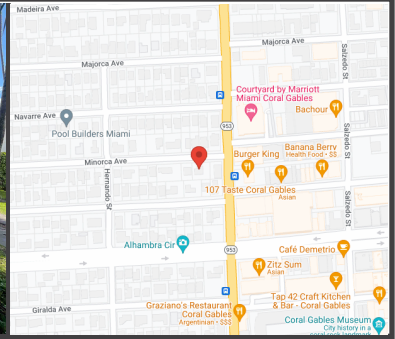




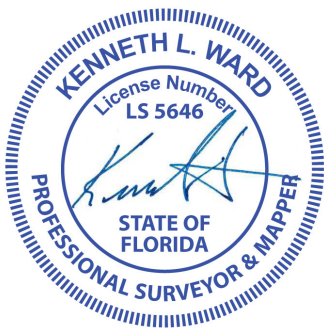
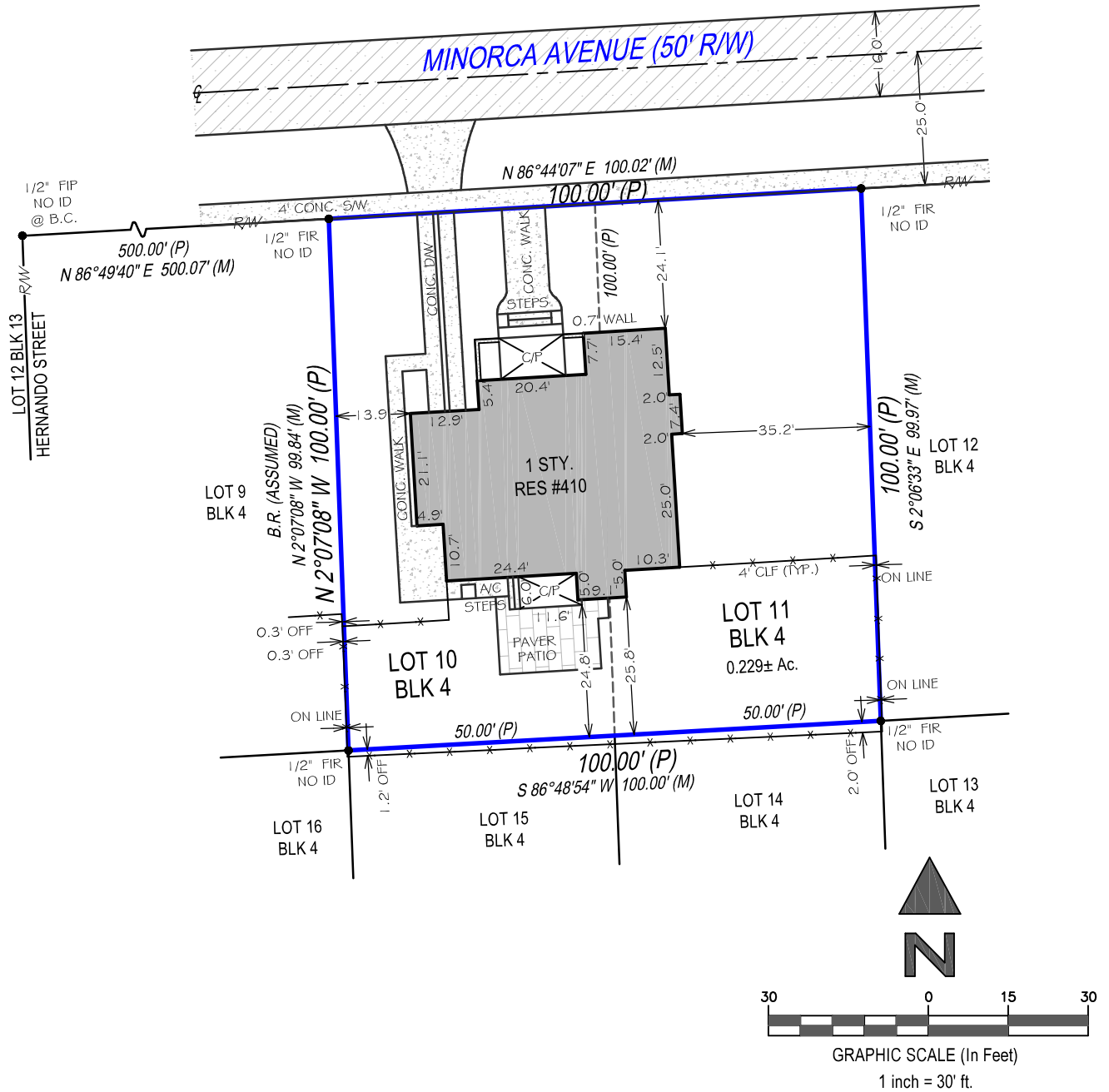
www.exactalands.com | office: 866.735.1916 | fax: 866.744.2882



