



6250 NORTH MILITARY TRAIL, SUITE 102, WEST PALM BEACH, FL 33407 - (800) 226-4807

WWW.TARGETSURVEYING.NET

LAND SURVEY PREPARED FOR KARIM AMER
1405 BIRD ROAD, CORAL GABLES, FL 33146



REQUESTED BY:

ADS TITLE SERVICES, INC.
2199 PONCE DE LEON BLVD. SUITE 301
CORAL GABLES, FL 33134
PH. 305-443-7211



6250 N. Military Trail
Suite 102
West Palm Beach, FL 33407
Phone 1: 561-640-4800
Phone 2: 1-800-226-4807
Fax 1: 561-640-0576
Fax 2: 1-800-741-0576

Invoice

Invoice Date: 9/14/20

To: ADS TITLE SERVICES, INC.
Survey Number: **433702**
Order Date: 9/14/20
Deliver To Attn: JENISE MARCANO
Deliver To: ADS TITLE SERVICES, INC.
2199 PONCE DE LEON BLVD.
SUITE 301
CORAL GABLES, FL 33134

Property Address: 1405 BIRD ROAD
CORAL GABLES, FL 33146

Buyers: KARIM AMER
Sellers: BLACK TIGER GROUP LLC
Client File #: CL 20 319

Item	Description	Amount
SURV	Mortgage Survey	\$335.00
Invoice Total:		\$335.00

Amount Invoiced To Date:	\$335.00
Payments Received To Date:	\$0.00
Total Amount Due:	\$335.00

Comment:

LEGAL DESCRIPTION AND CERTIFICATION

Lot 15, Block 54, CORAL GABLES COUNTRY CLUB SECTION PART 4, according to the Plat thereof, as recorded in Plat Book 10, Page 57, of the Public Records of MIAMI-DADE County, Florida.

Community Number: 120639 Panel: 0456 Suffix: L Flood Zone: X Field Work: 9/23/2020

Certified To:

KARIM AMER; ADS TITLE SERVICES, INC.; FIDELITY NATIONAL TITLE INSURANCE COMPANY; CHOICE MORTGAGE, ISAOA,ATIMA

Property Address:

1405 BIRD ROAD

CORAL GABLES, FL 33146

Survey Number: 433702

Client File Number: CL 20 319

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT	F.F. EL.	FINISH FLOOR ELEVATION
A/C	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE
B.M.	BENCH MARK	F.I.R.	FOUND IRON ROD
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL
(C)	CALCULATED	(L)	LENGTH
Δ	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT
CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT
(D)	DEED / DESCRIPTION	(M)	MEASURED / FIELD VERIFIED
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE
D.H.	DRILL HOLE	N&D	NAIL & DISK
D/W	DRIVEWAY	N.R.	NOT RADIAL
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES

O.R.B.	OFFICIAL RECORDS BOOK
(P)	PLAT
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVE
P.T.	POINT OF TANGENCY
R/W	RIGHT-OF-WAY
(R)	RADIAL / RADIUS
S.I.R.	SET IRON ROD
T.O.B.	TOP OF BANK
U.E.	UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

	= CATCH BASIN		= MISC. FENCE
	= CENTERLINE ROAD		= PROPERTY CORNER
	= COVERED AREA		= UTILITY BOX
	= EXISTING ELEVATION		= UTILITY POLE
	= HYDRANT		= WATER METER
	= MANHOLE		= WELL
	= METAL FENCE		= WOOD FENCE

PAGE 1 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 2)

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.G.V.D. 1929
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

