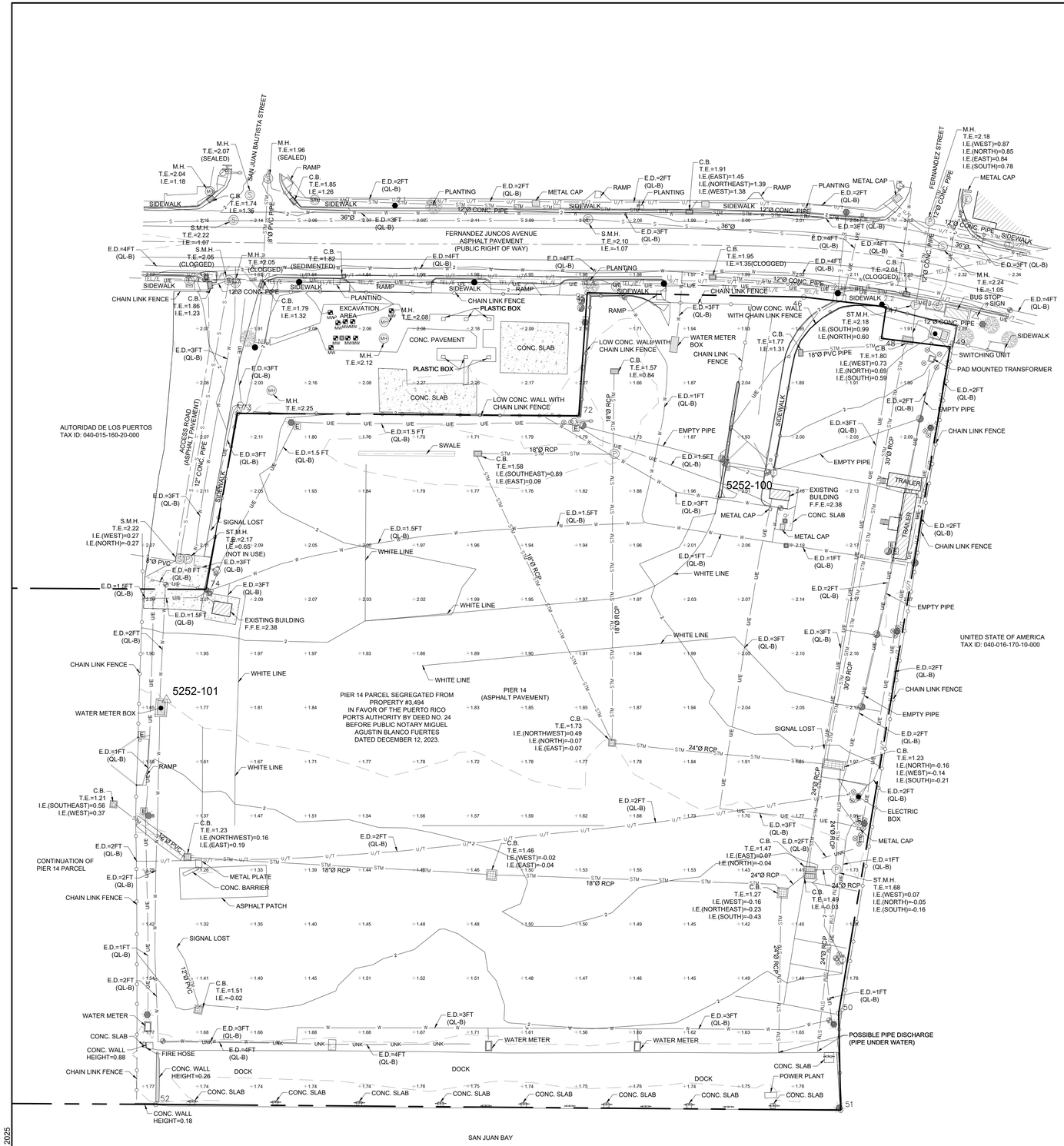


EXISTING CONDITIONS, TOPOGRAPHIC AND SUBSURFACE UTILITY SURVEY

SCALE 1 : 400

PLOT DATE : FEBRUARY 24, 2025

INSCRIPTION DATA:

PROPERTY: PIER 14
PAGE: TO BE DETERNIMED
BOOK: TO BE DETERMINED
RECORDED AREA: 27,520.6840 SQ MT = 7.0020 CUERDAS
SURVEYED AREA: 27,520.6840 SQ MT = 7.0020 CUERDAS

URBAN: PARCEL OF LAND OF IRREGULAR SHAPE LOCATED IN PUERTA DE TIERRA WARD OF THE MUNICIPALITY OF SAN JUAN, PUERTO RICO, IDENTIFIED AS PIER 14 WITH AN AREA OF 27,520.6840 SQUARE METERS EQUIVALENT TO 7.0020 CUERDAS.

