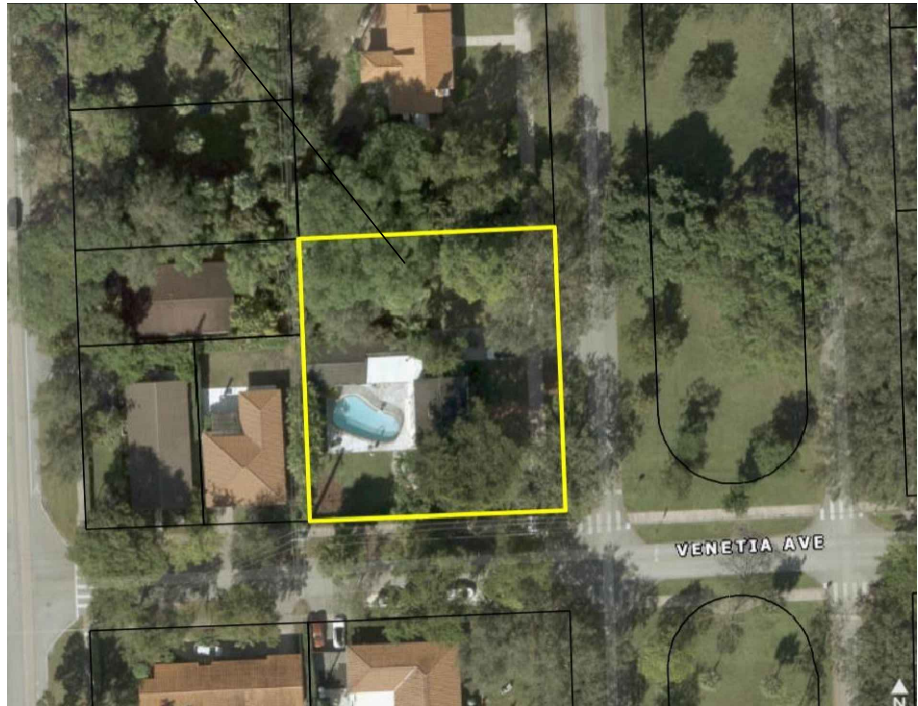
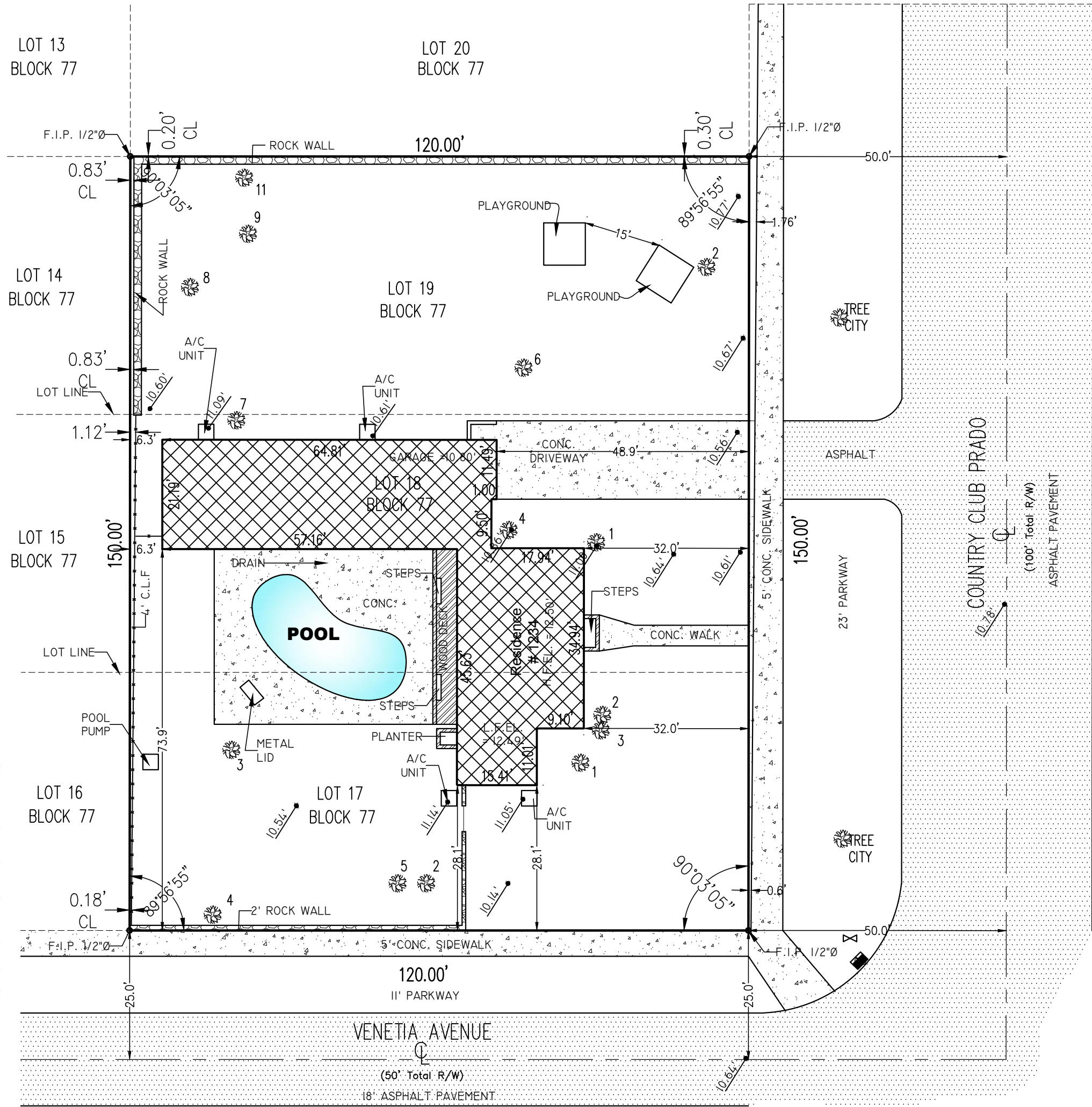
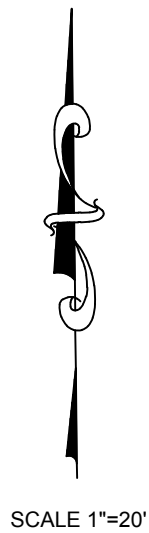


