

# Boundary Survey

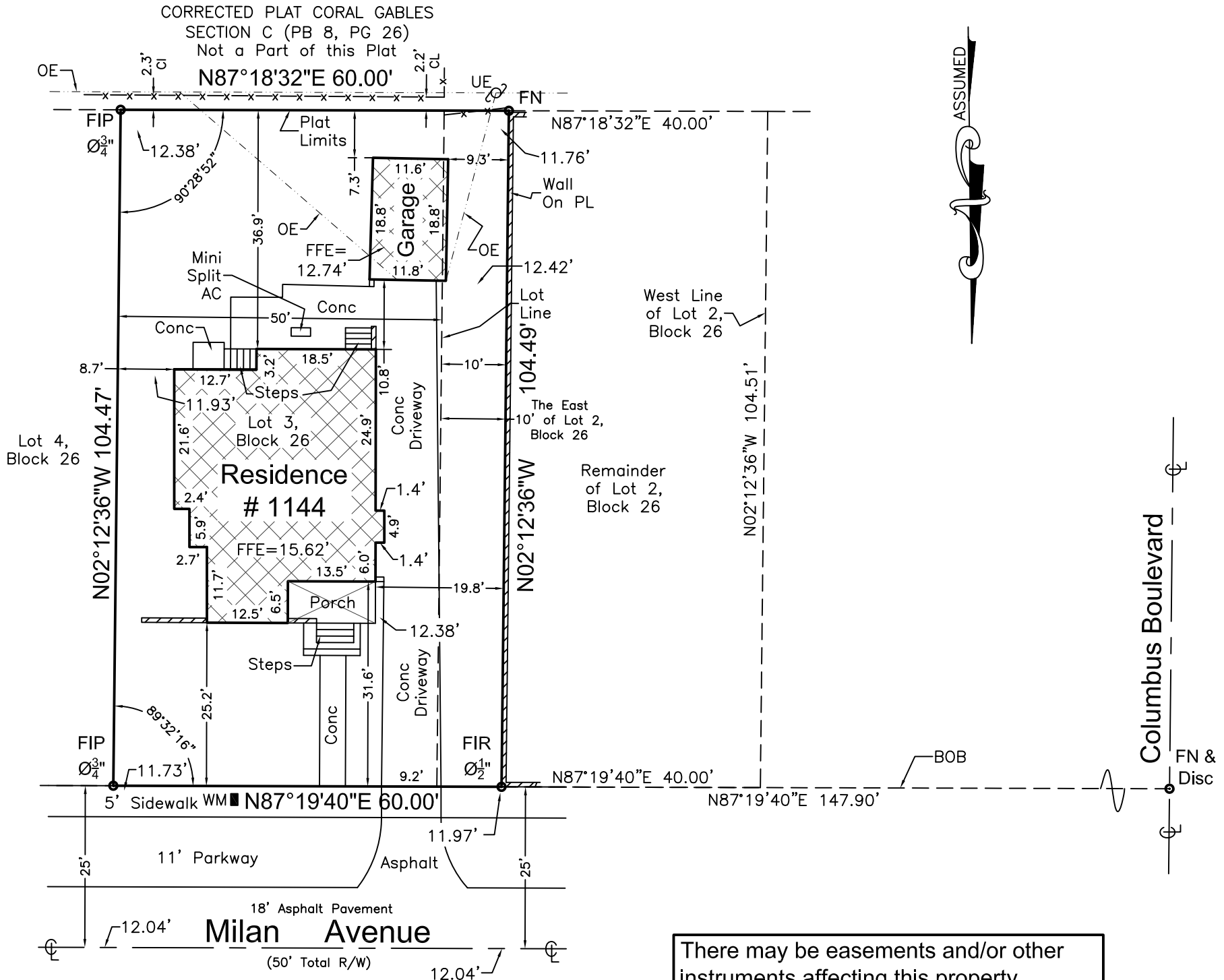
Scale 1"= 20'

**Property Address:**

1144 Milan Avenue, Coral Gables, Florida 33134

**Legal Description:**

Lots 3 and the East 10 feet of Lot 2, Block 26, 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.



There may be easements and/or other instruments affecting this property, recorded in the Public Records not shown on this survey

**Flood Plain Information:**

Flood Zone: X; Panel No: 12086C0294L, effective 09-11-2009; Community Name/No: City of Coral Gables/120639

**Reference Bench Mark:**

City BM 20, Elev=11.54 ft & 19, Elev=11.48 ft NGVD 1929

<b>LEGAL NOTES</b>		Date of Field Work 02-14-2024	For: ALTERCASA LLC
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 dedications, 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 footing and/or foundations and/or underground improvements of any nature; If shown, Bearings are referred to an Assumed Meridian; If shown, Elevations are referred to National Geodetic Vertical Datum of 1929 (NGVD 1929)		Aniano J. Garcia PLSM 5105	<b>Order No 24-0036</b>
		Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper	

<b>LEGEND AND ABBREVIATIONS</b>	<p>A = Arc Length; AC = Air Conditioner; AE = Anchor Easement; BC = Block Corner; BM = Bench Mark; BOB = Basis Of Bearings; (C) = Calculated Dimension; CB = Catch Basin; CBS = Concrete Block Structure; CFW = Concrete Fence Wall; CH = Chord Length; CHB = Chord Bearing; CI = Clear; CML = City Monument Line; CME = Canal Maintenance Easement; Conc = Concrete; DE = Drainage Easement; DME = Drainage &amp; Maintenance Easement; Dr = Drive; E = East; Elev = Elevation; ENCR = Encroached; ETP = Electric Transformer; FDH = Found Drill Hole; FIR = Found Iron Rod; FFE = Finished Floor Elevation; FH = Fire Hydrant; FIP = Found Iron Pipe; FN = Found Nail; FT = Feet; LME = Lake Maintenance Easement; LB = Licensed Business; LFE = Lowest Floor Elevation; LP = Light Pole; (M) = Measured Dimension; ME = Maintenance Easement; MON = Monument; N = North; NGVD 1929 = National Geodetic Vertical Datum of 1929; NTS = Not To Scale; OE = Overhead Cables; OH = Over Hang; ORB = Official Record Book; O/S = Off Set; Pb = Plat Book; PC = Point of Curvature; PCC = Point Of Compound Curvature; PCOR = Property Corner; PCP = Permanent Control Point; Pg = Page; PL = Planter or Property Line; PLS = Professional Land Surveyor; PLSM = Professional Land Surveyor and Mapper; POB = Point Of Beginning; POC = Point Of Commencement; PRC = Point Of Reverse Curve; PRM = Permanent Reference Monument; PT = Point Of Tangency; R = Radius; (R) = Recorded Dimension; RLS = Registered Land Surveyor and Mapper; R/R = Rail Road; R/W = Right Of Way; Sec = Section; T = Tangent; S = South; SIP = Set Iron Pipe With Cap Stamped PLS 5105; UE = Utility Easement; UP = Utility Pole; UTY = Utility; W = West; WF = Wood Fence; WM = Water Meter; WV = Water Valve; CL = Centerline; ---x--- = Chain Link Fence; [hatched] = Concrete Wall; ° = Degrees; Δ = Central Angle; Ø = Diameter; x0.00 = Existing Elevation; ' = Minutes; " = Seconds; ---//--- = Wood Fence; Unless otherwise noted, found markers had no identification</p>
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