PROPERTY ADDRESS: 410 MINORCA AVENUE, CORAL GABLES, FLORIDA 33134

SURVEY NUMBER: 2305.3032

2305.3032
BOUNDARY SURVEY
MIAMI-DADE COUNTY



KENNETH L. WARD
State of Florida Professional Surveyor and Mapper
License Number 5646
Exacta Land Surveyors, LLC | LB# 8291

SURVEYORS CERTIFICATION:

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

POINTS OF INTEREST:

NONE VISIBLE



Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
131 West Broadway Street, Suite 1001, Oviedo, FL 32765



AFFILIATE MEMBERS

DATE SIGNED: 05/26/23
FIELD WORK DATE: 5/22/2023
REVISION DATE(S): (REV.1 5/26/2023)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

JOB SPECIFIC SURVEYOR NOTES:

THE ASSUMED BEARING REFERENCE OF NORTH 2 DEGREES 07 MINUTES 08 SECONDS WEST IS BASED ON THE WESTERLY PROPERTY LINE OF LOT 10 AND 11, BLOCK 4, LOCATED WITHIN CORAL GABLES SECTION B ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 111 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

LOTS 10 AND 11, BLOCK 4, OF CORAL GABLES SECTION B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 111, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
- If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
- This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
- Alterations to this survey map and report by other than the signing surveyor are prohibited.
- Dimensions are in feet and decimals thereof.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
- Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.
- If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
- Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
- Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
- Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYOR'S LEGEND

