

LOCATION MAP
NOT TO SCALE
FOLIO: 03-4107-014-0390
PROPERTY ADDRESS: 1031 ALHAMBRA CIR, CORAL GABLES, FL 33134

- 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.
 - 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.
 - EASEMENTS AS SHOWN ARE PER PLAT BOOKS, UNLESS OTHERWISE NOTED.
 - 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.
 - CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN-DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
 - VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON. HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
 - THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
 - OWNERSHIP SUBJECTS TO OPINION OF TITLE.
 - IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SET PLAT IN DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY TOWNSHIP MAPS.
 - THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT
 - NORTH ARROW DIRECTION IS BASED ON AN ASSUMED MERIDIAN. THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE X, AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY-PANEL NUMBER 120639 CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FL MAP NO. 0294, SUFFIX L, EFFECTIVE DATE: SEPTEMBER 11, 2009.
 - THE ELEVATIONS SHOWN HEREON ARE REFERRED TO NGVD 1929 VERTICAL DATUM. USED BM: 362 ELEV= 8.91' (NGVD 1929)
 - THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTENDED TO ANY UNNAMED PARTY.
- MICHAEL TYLER & W MARIA M. TYLER

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS "TOPOGRAPHIC SURVEY" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICES SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO 472.027, FLORIDA STATUTES.

PEGASUS LAND SURVEYORS INC., A FLORIDA CORPORATION
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 8025

Alfredo Diaz
Registered PSM. LS 6903 State of Florida
No. LS6903
STATE OF FLORIDA
PROFESSIONAL LAND SURVEYOR AND MAPPER

NOTICE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

ABBREVIATIONS.

- ASPH. = ASPHALT
- BLDG. = BUILDING
- B.M. = BENCHMARK
- B/C = BLOCK CORNER
- CONC. = CONCRETE
- C.B.S. = CONC. BLOCK STRUCTURE
- C.L.F. = CHAIN LINK FENCE
- (C) = CALCULATED
- CL = CENTER LINE
- C.G. = CURB & GUTTER
- DRWY. = DRIVEWAY
- F.I.P. = FOUND IRON PIPE
- F.R. = FOUND REBAR
- F.I.R. = FOUND IRON ROD
- F.N.D. = FOUND NAIL & DISK
- OUL = OVERHEAD UTILITY LINE
- x0.00 = ELEVATION
- F.N. = FOUND NAIL
- F.F.E. = FINISHED FLOOR ELEVATION
- (M) = MEASURED
- ML = MONUMENT LINE
- P.B. = PLAT BOOK
- PL = PLANTER
- P/L = PROPERTY LINE
- P.G. = PAGE
- (R) = RECORDED
- R/W = RIGHT OF WAY
- S.I.P. = SET IRON PIPE
- S.I.R. = SET IRON ROD
- SWK = SIDEWALK
- U.P. = UTILITY POLE
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- N.A.V.D. = NORTH AMERICAN VERTICAL DATUM

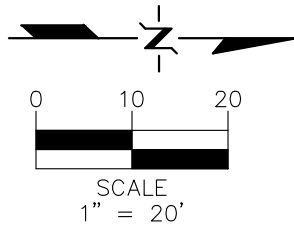
LEGEND

- = WOOD FENCE
- x- = CHAIN LINK FENCE
- o- = METAL FENCE
- = C.B.S. WALL
- ⊠ = AIR CONDITIONER
- ⊙ = LIGHT POLE
- ⊙ = UNKNOWN MANHOLE
- ⊠ = CATCH BASIN
- ⊠ = WATER METER

TREE #	NAME	TRUNK (FT)	HIGH (FT)	CANOPY (FT)
1	MAHOGANY	2.7	30.0	50.0
2	MAHOGANY	2.2	25.0	52.0
3	MAHOGANY	1.6	30.0	35.0
4	WEeping WILLOW	1.8	23.0	30.0
5	OAK TREE	1.5	40.0	25.0
6	PALM TREE	0.6	18.0	8.0
7	ROYAL POINCIANA	1.5	35.0	35.0
8	FICUS	1.3	35.0	30.0
9	QUEEN PALM	0.6	26.0	8.0
10	MANGO	2.0	35.0	30.0
11	PALM TREE	1.3	30.0	12.0
12	PALM TREE	0.7	20.0	3.0
13	AVOCADO TREE	2.3	22.0	30.0
14	PALM TREE	0.6	28.0	8.0
15	PALM TREE (3)	0.7	25.0	8.0
16	PALM TREE	1.6	24.0	14.0
17	PALM TREE	1.3	19.0	14.0
18	PALM TREE (3)	0.7	25.0	10.0

SURVEYOR'S NOTES:

- FIELD WORK COMPLETED ON: 05-31-2022
- TYPE OF SURVEY: TOPOGRAPHIC SURVEY.
- LEGAL DESCRIPTION: EAST 19 FEET OF LOT 21 AND LOTS 19 AND 20, BLOCK 3, OF CORAL GABLES SECTION C, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 26 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
CONTAINING: 17,850.00 SQUARE FEET, MORE OR LESS, BY CALCULATIONS.
- THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.



TOPOGRAPHIC SURVEY
1031 ALHAMBRA CIR, CORAL GABLES, FL 33134
MICHAEL TYLER & W MARIA M. TYLER

PEGASUS LAND SURVEYORS INC.
9551 NW 26th Place
Sunrise, Florida 33322
Ph. 305-409-9291
Certificate of Authorization LB# 8025

JOB No.:	220531
FIELD WORK:	J.C.
DRAWN BY:	Y.N.
CHECKED BY:	A.D.
SHEET:	1/1