

TOPOGRAPHIC SURVEY

ABBREVIATIONS AND LEGEND

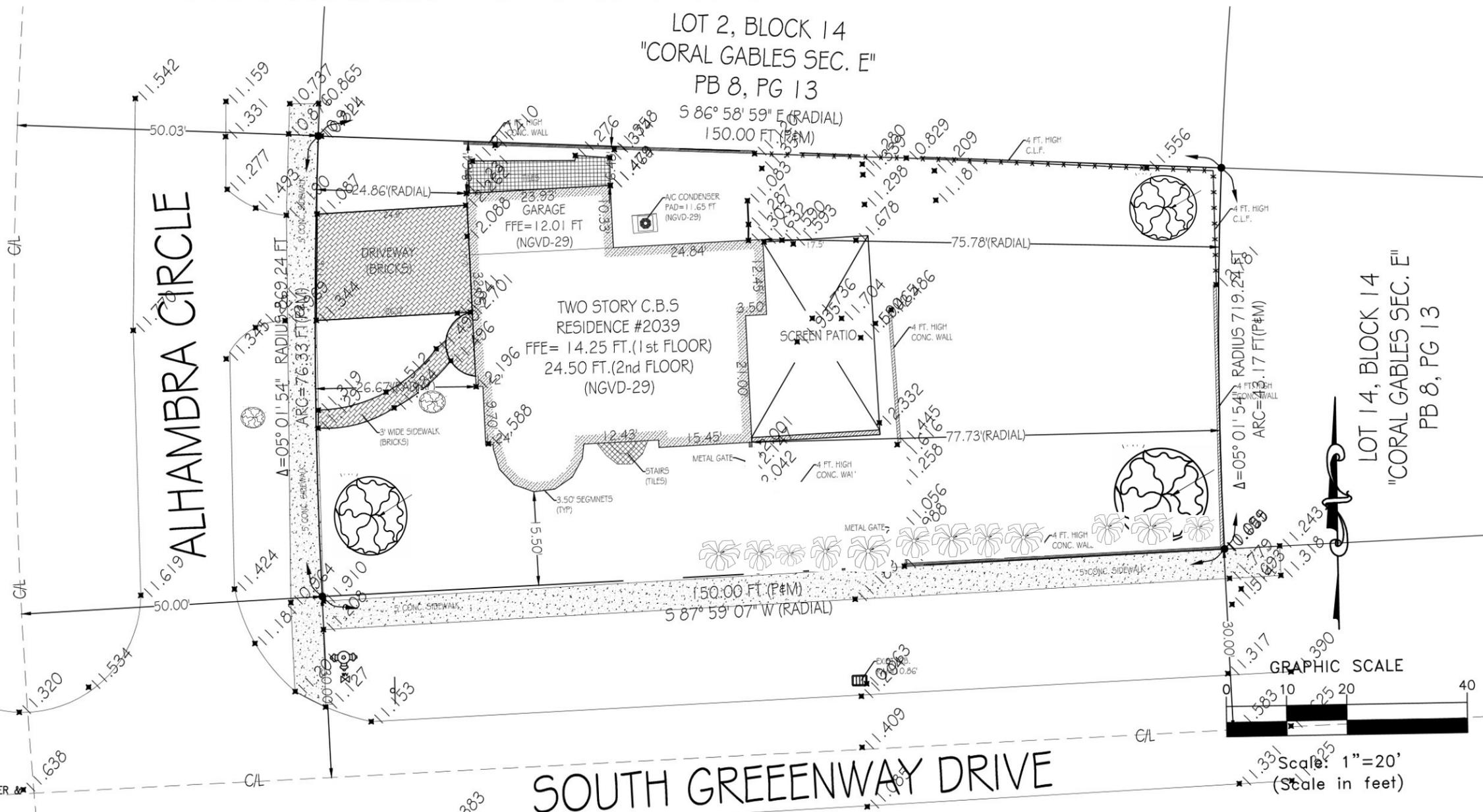
A	ARC
A/C	AIR CONDITIONER
BM	BENCHMARK
BRG	BEARING
(C)	CALCULATED
C&G	CONCRETE GUTTER OR VALLEYED GUTTER
CH	CHORD
CHBRG	CHORD BEARING
C.M.E.	CANAL MAINTENANCE EASEMENT
C.N.A.	CORNER NOT ACCESSIBLE
CONC.	CONCRETE
Δ	DELTA
D.E.	DRAINAGE EASEMENT
E.O.P.	EDGE OF PAVEMENT
F.C.	FENCE CORNER
F.D.H.	FOUND DRILL HOLE
F.E.	FENCE ENDS
F.F.E.	FINISHED FLOOR ELEVATION

