

BOUNDARY SURVEY

SCALE: 1" = 20'

CERTIFY TO:
ALEX O CANTOS AND CHRISTINE GAUTIER

LEGAL DESCRIPTION:
LOT 6 AND THE NORTH 1/2 OF LOT 7 BLOCK 7 CORAL GABLES SECTION 3 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 AT PAGE 13 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

PROPERTY ADDRESS:
1409 ALHAMBRA CIRCLE
CORAL GABLES, FLORIDA 33134

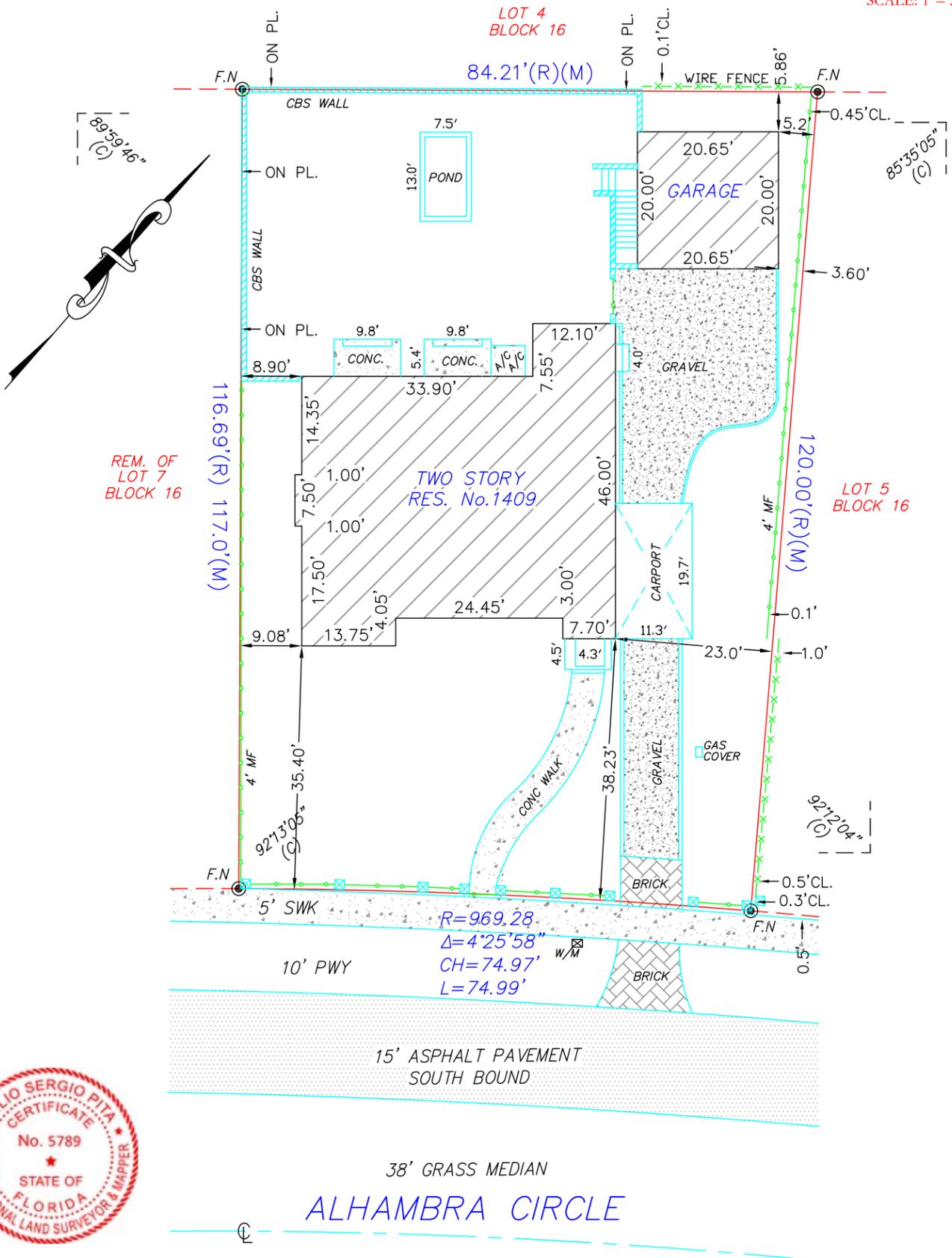
SURVEYOR'S NOTATIONS: NONE

FLOOD ZONE INFORMATION:
THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE: X
PANEL NO/SUFFIX: 293/L
COMMUNITY NO.: 120639
DATE OF FIRM: 09/11/2009

