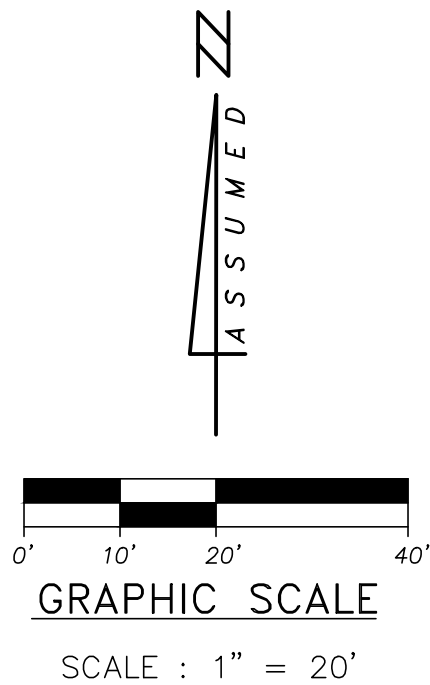


# BOUNDARY SURVEY

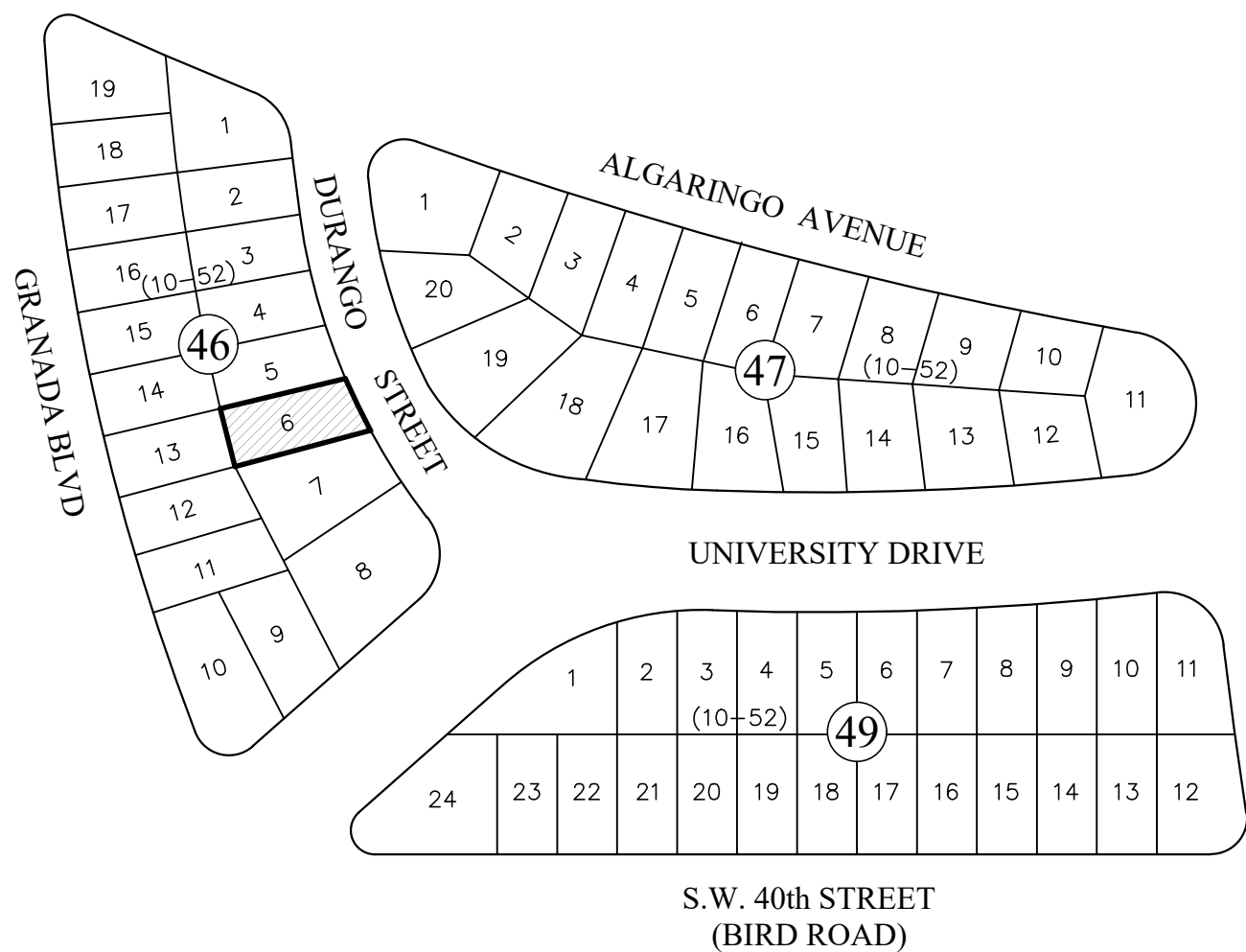
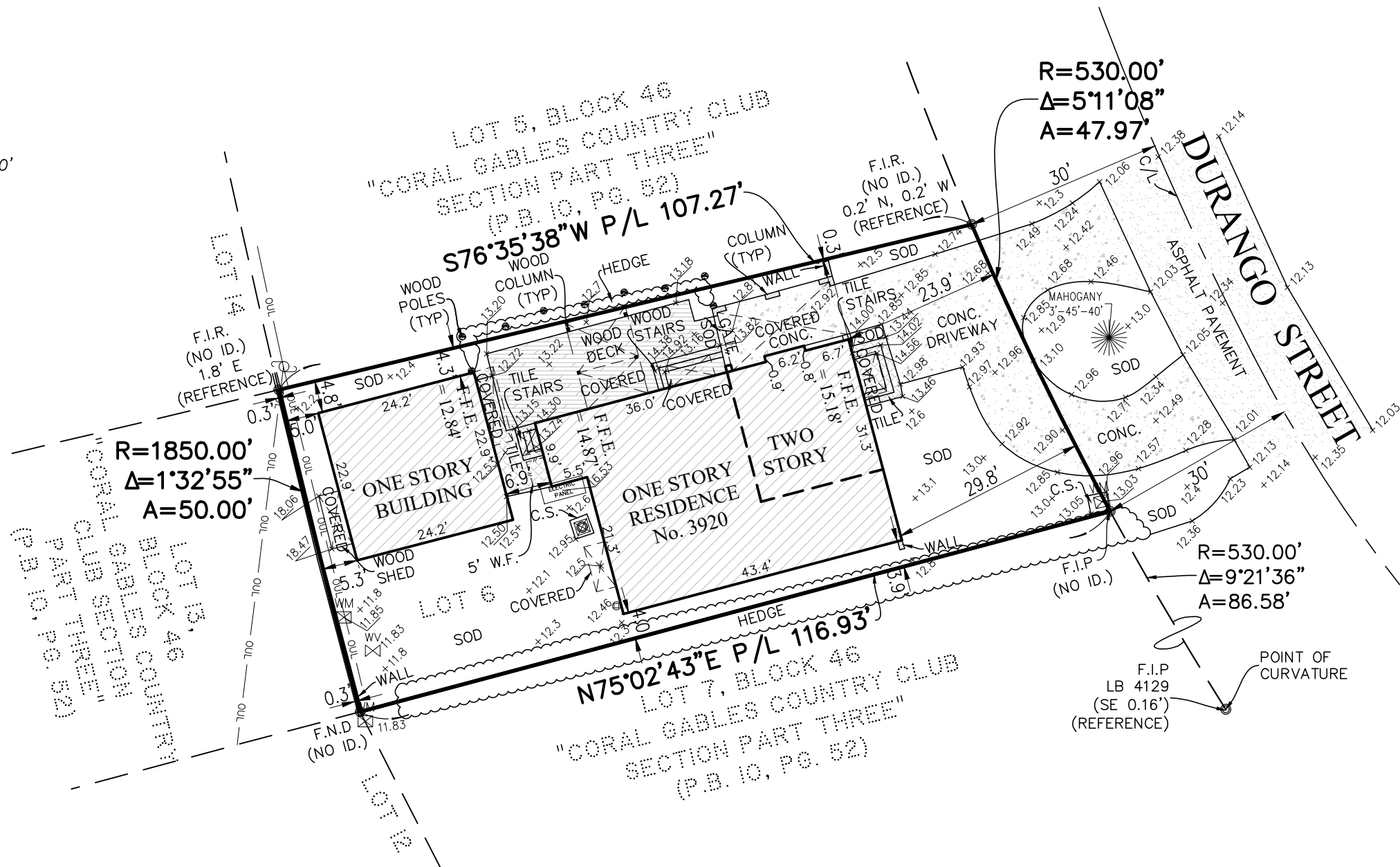