F.I.P./F.I.R.	FOUND IRON PIPE/ROD
F.N.	FOUND NAIL
F.N.&D.	FOUND NAIL AND DISC
F.P.K.N.	FOUND PARKER KALON NAIL
GAR.	GARAGE
I.D.	SURVEYOR'S IDENTIFICATION
L	LENGTH
L.A.E.	LIMITED ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
(M)	MEASURED
O/S	OFFSET
(P)	PLATTED
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.T.	POINT OF TANGENCY

R	RADIUS
(R)	RECORD
R/W	RIGHT-OF-WAY
R.E.E.	ROOF ENCROACHMENT EASEMENT
S.I.R./S.I.P.	SET 1/2" IRON ROD/PIPE
S.N.D.	SET NAIL AND DISC
TAN	TANGENT
(TYP.)	TYPICAL
U.E.	UTILITY EASEMENT
W.E.	WATER'S EDGE

	=AIR CONDITIONER
	=BELLSOUTH BOX
	=CABLE BOX
	=CATCH BASIN
	=CONTROL VALVE BOX
	=ELECTRIC BOX
	=ELECTRIC METER
	=ELECTRIC SERVICE BOX
	=EXISTING ELEVATIONS
	=FIRE HYDRANT
	=FLORIDA POWER & LIGHT BOX
	=HANDICAP SPACE
	=INLET
	=LIGHT POLE
	=METAL LIGHT POLE
	=SANITARY MANHOLE
	=SATELLITE DISH
	=WATER METER
	=WATER VALVE
	=WOOD POLE

WATER	
SOD	
CONCRETE	
---	UTILITY EASEMENT (U.E.)



PROPERTY ADDRESS:
2039 Alhambra Circle
Coral Gables, Florida (33134)

LEGAL DESCRIPTION:
Lot 1, Block 14, "CORAL GABLES, SECTION E" according to the Plat thereof as recorded in Plat Book 8, Page 13, Public Records of Miami-Dade County, Florida.
Parcel Folio Number: 03-4107-016-1740

SURVEYOR'S NOTES:
All distances as shown are based on the US Survey foot. All bearings are based on 'INDUSTRIAL AIRPORT SUBDIVISION' Plat geometrical data and Global Positioning System verification.
This is a BOUNDARY SURVEY.
Elevation is referred to Miami-Dade County Benchmark, N27 being a PK Nail and Brass Washer in concrete sidewalk. Elevation=11.26 feet (NGVD-29).
The accuracy obtained for all horizontal control measurements, based on a 95% confidence level and office calculations of closed geometric figures, verified by redundant measurements, meets, or exceeds an equivalent linear closure standard of 1 foot in 7,500 feet for Suburban Areas. The elevations as shown are based on a closed level loop to benchmark noted above and meets or exceeds a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles.
This SKETCH OF BOUNDARY SURVEY is based on (i) recovered monumentation; (ii) the underlying recorded plat of 'INDUSTRIAL AIRPORT SUBDIVISION' according to the Plat thereof, as recorded in Plat Book 44, Page 80, of the Public Records of Miami-Dade County, Florida.
The client provided the legal description to the surveyor and also based on the Miami-Dade County Property Appraiser's Office, Folio Number 03-4107-016-1740, and the Warranty Deed recorded on Deed Book 34045 Page 2709 as evidenced thereon. No title search has been conducted by nor was a title report provided to the surveyor. There may exist easements, rights of way and/or other encumbrances affecting the subject property not disclosed hereon that a title report would evidence.