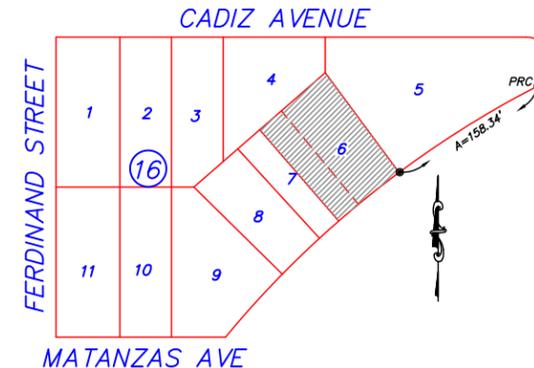
THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA

Notes:
A) All Clearances and / or encroachments shown hereon are of apparent nature. fences ownership by visual means. Legal ownership of fences not determined.
B) This survey is intended for mortgage or refinance purposes only exclusively for this use by those to whom it is certified. This survey is not to be used for construction, permitting, design, or any other use without written consent of Thomas J. Kelly, Inc.
C) Code restriction and title search are not reflected on this survey.
D) The flood information shown hereon does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof for any damage that results from reliance on said information.
E) The lands depicted hereon were surveyed per the legal description and no claims as to ownership or matters of title are made or implied.
F) Underground encroachments, if any, not located.
G) I hereby certify that the survey represented hereon meets the minimum technical standards set forth by the Board of Land Surveyors in Chapter 5J-17.050 to 17.052 Florida Administrative Code pursuant to Section 472.027 Fla. Statutes.
H) If shown, bearings are to an assumed meridian (by plat)
I) If shown, elevations are referred to N.G.V.D. 1929
J) This is a boundary survey

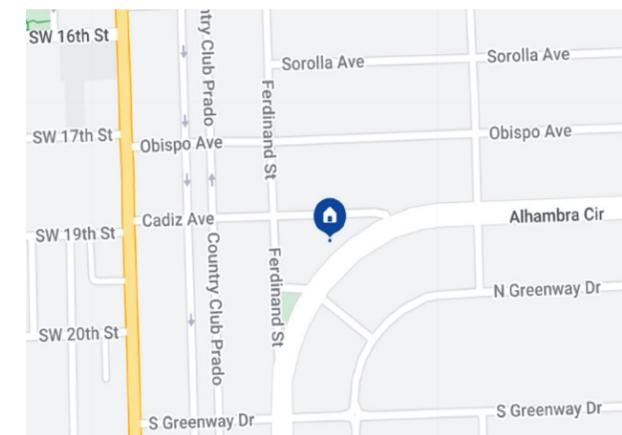


LOCATION SKETCH

N.T.S.



VIEW OF SUBJECT PROPERTY



VICINITY MAP NOT TO SCALE

LEGEND OF SYMBOLOLOGY

- | | | | |
|--|-------------------------|--|------------------|
| | MAN HOLE SANITARY SEWER | | WATER METER |
| | CATCH BASIN | | WATER VALVE |
| | FIRE HYDRANT | | ELECTRIC BOX |
| | SIGN | | T.V. BOX |
| | HANDICAP PARKING | | ELECTRIC METER |
| | CONC. LIGHT POLE | | WOOD LIGHT POLE |
| | | | METAL LIGHT POLE |
| | | | UTILITY POLE |