SURVEY DATA

PIER 14 (TO BE SEGREGATED FROM PARCEL NO. 3494)

POINT	LINE	(Y) NORTH	(X) EAST	DISTANCE	BEARINGS	DESCRIPTION
45	---	269707.1898	235708.6377	---	---	Concrete Wall
46	45-46	269706.4173	235748.6321	40.00	S 88°53'36" E	To establish
47	46-47	269704.5942	235763.8380	15.31	S 83°09'48" E	Concrete Wall
48	47-48	269698.7692	235762.9885	5.89	S 08°17'52" W	To establish
49	48-49	269697.2115	235775.6667	12.77	S 82°59'43" E	Concrete Wall
50	49-50	269574.1038	235755.0749	124.82	S 09°29'45" W	To establish
51	50-51	269556.1797	235755.4498	17.93	S 01°11'53" E	Concrete Wall
52	51-52	269557.2475	235628.9520	126.50	N 89°30'59" W	Concrete Wall
53	52-53	269557.8211	235526.8557	102.10	N 89°40'41" W	Concrete Wall
78	53-78	269632.6072	235524.7262	74.82	N 01°37'52" W	Concrete Wall
77	78-77	269640.2362	235524.5966	7.63	N 00°58'22" W	Concrete Wall
76	77-76	269640.1722	235560.6679	36.07	S 89°53'54" E	Concrete Wall
75	76-75	269652.8768	235560.7482	12.70	N 00°21'45" E	Concrete Wall
74	75-74	269652.3868	235638.2298	77.48	S 89°38'15" E	Concrete Wall
73	74-73	269684.9164	235644.0465	33.05	N 10°08'17" E	Concrete Wall
72	73-72	269684.4842	235707.0819	63.04	S 89°36'26" E	Concrete Wall
45	72-45	269707.1898	235708.6377	22.76	N 03°55'11" E	Concrete Wall

AREA = 27520.6840 sq mt. =Ø= 7.0020 cdas.

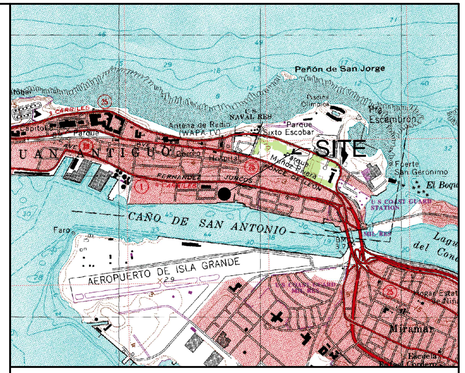
GEOMETRIC DESCRIPTION - PIER 14

STARTING AT PROPERTY CORNER POINT NUMBER [45] HAVING COORDINATES Y=269707.1898, X=235708.6377 LOCATED AT THE NORTH PROPERTY CORNER POINT OF THE PARCEL OF LAND BEING DESCRIBED, AS MARKED ON THE PROPERTY LINE SURVEY MAP, THENCE: SOUTH 88°53'36" EAST, 40.00 METERS TO A POINT NUMBER [46] HAVING COORDINATES Y=269706.4173, X=235748.6321, THENCE: SOUTH 83°09'48" EAST, 15.31 METERS TO A POINT NUMBER [47] HAVING COORDINATES Y=269704.5942, X=235763.8380, THENCE: SOUTH 08°17'52" WEST, 5.89 METERS TO A POINT NUMBER [48] HAVING COORDINATES Y=269698.7692, X=235762.9885, THENCE: SOUTH 82°59'43" EAST, 12.77 METERS TO A POINT NUMBER [49] HAVING COORDINATES Y=269697.2115, X=235775.6667, THENCE: SOUTH 09°29'45" WEST, 124.82 METERS TO A POINT NUMBER [50] HAVING COORDINATES Y=269574.1038, X=235755.0749, THENCE: SOUTH 01°11'53" EAST, 17.93 METERS TO A POINT NUMBER [51] HAVING COORDINATES Y=269556.1797, X=235755.4498, THENCE: NORTH 89°30'59" WEST, 126.50 METERS TO A POINT NUMBER [52] HAVING COORDINATES Y=269557.2475, X=235628.9520, THENCE: NORTH 89°40'41" WEST, 102.10 METERS TO A POINT NUMBER [53] HAVING COORDINATES Y=269557.8211, X=235526.8557, THENCE: NORTH 01°37'52" WEST, 74.82 METERS TO A POINT NUMBER [78] HAVING COORDINATES Y=269632.6072, X=235524.7262, THENCE: NORTH 00°58'22" WEST, 7.63 METERS TO A POINT NUMBER [77] HAVING COORDINATES Y=269640.2362, X=235524.5966, THENCE: SOUTH 89°53'54" EAST, 36.07 METERS TO A POINT NUMBER [76] HAVING COORDINATES Y=269640.1722, X=235560.6679, THENCE: NORTH 00°21'45" EAST, 12.70 METERS TO A POINT NUMBER [75] HAVING COORDINATES Y=269652.8768, X=235560.7482, THENCE: SOUTH 89°38'15" EAST, 77.48 METERS TO A POINT NUMBER [74] HAVING COORDINATES Y=269652.3868, X=235638.2298, THENCE: NORTH 10°08'17" EAST, 33.05 METERS TO A POINT NUMBER [73] HAVING COORDINATES Y=269684.9164, X=235644.0465, THENCE: SOUTH 89°36'26" EAST, 63.04 METERS TO A POINT NUMBER [72] HAVING COORDINATES Y=269684.4842, X=235707.0819, THENCE: NORTH 03°55'11" EAST, 22.76 METERS TO A POINT NUMBER [45] HAVING COORDINATES Y=269707.1898, X=235708.6377, LOCATED AT THE NORTH PROPERTY CORNER POINT WHICH IS THE PROPERTY CORNER POINT WHERE THIS DESCRIPTION BEGAN. HAVING A TOTAL AREA OF [27520.6840 SQ MT.], EQUIVALENT TO [7.0020 CDAS].

