

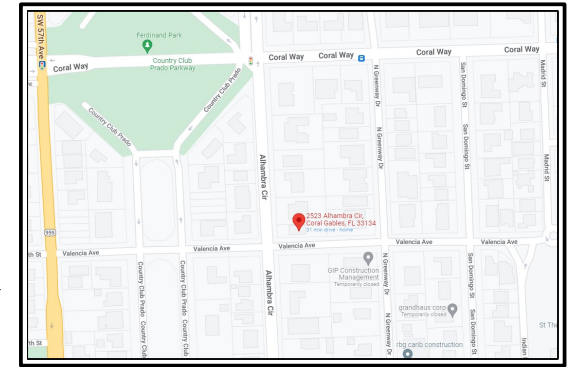
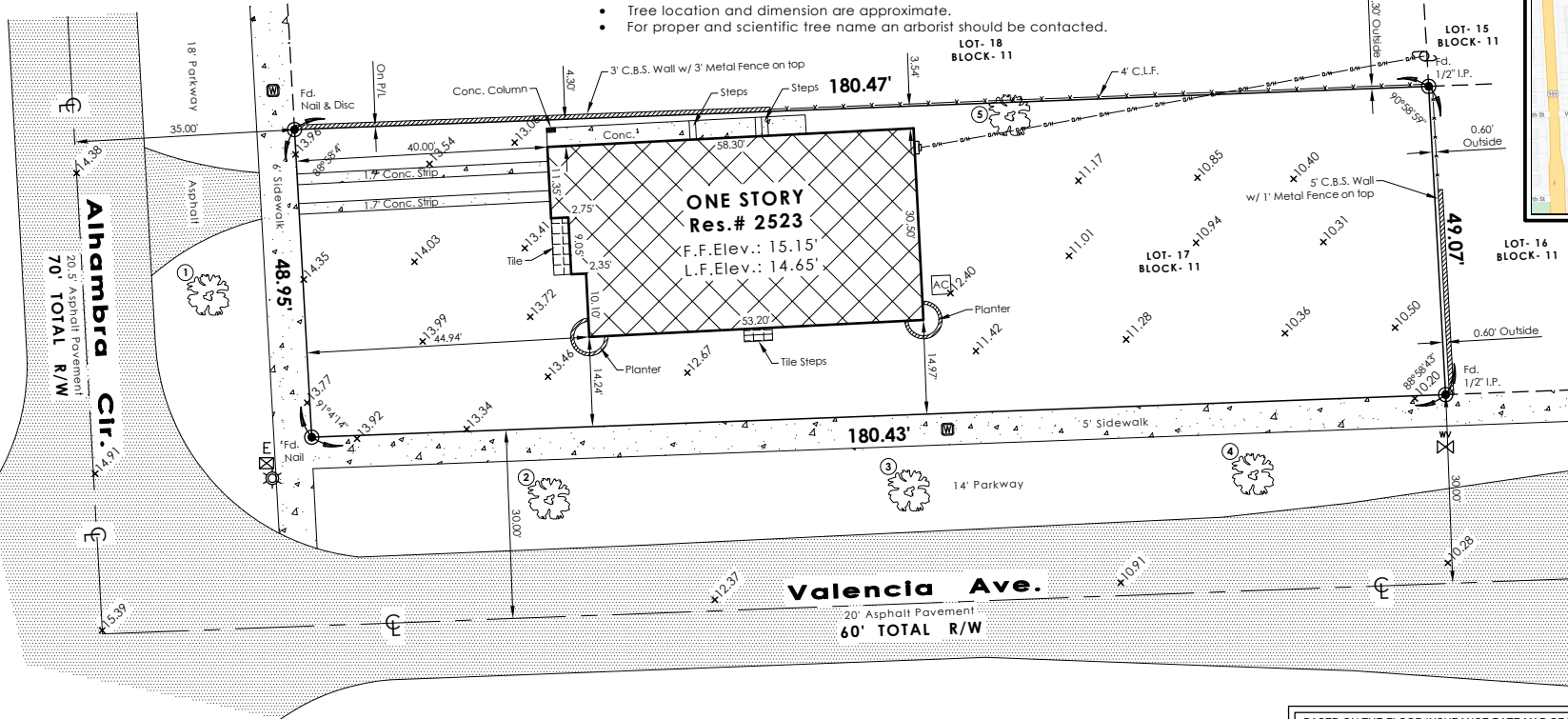
BOUNDARY SURVEY

SCALE: 1" = 20'



TREE LEGEND

- T= Trunk Ø at breast height, H= Height, C= Canopy
1. Live Oak T= 3.0' H= 40' C= 40'
 2. Live Oak T= 0.9' H= 30' C= 30'
 3. Live Oak T= 3.5' H= 45' C= 40'
 4. Live Oak T= 1.0' H= 35' C= 30'
 5. Avocado T= 1.3' H= 30' C= 25'
- Tree location and dimension are approximate.
 - For proper and scientific tree name an arborist should be contacted.