## ABBREVIATIONS

A	Arc Length
A/C	Air Conditioner Pad
ASPH.	Asphalt
B.M.	Benchmark
C.B.S.	Concrete Block Structure
C.G.	Curb & Gutter
C/L	Center Line
C.L.F.	Chain Link Fence
CONC.	Concrete
C.S.	Concrete Slab
DWY.	Driveway
E.O.W.	Edge of Water
E.T.P.	Electric Transformer Pad
F.F.E.	Finished Floor Elevation
F.I.P.	Found Iron Pipe
F.N.	Found Nail
F.N.D.	Found Nail & Disc
F.R.	Found Rebar
ID.	Identification
INV.	Inverts
L.F.E.	Lowest Floor Elevation
M/L	Monument Line
P.B.	Plat Book
P.C.P.	Permanent Control Point
PG.	Page
PL.	Planter
P/L	Property Line
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
P/S	Parking Spaces
P.R.M.	Permanent Reference Monument
R/W	Right-of-Way Line
SWK.	Sidewalk
T.B.M.	Temporary Benchmark
T.O.B.	Top of Bank
U.E.	Utility Easement
V.G.	Valley Gutter
W.F.	Wood Fence
(TYP.)	Typical
(R)	Recorded
(C)	Calculated

## LEGEND

Ø	Diameter	Ⓜ	Parking Meter
Ⓜ	Back Flow Preventer	Ⓜ	Unknown Manhole
CLP	Concrete Light Pole	Ⓜ	Sewer Valve
MLP	Metal Light Pole	Ⓜ	Mail Box
☆	Guy Wire	Ⓜ	Spot Elevation
Ⓜ	Utility Power Pole	Ⓜ	Temporary Benchmark
Ⓜ	Fire Hydrant	Ⓜ	Diameter-Height-Spread
Ⓜ	Water Meter	Ⓜ	Right-of-Way Lines
Ⓜ	Electric Box	Ⓜ	Property Corner
Ⓜ	Telephone Box	Ⓜ	Traffic Sign
Ⓜ	Sewer Manhole	Ⓜ	Catch Basin
Ⓜ	Overhead Utility Lines	Ⓜ	Drainage Manhole
Ⓜ	Light Pole	Ⓜ	Wood Fence
Ⓜ	Gas Valve	Ⓜ	Iron Fence
Ⓜ	Water Valve	Ⓜ	Irrigation Control Valve
Ⓜ	Water Manhole	Ⓜ	C.B.S. Wall
Ⓜ	Telephone Manhole	Ⓜ	Clean Out
Ⓜ	Monitoring Well	Ⓜ	Guard Pole
Ⓜ	Chain Link Fence	Ⓜ	Water Pump
Ⓜ	Air Conditioning		



LOCATION SKETCH  
NOT TO SCALE

## SURVEYOR'S NOTES:

1. Field Survey was completed on: March 23rd, 2024

## 2. LEGAL DESCRIPTION:

Lot 6, Block 46, CORAL GABLES COUNTRY CLUB SECTION PART THREE, according to the Plat thereof, as recorded in Plat Book 10, at Page 52, of the Public Records of Miami-Dade County, Florida.