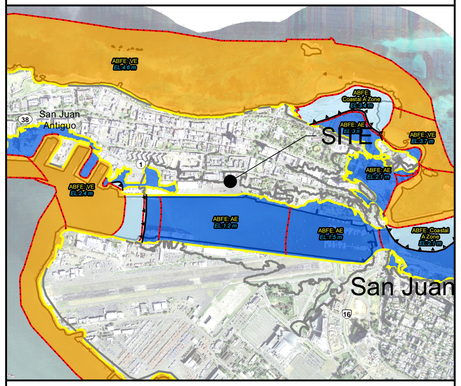
SURVEY CONTROLS

STA	COORDINATES		ELEVATION	DESCRIPTION
	NORTHING	EASTING		
5252-100	269,669.962	235,733.204	2.194	NAIL AND WASHER
5252-101	269,631.964	235,630.931	1.795	NAIL AND WASHER
SJ-01	269,606.760	235,844.798	2.840	NAIL AND WASHER
SJ-02	269,602.459	235,856.296	2.222	NAIL AND WASHER
SJ-05	269,712.318	235,330.571	1.778	NAIL AND WASHER
SJ-06	269,792.192	234,987.067	2.193	NAIL AND WASHER
SJ-07	269,899.996	234,819.146	1.420	NAIL AND WASHER

GRAPHIC SCALE
8 4 0 8 16 24
SCALE 1 : 400



LOCATION MAP SCALE 1 : 20,000



FLOOD MAP SCALE 1 : 20,000

LEGEND:

- CONTROL STATION
- PROPERTY POINT
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- ELECTRIC UTILITY MANHOLE
- TELEPHONE MANHOLE
- WATER MANHOLE
- HEAD WALL
- CATCH BASINS
- WATER METER
- WATER VALVE
- CONCRETE LIGHT POLE
- CONCRETE POWER POLE
- CONCRETE POWER & TELEPHONE POLE
- UTILITY POLE
- GUY POLE
- WOODEN POWER/ TELEPHONE POLE
- TELEPHONE POLE
- WOODEN POWER POLE
- WOODEN LIGHT POLE
- NOT IN USE POLE
- CAMERA POLE
- METAL LIGHT POLE
- METAL POWER POLE
- ELECTRIC BOX
- TWO SIDE METAL LIGHT POLE
- STREET LIGHT POLE
- TWO SIDE METAL LIGHT POLE
- KM ID
- SANITARY CLEAN OUT
- FIRE HYDRANT
- CURB INLET
- PUBLIC TELEPHONE BOOTH
- STREET LIGHT BOX
- HANDICAP RAMP
- SIGN
- GUY CABLE
- EXISTING TREE
- EXISTING BUSH
- EXISTING PALM TREE
- VERTICAL PIPE
- BOLLARD
- GATE
- IRON POST
- CONCRETE MONUMENT
- BITT
- FIRE WATER NOZZLE
- CONCRETE GUTTER
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE
- TELEPHONE LINE
- POWER LINE
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- UNDERGROUND UNKNOWN LINE
- UNDERGROUND POWER LINE
- UNDERGROUND TELEPHONE LINE
- GUARDRAIL
- SPOT ELEVATIONS
- EXISTING STRUCTURES
- CONCRETE SLAB
- METAL CAP
- PAVEMENT PATCH
- CONTOUR 0.50 METER INTERVAL
- CONTOUR 0.25 METER INTERVAL
- MONITORING WELL
- BORING