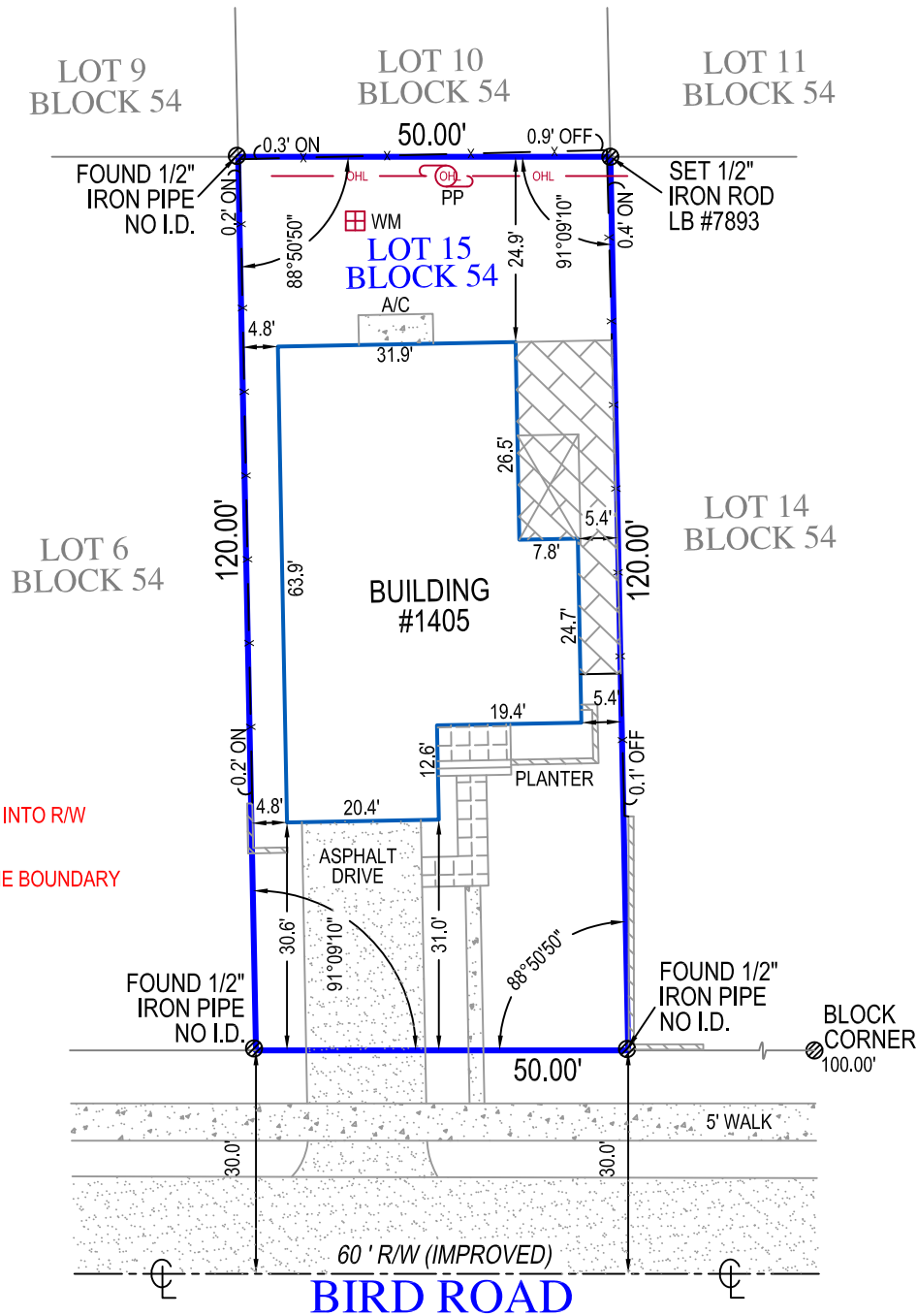


LB #7893

SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

BOUNDARY SURVEY

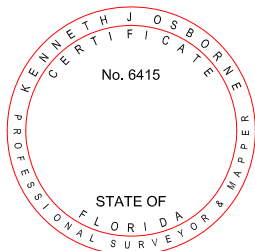


SCALE
1"=25'

SURVEY NOTES
CONCRETE DRIVE CROSSING INTO R/W
ON SOUTHERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY
OF THE PROPERTY.