LOCATION MAP

NOT TO SCALE



PROPERTY ADDRESS: 2523 Alhambra Cir. Coral Gables, FL. 33134

LEGAL DESCRIPTION: Lot 17, Block 11, of **REVISED PLAT OF CORAL GABLES SECTION D**, according to the plat thereof as recorded in Plat Book 25, at Page 74, of the Public Records of Miami Dade County, Florida.

NOTES:

- Before any construction the setbacks must be checked
- The certificate does not extended to any unnamed party
- Elevations are referred to Miami Dade County BM# P-401 Elev.= 16.34' of N.G.V.D. of 1929
- There may be Easements recorded in Public Records not shown on this Survey.

LEGEND AND ABBREVIATIONS

- | | | | | | |
|---------------------------|-------------------------------------|---------------------------------|------------------------|-------------------|---------------------|
| A= ARC DISTANCE | CONC.= CONCRETE | P.B.= PLAT BOOK | R/W= RIGHT-OF-WAY | 0.00= ELEVATION | ⊙= LIGHT POLE |
| AC= AIR CONDITIONED UNIT | D.M.E.= DRAINAGE MAINT. EASEMENT | P.C.P.= PERMANENT CONTROL POINT | TYP.= TYPICAL | ⊕= WATER METER | ⊕= CATCH BASIN |
| ADJ.= ADJACENT | ENC.= ENCROACHMENT | P.O.= PAGE | U.E.= UTILITY EASEMENT | ⊕= FIRE HYDRANT | ⊕= TV BOX |
| B.C.= BLOCK CORNER | FD.= FOUND | P.O.B.= POINT OF BEGINNING | W.F.= WOOD FENCE | ⊕= SANITARY SEWER | ⊕= FPL TRANS. |
| BLDG.= BUILDING | F.F.ELEV.= FINISHED FLOOR ELEVATION | P.O.C.= POINT OF COMMENCEMENT | W.M.= WATER METER | ⊕= WATER VALVE | ⊕= CONC. POWER POLE |
| B.O.B.= BASIS OF BEARINGS | IF.= IRON FENCE | P.P.= POOL PUMP | Ø= DIAMETER | ⊕= MANHOLE | |
| CL.= CLEAR | L.F.ELEV.= LOWEST FLOOR ELEVATION | R.= RADIUS | ⊕= CENTER LINE | | |
| C.L.F.= CHAIN LINK FENCE | RES.= RESIDENCE | | | | |

JOB NUMBER: 220611

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY AGENCY REVISED ON 9-11-09 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN:

ZONE X BASE FLOOD ELEV. NA COMMUNITY NUMBER: 120639 PANEL NUMBER 0456 SUFFIX L

LEGAL NOTES

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATION, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORDS. LEGAL DESCRIPTION PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY. UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE. IF SHOWN BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:10000. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED.

CERTIFIED TO:
Jacques Arnaud Marcel Ulvert
Joanna Elzbieta Ulvert

DATE OF FIELD WORK: June 1, 2022

REVISED ON:

ARTURO R. TOIRAC
PROFESSIONAL LAND SURVEYOR & MAPPER
14317 S.W. 45th Terrace Miami, Florida 33175
Tel: (305) 552-7504 Fax: (305) 229-8068
E-mail: enpav@yahoo.es

I hereby certify that the above described property is the best of my knowledge, belief, a true and correct representation of a field survey performed under my direction. And also meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in chapter 5J-17.050 thru 5J-17.052 P.A.C. pursuant to Section 472.027 F.S.

STATE OF FLORIDA

Arturo R. Toirac
ARTURO R. TOIRAC, P.L.S. 3102
Not valid without the signature and the original embossed seal of a Florida Licensed Surveyor and Mapper.