BOUNDARY SURVEY

PROJECT SITE

JOB N°: 241044



LOCATION MAP
SCALE: (N.T.S)

PROPERTY ADDRESS:
1234 COUNTRY CLUB
PRADO, CORAL GABLES,
FL 33134

CERTIFICATE TO:
FRANK CZUL GUARDIAN, ANDREA PORRAS

FOLIO # 03-4107-018-8590

LEGAL DESCRIPTION:

LOTS 17 ,LOT 18 AND 19 BLOCK 77, "CORAL GABLES GRANADA ",
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, AT PAGE 113,
OF THE PUBLIC RECORDS OF MIAMI COUNTY, FLORIDA

SURVEYOR'S NOTES:

- 1) The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
- 2) This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED
- 3) There may be additional Restrictions not shown on this survey that. may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- 4) Accuracy:
The expected use of the land, as classified in the Minimum Technical Standards (61G17-6FAC), is "Residential High Risk". The 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.
- 5) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon. Underground encroachments not located.
- 6) 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 are prohibited without written consent of the signing party or parties.
- 7) Contact the appropriate authority prior to any design work on the herein-described parcel for Building and Zoning information.
- 8) Underground utilities are not depicted hereon; contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- 9) Area of the Property: Sq.Ft.
- 10) This survey does not reflect or determine ownership. Ownership subject to opinion of title.
- 11) Type of Survey: BOUNDARY SURVEY
- 12) The survey depicted here is covered by professional liability insurance. The liability of this survey is limited to the cost of the survey.

TREE TABLE

No.	TREE NAME (Scientific Name)	DIAMETER (inches)	HEIGHT (feet)	SPREAD (feet)
1	TREE	33	41	51
2	PALM	38	44	45
3	TREE	34	38	42
4	PALM	12	26	25
5	TREE	15	26	28
6	PALM	12	18	12
7	PALM	20	29	21
8	PALM	8	19	12
9	PALM	19	30	20
10	PALM	18	28	24
11	TREE	80	55	63
12	TREE	7.0	15	12

— x — CHAIN LINK FENCE (C.L.F.)
— — METAL FENCE (M.F.)