GENERAL NOTES:

1. ALL DISTANCES ARE EXPRESSED IN METERS, UNLESS OTHERWISE NOTED.
2. FIELDWORK PERFORMED ON FEBRUARY 17, 2025.
3. HORIZONTAL CONTROLS ARE REFERRED TO NAD 83 (2011) EPOCH 2010.00.
4. VERTICAL DATUM IS REFERRED TO PRVD02.
5. PLEASE REFER TO SURVEY JEB-5252
6. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULT OF THE SURVEY MADE ON THE DATE INDICATED AND CAN BE ONLY CONSIDERED AS AN INDICATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
7. CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND MEASUREMENTS AND ADVISE ARCHITECT OR OWNER OF ANY DIFFERENCES.
8. PLANIMETRIC MAPPING ENHANCED WITH RECORD AERIAL MAPPING, SHOWN FOR REFERENCE PURPOSES, ONLY INFORMATION COLLECTED ON GROUND SHALL BE USED FOR ENGINEERING DESIGN.
9. SUBSURFACE UTILITIES WERE LOCATED TO A QUALITY LEVEL B OF SPECIFICATION ASCE 3822. THE DETAILED FINDINGS OF THE SUBSURFACE UTILITY PORTION OF THIS SURVEY ARE CONTAINED ON THE PROJECT REPORT (5252-SUS.PDF), HEREBY MADE PART OF THESE DRAWINGS AND NOT VALID IF SEPARATED FROM EACH OTHER. DUE TO THE FINDINGS WITHIN THE SURVEY LIMITS, IT IS RECOMMENDED THAT NON DESTRUCTIVE EXCAVATIONS BE PERFORMED FOR WORK IN THESE AREAS.
10. TOPOGRAPHIC SHOTS SHOWN HEREIN WERE SURVEYED WITH A VERTICAL ACCURACY OF +/- 0.008'.
11. ABOVE GROUND IMPROVEMENTS SHOWN HEREIN WERE LOCATED WITH A HORIZONTAL ACCURACY OF +/- 0.032'.

ABBREVIATIONS:

C.B.	CATCH BASIN	N/A	NO ACCESS
S.M.H.	SANITARY SEWER MANHOLE	M.H.	MANHOLE
ST.M.H.	STORM SEWER MANHOLE	I.E.	INVERT ELEVATION
EMH	ELECTRIC MANHOLE	T.E.	TOP ELEVATION
CONC.	CONCRETE	Ø	PIPE DIAMETER
E.D.	ESTIMATED DEPTH	RCP	REINFORCED CONCRETE PIPE
FT	FEET	QL-B	QUALITY LEVEL - B
F.F.E.	FINISH FLOOR ELEVATION	UNK	UNKNOWN

JAVIER E. BIDOT ASSOCIATES, PSC
Land Surveyors & Consultants
16 Cordova St. Urb. Lomalinda I, Caguas, PR 00727
Phone: (787)746-5486 Fax: (787)704-6215
www.jebpr.com

SYM.	REVISION	BY:	DATE:

THE MATERIAL SHOWN HEREON IS PROPERTY OF JAVIER E. BIDOT ASSOCIATES, PSC AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF JAVIER BIDOT ASSOCIATES, PSC.

EXISTING CONDITIONS, TOPOGRAPHIC AND SUBSURFACE UTILITY SURVEY

FOR PIER 14

LOCATED AT FERNANDEZ JUNCOS AVENUE, KM. 2.1

MUNICIPALITY OF SAN JUAN, PUERTO RICO

PLOT SCALE : 1:1

LAST DAY OF FIELD SURVEY	FEB 17, 2025
DRAWN BY:	K.A.
CHECKED BY:	C. LEBRON
SCALE:	1 : 400

CERTIFY CORRECT

I, CARLOS M. LEBRON CABRERA, HEREBY CERTIFY THAT THIS PLAN IS AN EXACT AND TRUE GRAPHIC REPRESENTATION OF THE EXISTING CONDITIONS

Digitally signed by Carlos M Lebron
Date: 2025.03.11 13:21:58 -04'00'

CARLOS M. LEBRON CABRERA
LAND SURVEYOR LIC.NO. 23744

DRAWING TITLE:
EXISTING CONDITIONS, TOPOGRAPHIC AND SUBSURFACE UTILITY SURVEY

DATE:	DWG. NO.	SHEET NO.
FEB. 24, 2025	VF-1	1 / 1
PROJECT JEB-5252		

PAPER SIZE: 24x36

FILE NAME: 5252-EC