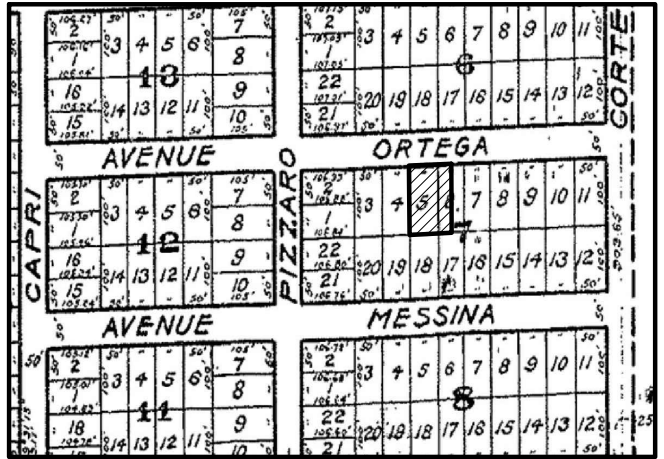
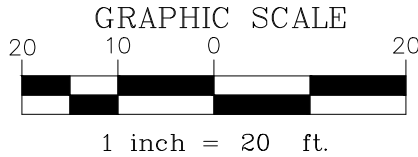


SKETCH OF SURVEY



LOCATION SKETCH  
NOT TO SCALE

LEGAL DESCRIPTION :

LOT 5 AND THE WEST 25 FEET OF LOT 6, BLOCK 7, OF REVISED PLAT CORAL GABLES GRANADA SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 AT PAGE 113 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S REPORT :

OWNERSHIP IS SUBJECT TO OPINION OF TITLE.

EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THE SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALES IN ENGLISH UNITS OF MEASUREMENT AS DEPICTED ON THE SURVEY MAP ATTENTION IS DIRECTED TO THE FACT THAT SAID SURVEY MAP MAY BE ALTERED IN SCALE BY REPRODUCTION AND MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

NO EXCAVATION WAS MADE AS TO SHOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES.SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION OR AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT PHYSICALLY LOCATED.OTHER SUBSURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED UNLESS OTHERWISE SHOWN ON THE SURVEY MAP OR ACCOUNTED FOR IN THE PRECEDING STATEMENT OF THIS SECTION.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.

THIS BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE N.G.V.D. 1929 AND ARE BASED ON A BENCHMARK SUPPLIED BY THE ENGINEERING DEPARTMENT OF MIAMI-DADE COUNTY, FLORIDA.  
BENCHMARK: N-3204 ELEVATION 15.49 (N.G.V.D.29) (FIELD BOOK 1203-I PG.28).

LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.

