

SKETCH OF SURVEY

LAND DESCRIPTION :

LOTS 7 THROUGH 9, INCLUSIVE, BLOCK 12 OF "REVISED PLAT OF - CORAL GABLES RIVIERA SECTION PART-1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 31 OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
7. BENCHMARK REFERENCE: MIAMI/DADE COUNTY BENCHMARK # P-714-NEW ELEVATION=12.27' (NGVD29)
8. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF "REVISED PLAT OF - CORAL GABLES RIVIERA SECTION PART-1", P.B. 28, PG. 31, B.C.R. SAID LINE BEARS N00°01'15"W.

CERTIFIED TO:

SARAH GREG
RICHARD E. DOUGLAS, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN DECEMBER, 2025. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: Richard E. Cousins

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 12/03/25

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 EMAIL: OFFICE@CSASURVEY.NET

PROJECT NUMBER : 10579-25

CLIENT :
MARK TATIS

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	11/25/25	SKETCH	AM	REC
REVISED GARAGE BUILDING	12/03/25	SKETCH	AM	REC

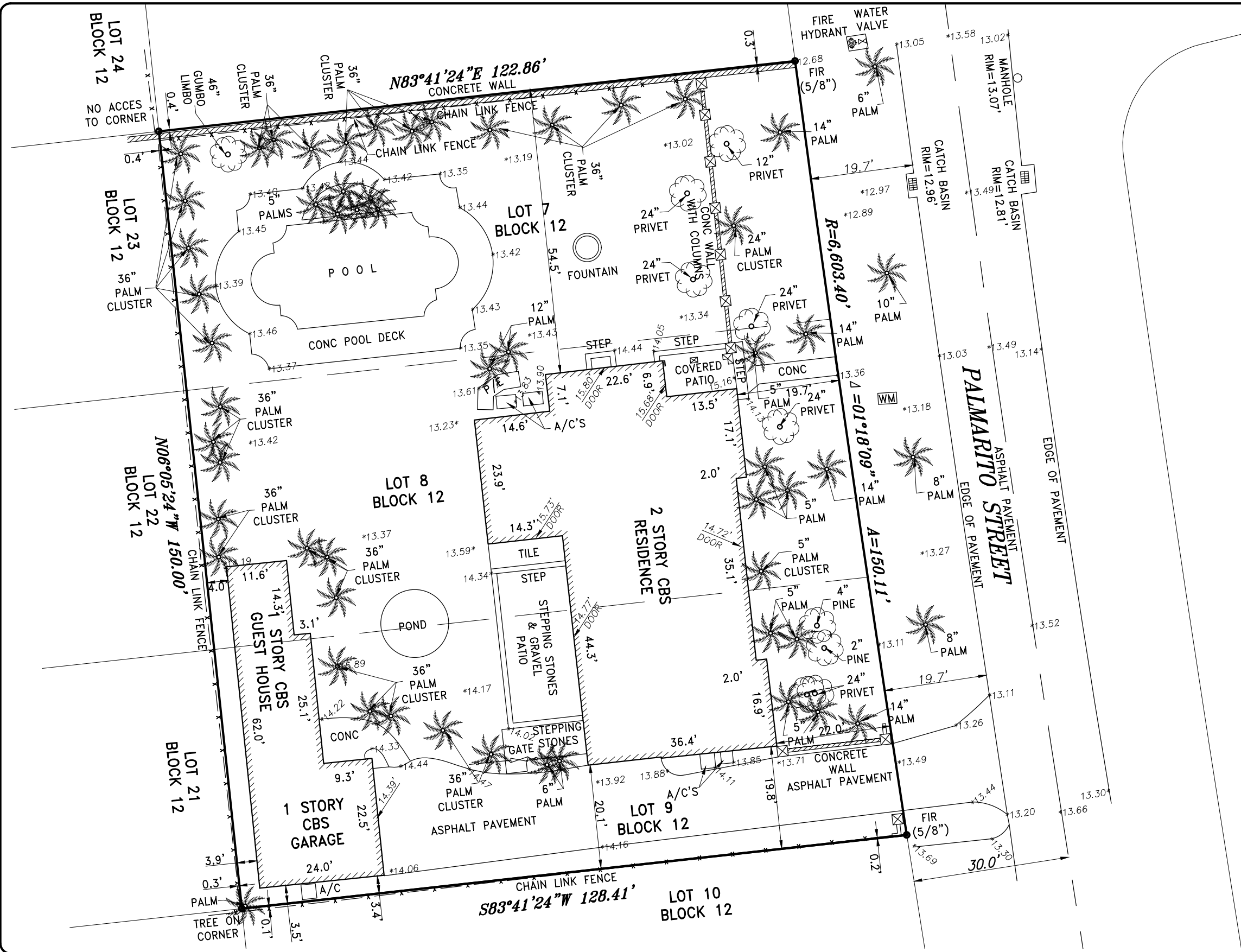
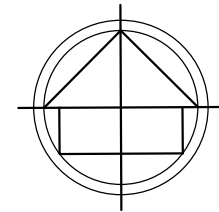
FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120639
PANEL NUMBER	0457 L
ZONE	X
BASE FLOOD ELEV	N/A
EFFECTIVE DATE	09/11/09

PROPERTY ADDRESS :
4400 PALMARITO STREET

SCALE: 1"= 20'

SHEET 1 OF 2

SKETCH OF SURVEY



- LEGEND:**
- CKD CHECKED BY
 - CONC CONCRETE
 - DWN DRAWN BY
 - FB/PG FIELD BOOK AND PAGE
 - SIR SET IRON ROD & CAP #6448
 - SNC SET NAIL AND CAP #6448
 - FIR FOUND IRON ROD
 - FIP FOUND IRON PIPE
 - FNC FOUND NAIL AND CAP
 - FND FOUND NAIL & DISC
 - P.B. PLAT BOOK
 - M/D.C.R. MIAMI/DADE COUNTY RECORDS
 - X- CHAIN LINK/ WOOD FENCE
 - WPP WOOD POWER POLE
 - CBS CONCRETE BLOCK STRUCTURE
 - E- OVERHEAD UTILITY WIRES
 - A/C AIR CONDITIONER
 - WM WATER METER
 - R RADIUS
 - A ARC DISTANCE
 - △ CENTRAL ANGLE
 - *0.00 ELEVATIONS
 - P/E POOL EQUIPMENT

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