PP - POWER POLE



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY
IS A TRUE AND CORRECT REPRESENTATION OF A
SURVEY PREPARED UNDER MY DIRECTION.
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC
SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL,
OR A RAISED EMBOSSED SEAL AND SIGNATURE.



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(SIGNED)
KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415



Captura de imágenes: dic. 2020 © 2021 Google

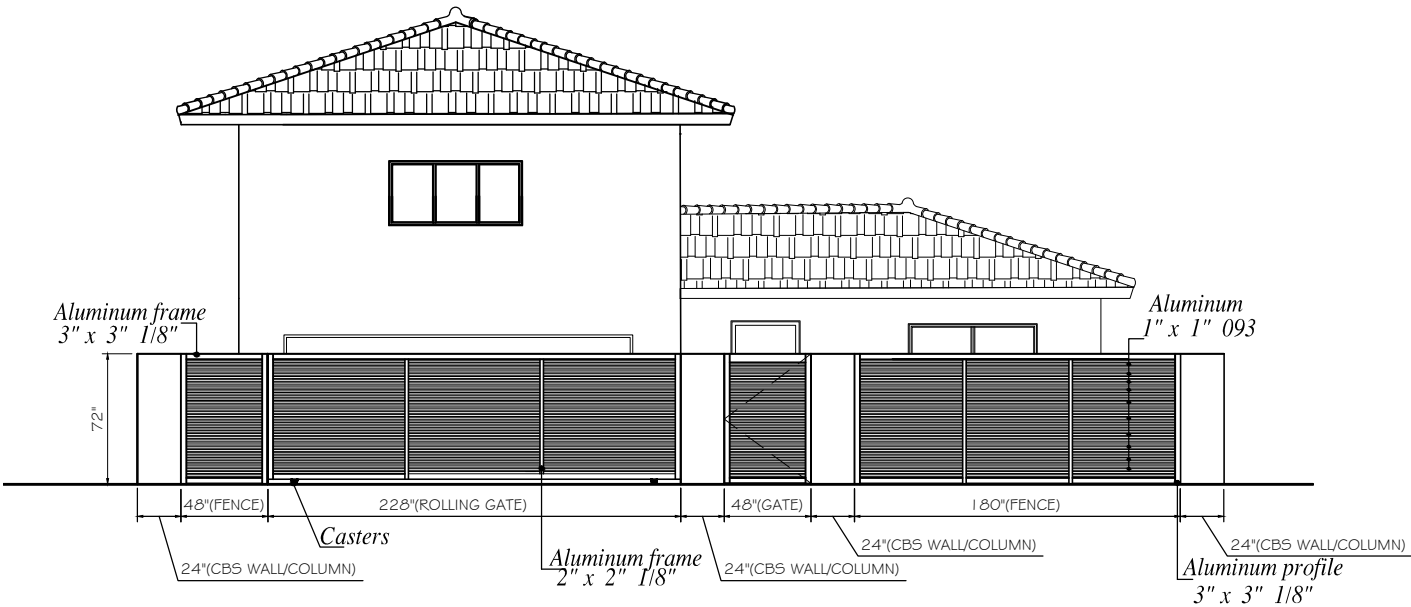
Coral Gables, Florida



Street View

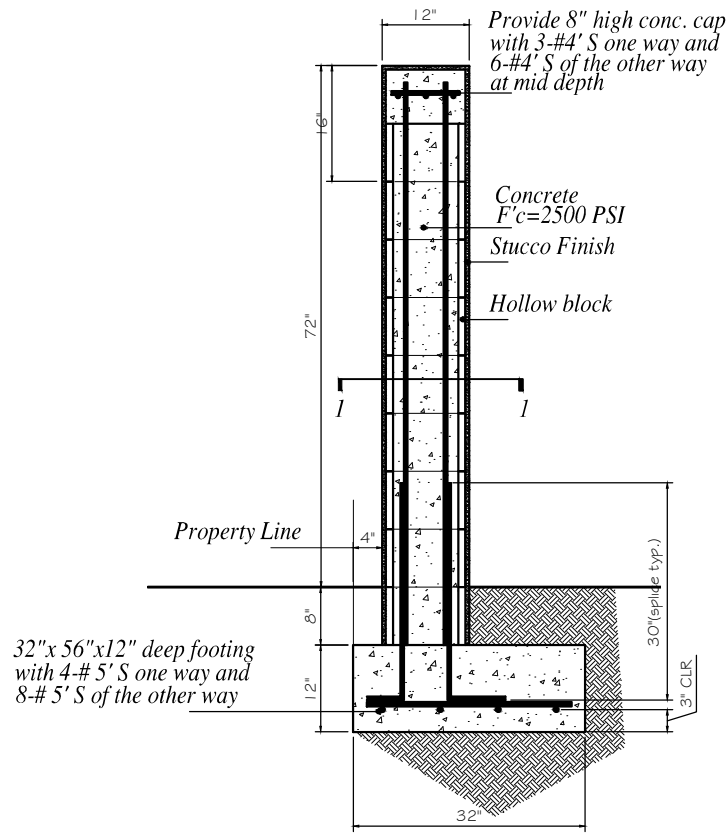






FRONT(SOUTH) ELEVATION

Scale: 1/8" = 1'-0"