A comparison between measured (M), Plat (P), record (CA) and calculated (C) dimensions is delineated hereon. Measured dimensions (M) are based directly on the recovered monumentation. Platted dimensions (P) are based on the said plat of "COUNTRY ISLES GARDEN" according to the Plat thereof, recorded in Plat Book 128, Page 11, of the Public Records of Broward County, Florida. Calculated dimensions (C) are a protraction based on the legal description on the aforementioned plat of "INDUSTRIAL AIRPORT SUBDIVISION" according to the Plat thereof, as recorded in Plat Book 44, Page 80, of the Public Records of Miami-Dade County, Florida. There was no measurable difference between the recorded dimensions shown on the said plat of "INDUSTRIAL AIRPORT SUBDIVISION" according to the Plat thereof, as recorded in Plat Book 44, Page 80, of the Public Records of Miami-Dade County, Florida.

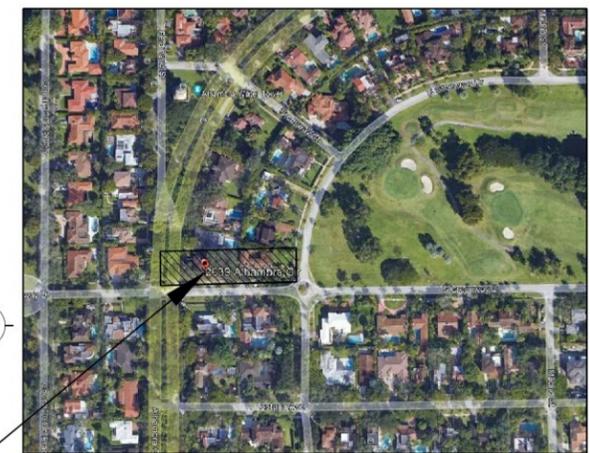
The total area of the Surveyed Parcel as described hereon contains 10,464.00 square feet more or less gross area, (0.2402 Acres more or less, by calculation.)

Encroachments are noted by this survey and shown in this Boundary Survey. The ownership of the fences and/or walls as shown hereon was not determined. The location of utilities on or adjacent to the property was not secured. The Surveyor has performed no subsurface investigation or determined the location of underground footers.

Only the surface indications of the underground utilities have been located. There may be other underground utilities in addition to those evidenced by visible appearances as shown on this sketch. No subsurface investigation has been performed by the Surveyor. Underground footers have not been located. The owner or his agent should verify at utility locations with the appropriate utility provider before using.

This sketch shown hereon in its graphic form is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format of this Survey. This map is intended to be displayed at a scale of 1"=20' or smaller.

SOUTH GREENWAY DRIVE



THIS SURVEY
LOCATION SKETCH
NOT TO SCALE

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY FELIPE NAZARIO, PSM #LS6815. USING A DIGITAL SEAL CERTIFIED BY ENDTRUST SIGNATURE SERVICE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED WITHOUT THE SIGNATURE AND EMBOSSED SEAL OF A FLORIDA LICENSED SURVEYOR. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SURVEYOR'S CERTIFICATION:
To: CESAR BARON
SUN CITY TITLE INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

This is to certify to the herein named firm and/or persons, that in my professional opinion, this map or plat of the herein described property is true and correct as recently surveyed and platted under my direction. I further certify that this map or plat and the survey on which it is based meets the Standards of Practice, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code, under Sections 5J-17.051 and 5J-17.052 and is a "BOUNDARY SURVEY" as defined in Section 5J-17.050(2).

Dated: **05/17/2024**
Marfel Surveyors Inc.
L.B. 8105

Felipe Nazario
Digitally signed by Felipe Nazario
Date: 2024.05.17 09:50:18 -04'00'



Felipe Nazario-Ortiz PSM
Professional Surveyor and Mapper # LS6815
State of Florida

SCALE: 1 IN. = 20 FT.	DATE: 12/24/2023	FILE NO. 2024-024	DRAWN BY: FELIPE NAZARIO	PROJECT NO: 2024-024-001	SHEET: 1 of 1 SHEETS
TYPE OF PROJECT: BOUNDARY SURVEY	RECORD OF REVISION				
PROJECT LOCATION: 2039 ALHAMBRA CIRCLE					
CITY, STATE & ZIP CODE: CORAL GABLES, FLORIDA (33134)	DATE	DESCRIPTION			
ENCROACHMENT NOTE:					
FELIPE NAZARIO ORTIZ PROFESSIONAL SURVEYORS AND MAPPER LB.8105 13800 SW 14th STREET APT. 301-C PEMBROKE PINES, FL (33027) (954)401-0141 (nazario925@hotmail.com)					