FLOOD ZONE: X COMMUNITY: I20639 SUFFIX:L PANEL:I2086C0294 DATE OF FIRM:09-II-09

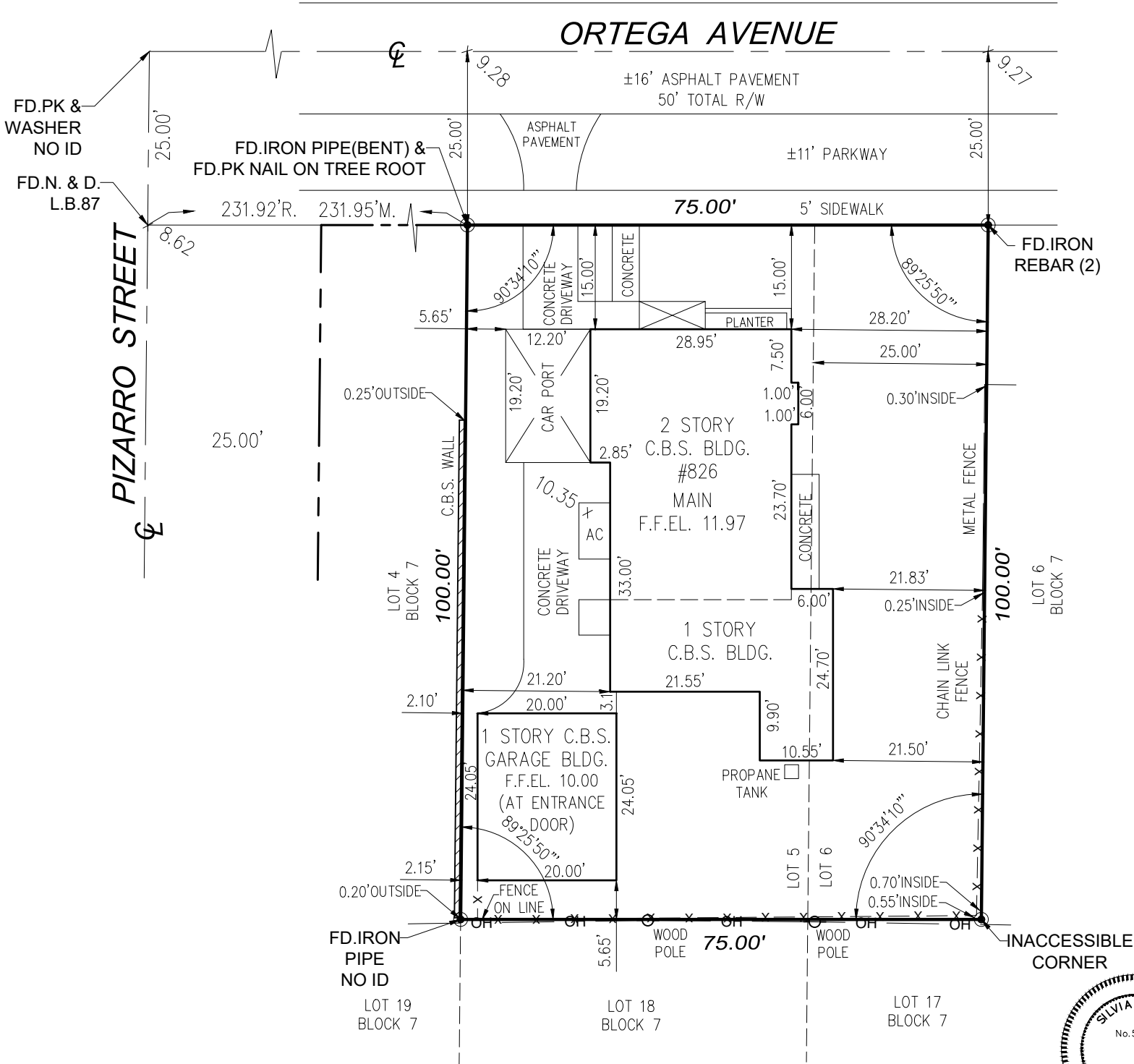
THE SURFACE INDICATIONS OF UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO EXPRESS OR IMPLIED GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE SUBJECT PROPERTY, EITHER IN SERVICE OR ABANDONED, AS THE CASE MAY BE. THE SURVEYOR MAKES NO FURTHER EXPRESS OR IMPLIED GUARANTEE THAT THE UTILITIES AS DELINEATED ON THE SURVEY MAP ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT SAID DATA WAS PRESENTED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AS MAY BE AVAILABLE.

DATE OF SURVEY: 11-22-2023

**MANUEL G. VERA & ASSOCIATES, INC.**  
ENGINEERS • SURVEYORS • MAPPERS  
13960 SW 47th Street • Miami, FL 33175 • Phone (305)221-6210  
P.O. BOX 650578 • Miami, FL 33265 • Fax (305)221-1295  
www.mgvera.com • e-mail: mverasr@mgvera.com **L.B. 2439**

**BOUNDARY SURVEY**

REVISIONS:		PROPERTY OF:			
DATE	DRAWN BY	SCALE	F.B./PG.	JOB No.	
11-30-2023	S.N.	1"=20'	1203-1/27	23-715	



ABBREVIATIONS:

- CL = DENOTES CENTER LINE
- U.E. = DENOTES UTILITY EASEMENT
- R/W = DENOTES RIGHT OF WAY
- CONC. = DENOTES CONCRETE
- C.B.S. = DENOTES CONCRETE BLOCK STUCCO
- FD.I.P. = DENOTES FOUND 1/2" IRON PIPE (NO I.D.)
- SET I.P. = DENOTES SET 1/2"(18" LONG) IRON PIPE WITH CAP NO. 2262
- FD. N&D = DENOTES FOUND NAIL AND DISC
- C.L.F. = DENOTES CHAIN LINK FENCE
- T.B.M. = DENOTES TEMPORARY BENCH MARK
- x 9.28 = DENOTES ELEVATION
- A.C. = DENOTES AIR CONDITIONER

LINETYPE:

- RIGHT OF WAY LINE
- METAL FENCE
- x-x-x-x-x-x- CHAIN LINK FENCE
- OH — OH — OVERHEAD WIRES

CERTIFICATION :

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SILVIA NUIN

PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 5982  
LICENSED BUSINESS: LB-2439  
13960 SW 47th STREET MIAMI, FLORIDA 33175  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