LINETYPES		SYMBOLS		ABBREVIATIONS		SYMBOLS	
	Boundary Line		Elevation	C/P	- Covered Porch	FIR	- Found Iron Rod
	Center Line		Fire Hydrant	C/S	- Concrete Slab	FIRC	- Found Iron Rod & Cap
	Chain Link or Wire Fence		Find or Set Monument	CATV	- Cable TV Riser	FN	- Found Nail
	Easement		Guywire or Anchor	CB	- Concrete Block	FN&D	- Found Nail & Disc
	Edge of Water		Manhole	CH	- Chord Bearing	FRRS	- Found Rail Road Spike
	Iron Fence		Tree	CHIM	- Chimney	GAR	- Garage
	Overhead Lines		Utility or Light Pole	CLF	- Chain Link Fence	GM	- Gas Meter
	Structure		Well	CME	- Canal Maintenance Easement	ID	- Identification
	Survey Tie Line			CO	- Clean Out	IE/EE	- Ingress/Egress Easement
	Vinyl Fence			CONC	- Concrete	ILL	- Illegible
	Wall or Party Wall			COR	- Corner	INST	- Instrument
	Wood Fence			CS/W	- Concrete Sidewalk	INT	- Intersection
SURFACETYPES				CUE	- Control Utility Easement	IRRE	- Irrigation Easement
	Asphalt			CVG	- Concrete Valley Gutter	L	- Length
	Brick or Tile			D/W	- Driveway	LAE	- Limited Access Easement
	Concrete			DE	- Drainage Easement	LB#	- License No. (Business)
	Covered Area			DF	- Drain Field	LBE	- Limited Buffer Easement
	Water			DH	- Drill Hole	LE	- Landscape Easement
	Wood			DUE	- Drainage & Utility Easement	LME	- Lake/Landscape Maintenance Easement
SYMBOLS				ELEV	- Elevation	LS#	- License No. (Surveyor)
	Benchmark			EM	- Electric Meter	MB	- Map Book
	Center Line			ENCL	- Enclosure	ME	- Maintenance Easement
	Central Angle or Delta			ENT	- Entrance	MES	- Mitered End Section
	Common Ownership			EOP	- Edge of Pavement	MF	- Metal Fence
	Control Point			EOW	- Edge of Water	MH	- Manhole
	Catch Basin			ESMT	- Easement	MHWL	- Mean High Water Line
				EUB	- Electric Utility Box	NR	- Non-Radial
				F/DH	- Found Drill Hole	NTS	- Not to Scale
				FCM	- Found Concrete Monument	NAVD88	- North American Vertical Datum 1988
				FF	- Finished Floor	NGVD29	- National Geodetic Vertical Datum 1929
				FIP	- Found Iron Pipe	OG	- On Ground
				FIRC	- Found Iron Pipe & Cap		
						ORB	- Official Records Book
						ORV	- Official Record Volume
						O/A	- Overall
						O/S	- Offset
						OFF	- Outside Subject Property
						OH	- Overhang
						OHL	- Overhead Utility Lines
						OHWL	- Ordinary High Water Line
						ON	- Inside Subject Property
						P/E	- Pool Equipment
						PB	- Plat Book
						PC	- Point of Curvature
						PCC	- Point of Compound Curvature
						PCP	- Permanent Control Point
						PI	- Point of Intersection
						PLS	- Professional Land Surveyor
						PLT	- Planter
						POB	- Point of Beginning
						POC	- Point of Commencement
						PRC	- Point of Reverse Curvature
						PRM	- Permanent Reference Monument
						PSM	- Professional Surveyor & Mapper
						PT	- Point of Tangency
						PUE	- Public Utility Easement
						R	- Radius or Radial
						R/W	- Right of Way
						RES	- Residential
						RGE	- Range
						ROE	- Roof Overhang Easement
						RP	- Radius Point
						S/W	- Sidewalk
						SBL	- Setback Line
						SCL	- Survey Closure Line
						SCR	- Screen
						SEC	- Section
						SEP	- Septic Tank
						SEW	- Sewer
						SIRC	- Set Iron Rod & Cap
						SMWE	- Storm Water Management Easement
						SN&D	- Set Nail and Disc
						SQFT	- Square Feet
						STL	- Survey Tie Line
						STY	- Story
						SV	- Sewer Valve
						SWE	- Sidewalk Easement
						TBM	- Temporary Bench Mark
						TEL	- Telephone Facilities
						TOB	- Top of Bank
						TUE	- Technological Utility Easement
						TWP	- Township
						TX	- Transformer
						TYP	- Typical
						UE	- Utility Easement
						UG	- Underground
						UP	- Utility Pole
						UR	- Utility Riser
						VF	- Vinyl Fence
						W/C	- Witness Corner
						W/F	- Water Filter
						WF	- Wood Fence
						WM	- Water Meter/Valve Box
						WV	- Water valve

CERTIFIED TO:

C MACGREGOR AND JOHN WILKIE AND NATHALIA DE AQUINO PAULINELLI; ALLIGATOR TITLE AND ESCROW, LLC;

FLOOD ZONE INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X (WITH A BASE FLOOD ELEVATION OF N/A). THIS PROPERTY WAS FOUND IN CITY OF CORAL GABLES, COMMUNITY NUMBER 120639, PANEL NUMBER 0294 DATED 09/11/2009.

DATE SIGNED: 05/26/23

BUYER: C MACGREGOR AND JOHN WILKIE AND NATHALIA DE AQUINO PAULINELLI

LENDER: NOT PROVIDED

TITLE COMPANY: ALLIGATOR TITLE AND ESCROW, LLC

COMMITMENT DATE: NOT REVIEWED

CLIENT FILE NO: ELS-2023-1483

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES



Exacta Land Surveyors, LLC

Exacta Land Surveyors, LLC

LB# 8291

o: 866.735.1916 | f: 866.744.2882

131 West Broadway Street, Suite 1001, Oviedo, FL 32765