Containing 5,423 Square feet or 0.12 Acres, more or less, by calculation.

## 3. SOURCES OF DATA:

### AS TO HORIZONTAL CONTROL:

North Arrow and Bearings refer to an assumed value of N75°02'43\"E along the Southerly line of the Subject Property, Miami-Dade County, Florida. Said line is considered well-established and monumented.

### AS TO VERTICAL CONTROL:

By scaled determination the subject property lies in Flood Zone AH, Base Flood Elev.= 10 feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120639, Map No. 12086C0457, Suffix L, Revised Date: 09-11-2009. Base Flood Elevations on Flood Insurance Rate Map (FIRM) for Miami-Dade County are referenced to National Geodetic Vertical Datum of 1929 (N.G.V.D. 1929). These flood elevations must be compared to elevations referenced to the same vertical datum.

An accurate Zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".

The vertical control element of this survey was derived from the National Geodetic Vertical Datum 1929 (N.G.V.D.1929).

### Benchmarks used:

—Coral Gables Benchmark #—140 Elevation=11.21'

#### Location:

University Drive & Bird Road cor median bird west side University pkbw in ne cor conc footing sign for doctors Hospital & University of Miami.

—Miami-Dade County Benchmark CG—10—R Elev. 13.09'

#### Location:

SW 40 St. --- 33' South of C/L  
University Dr --- 190' East of C/L  
Pk nail and aluminum washer in conc abutment at SW corner of bridge.

## 4. ACCURACY:

### Horizontal Accuracy:

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 (based on the direct distance measurement between the two corners being tested), meets or exceeds the commonly accepted value in the Construction and Surveying Industry equivalent to a linear standard closure of 1 foot in 7,500 feet for Suburban Areas.

### Vertical Accuracy:

The elevations as shown are based on a closed level loop to the benchmarks noted above and meets or exceed a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles, a commonly accepted value in the Construction and Surveying Industry.

## 5. LIMITATIONS:

The above Legal Description provided by client.

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records. No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Rule 5J-17 of the Florida Administrative Code.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

## CERTIFY TO:

## SURVEYOR'S CERTIFICATE:

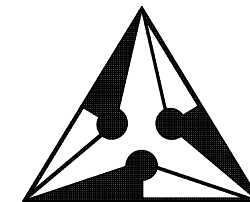
I HEREBY CERTIFY: That the Boundary Survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction. Further, there are no above ground encroachments unless shown. This survey meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to section 472.027 Florida Statutes. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting the property. Location and identification of utilities adjacent to the property were not secured as such information was not requested. Ownership is subject to opinion of title.

J. BONFILL & ASSOCIATES, INC.

Florida Certificate of Authorization No. LB 3398

ORIA JANNET SUAREZ, P.S.M for the firm  
PROFESSIONAL SURVEYOR AND MAPPER No. 6781  
STATE OF FLORIDA

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 is prohibited without written consent of the signing party or parties.



J. Bonfill & Associates, Inc.  
REGISTERED LAND SURVEYORS & MAPPERS  
Florida Certificate of Authorization LB3398  
7100 S.W. 99th Avenue Suite 104  
Miami, Florida 33173 (305) 598-8383

## BOUNDARY SURVEY

of  
3920 DURANGO STREET, CORAL GABLES,  
MIAMI-DADE COUNTY, FLORIDA 33134  
for  
DR. LUCIANA CURIA

REVISIONS	BY

Project: 24-0043

Job: 24-0043

Date: 03-23-2024

Drawn: G.P., N.A.

Checked: J.S.

Scale: AS SHOWN

Field Book: ON FILE

SHEET 1 OF 1