LEGEND OF SURVEY ABBREVIATIONS

- | | |
|---|--|
| ADJ.....ADJACENT | (M).....MEASURED |
| A/C.....AIR CONDITIONER | N.....NORTH |
| ASPH. PAV.....ASPHALT PAVEMENT | N/D.....NAIL AND DISC |
| B/C.....BLOCK CORNER | N.G.V.D.....NATIONAL GEODETIC VERTICAL DATUM |
| BLDG.....BUILDING | N.T.S.....NOT TO SCALE |
| BLK.....BLOCK | O/H.....OVER HANG |
| B.M.....BENCH MARK | O.R.B.....OFFICIAL RECORD BOOK |
| B.C.R.....BROWARD COUNTY RECORD | O.U.L.....OVERHEAD UTILITY LINE |
| C/G.....CURB AND GUTTER | P.....PLAT |
| C.B.....CATCH BASIN | P.B.....PLAT BOOK |
| CH.....CHORD DISTANCE | P.C.....POINT OF CURVATURE |
| CH.L.F.....CHAIN LINK FENCE | P.C.C.....POINT OF COMPOUND CURVATURE |
| CLP.....CONC LIGHT POLE | P.C.L.....PERMANENT CONTROL POINT |
| C/L.....CENTER LINE | PG.....PAGE |
| (C).....CALCULATED | P.I.....Point of Intersection |
| C.B.S.....CONCRETE BLOCK AND STUCCO | P.K.....PARKER KALON |
| CL.....CLEAR | PKWY.....PARKWAY |
| C.M.E.....CANAL MAINTENANCE EASEMENT | P.L.S.....PROFESSIONAL LAND SURVEYOR |
| CONC.....CONCRETE | P/L.....PROPERTY LINE |
| COR.....CORNER | P.O.B.....POINT OF BEGINNING |
| CT.....COURT | P.O.C.....POINT OF COMMENCEMENT |
| D.B.....DEED BOOK | P.R.C.....POINT OF REVERSE CURVATURE |
| D.C.R.....DADE COUNTY RECORD | P.R.M.....PERMANENT REFERENCE MONUMENT |
| D.E.....DRAINAGE EASEMENT | P.T.....POINT OF TANGENCY |
| D & M.E.....DRAINAGE AND MAINTENANCE EASEMENT | (R).....RECORD |
| D/H.....DRILL HOLE | RE-BAR.....REINFORCEMENT BAR |
| D/W.....DRIVEWAY | (R/M).....RECORD AND MEASURED |
| E.....EAST | RES.....RESIDENCE |
| ENC.....ENCROACHMENT | R/W.....RIGHT-OF-WAY |
| E.O.W.....EDGE OF WATER | S.....SECTION |
| F.....FENCE | SEC.....SECTION |
| FD.....FOUND | S.I.P.....SET IRON PIPE |
| F.H.....FIRE HYDRANT | SWK.....SIDEWALK |
| FD, I.P.....FOUND IRON PIPE | (TYP).....TYPICAL |
| F.F.ELEV.....FINISH FLOOR ELEVATION | TERR.....TERRACE |
| F.P.L.....FLORIDA POWER AND LIGHT CO. | U.E.....UTILITY EASEMENT |
| L.....LENGTH | U.P.....UTILITY POLE |
| L.M.E.....LAKE MAINTENANCE EASEMENT | W.F.....WOOD FENCE |
| M.E.....MAINTENANCE EASEMENT | W.M.....WATER METER |
| M.F.....METAL FENCE | W.....WEST |
| M.H.S.S.....MANHOLE SANITARY SEWER | 0.00.....DENOTES ELEVATION |
| M/L.....MONUMENT LINE | |

10/15/23
JULIO S. PITA, P.S & M # 5789
STATE OF FLORIDA
NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL

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THOMAS J. KELLY INC
SURVEYORS-MAPPERS
LAND PLANNERS
L.B. # 8077

BOUNDARY SURVEY

DATE 10/15/23
SCALE 1"=20'
DRAWN BY R.R.R
ORDER No. 23-1398
SHEET 1 OF 1