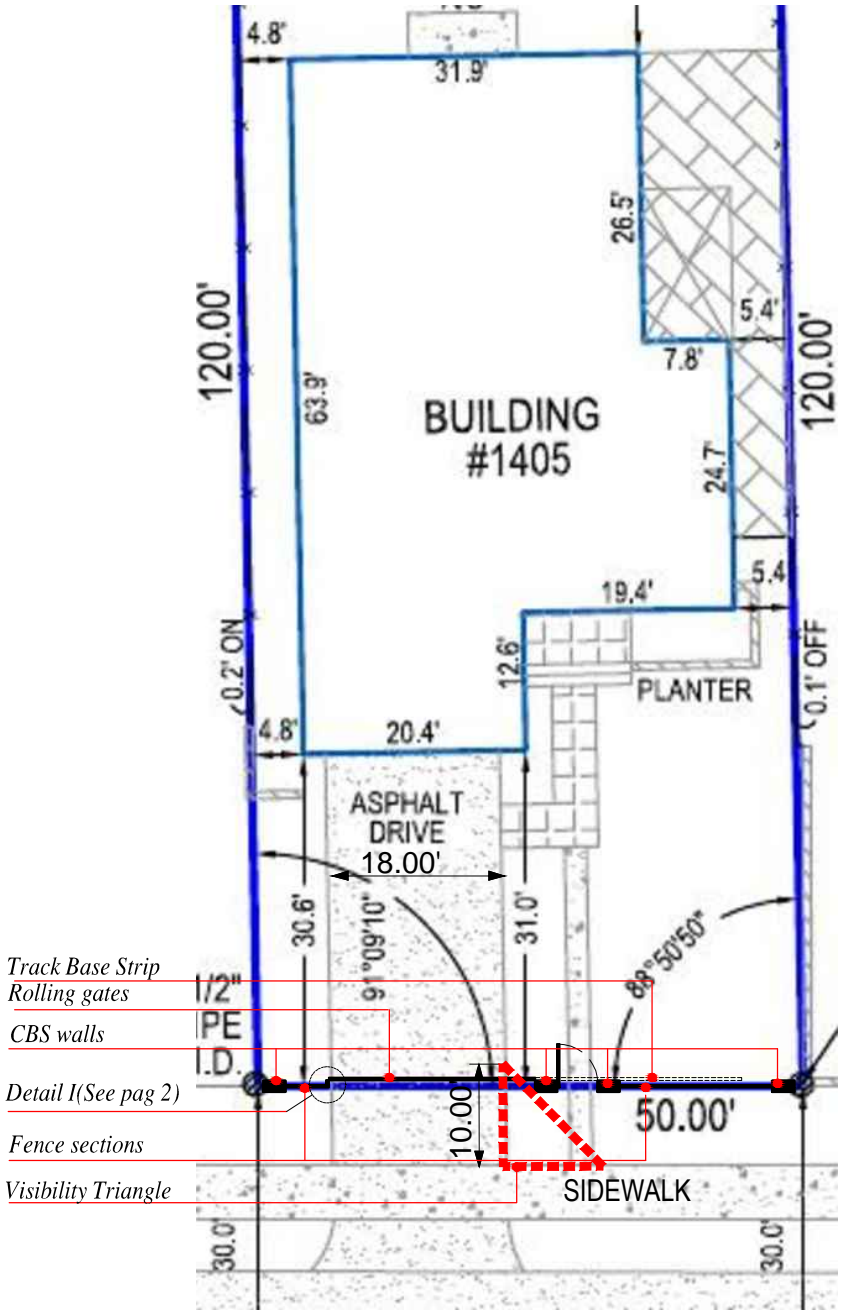


Wall Fence Section

Scale: 1/2" = 1'-0"

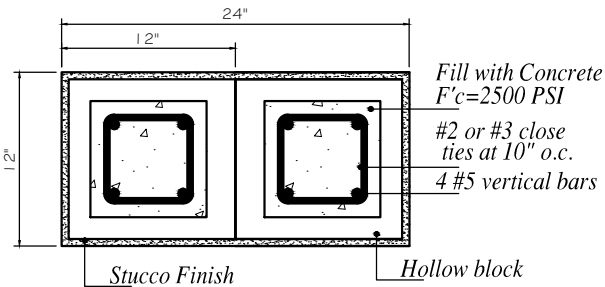
NOTES:

- 1-Concrete:
- Shall attain a minimum compressive strength of 3,000 PSI at 28 days.
 - Slab on fill 2,500 PSI
 - Maximum size of aggregates 3/4"
 - Maximum permissible slump 5"
 - Masonry Mortar type S for bonding
- 2-Reinforcing steel
- Shall conform to A.S.T.M. A-615 grade 60. Reinforcing steel shall be detailed and fabricated according with the "Manual of standard practice for detailing reinforced concrete structures".
 - clear cover for reinforcing shall be:
 - column -----1-1/2"
 - slabs -----3/4"
 - formed faces in contact with earth ---2"
 - unformed faces-----3"
- 3-Soil statement
- Soil is found to be rock and sand w/ a maximum presumptive capacity of 2,000 PSF at a minimum depth of 5" below existing soil base
- 4-Structural steel
- Shall conform to A.S.T.M. A-36. Weldings to be E-70. Pipe columns to be filled with concrete and conform A.S.T.M A-53
- 5-Fence aluminum profile
- Aluminum profile must be Alloy 6063-TS2 square tube
 - Fence joins -welded
- 6-All foundation and installation to be within property line
- 7-Fence design provides adequate open space to allow visibility



Boundary Survey

Scale: 1/16" = 1'-0"



Section 1-1

Scale: 1" = 1'-0"

CONTRACTOR:
LLIZAN INC
14921 SW 82 ND TERRACE APT 210
MIAMI, FLORIDA 33193 ph 786.768.6978

ISSUED: 12.14.20

DATE	BY	TO
12.14.20	MER	CLIENT

REVISED

DATE	BY	TO

**AMER
RESIDENCE**
1405 BIRD ROAD
CORAL GABLE, FL
33146

PRELIMINARY
FENCE PROPOSAL
OPTION B

SCALE:AS NOTED

721 Bico RD

Before



721 Bird Rd

Approved / Finalized

BL-20-06-6737

11/05/2020

After