BASE OF BEARINGS

0.00' EXISTING ELEVATION

LEFT HOUSE VIEW 10/21/2024



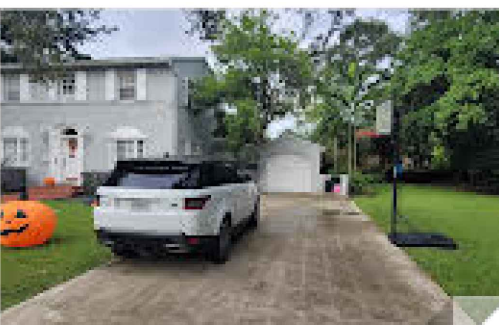
FRONT HOUSE VIEW 10/21/2024



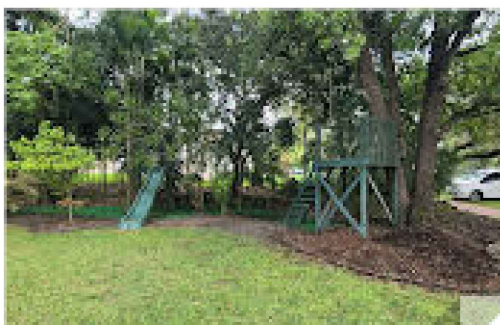
REAR HOUSE VIEW 10/21/2024



RIGHT HOUSE VIEW 10/21/2024



REAR HOUSE VIEW 10/21/2024



BM USED:

MIAMI DADE Co. BM

COMMUNITY NAME AND NUMBER:	PANEL NUMBER AND SUFFIX:	FIRM PANEL EFFECTIVE DATE:
CITY OF CORAL GABLES: 120639	12086 C 0293 L	09 / 11/ 2009
COUNTY NAME: MIAMI-DADE	FLOOD ZONE: X	BASE FLOOD ELEVATION: N/A
STATE: FLORIDA		

VIZCAYA SURVEYING & MAPPING, INC.

13217 S.W. 46th LANE
MIAMI, FLORIDA 33175
PHONE: (305) 223-6060
E-Mail: RVIZCAYA.13@GMAIL.COM LB.# 8000

LEGEND AND ABBREVIATIONS:

A. = ARC
A/C = AIR CONDITIONER PAD
B.S. = BUILDING SETBACK
C.B. = CATCH BASIN
C.L.F. = CHAIN LINK FENCE
CL. = CENTER LINE
CL. = CLEAR
CONC. = CONCRETE
C.B.S. = CONCRETE BLOCK STRUCTURE
Δ = DELTA
D.E. = DRAINAGE EASEMENT
ENC. = ENCROACHMENT
F.P.C.P. = FOUND PERMANENT CONTROL POINT
F.I.P. 1/2" = FOUND IRON PIPE 1/2"

F.I.R. 1/2" = FOUND IRON REBAR 1/2"
F.N. = FOUND NAIL
F.N.&D. = FOUND NAIL AND DISC
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
O.L. = ON LINE
P.C. = POINT OF CURVATURE
P.C.P. = PERMANENT CONTROL POINT
F.P.R.M. = FOUND PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
R.P. = RADIUS POINT
R.&M. = RECORD AND MEASURE
S.N.&D. = SET NAIL & DISC
TYP. = TYPICAL
U.E. = UTILITY EASEMENT
WM = WATER METER

R/W=RIGHT OF WAY
M.F.=METAL FENCE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION, AND THAT THIS SURVEY MEETS THE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ARTURO R. TOIRAC P.L.S.
PROFESSIONAL SURVEYOR AND MAPPER # 3102

SURVEYOR'S SEAL



Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

FIELD DATE : 10/21/2024
DATE : 10/21/2024

REVISIONS :

1 _____
2 _____
3 _____
4 _____

DRAWN _____ M/R

DESIGNED _____

CHECKED _____ A.T.