

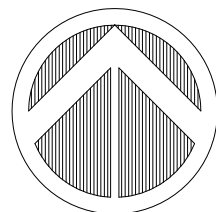
GRAPHIC SCALE



(IN FEET)
1 inch = 25 ft.

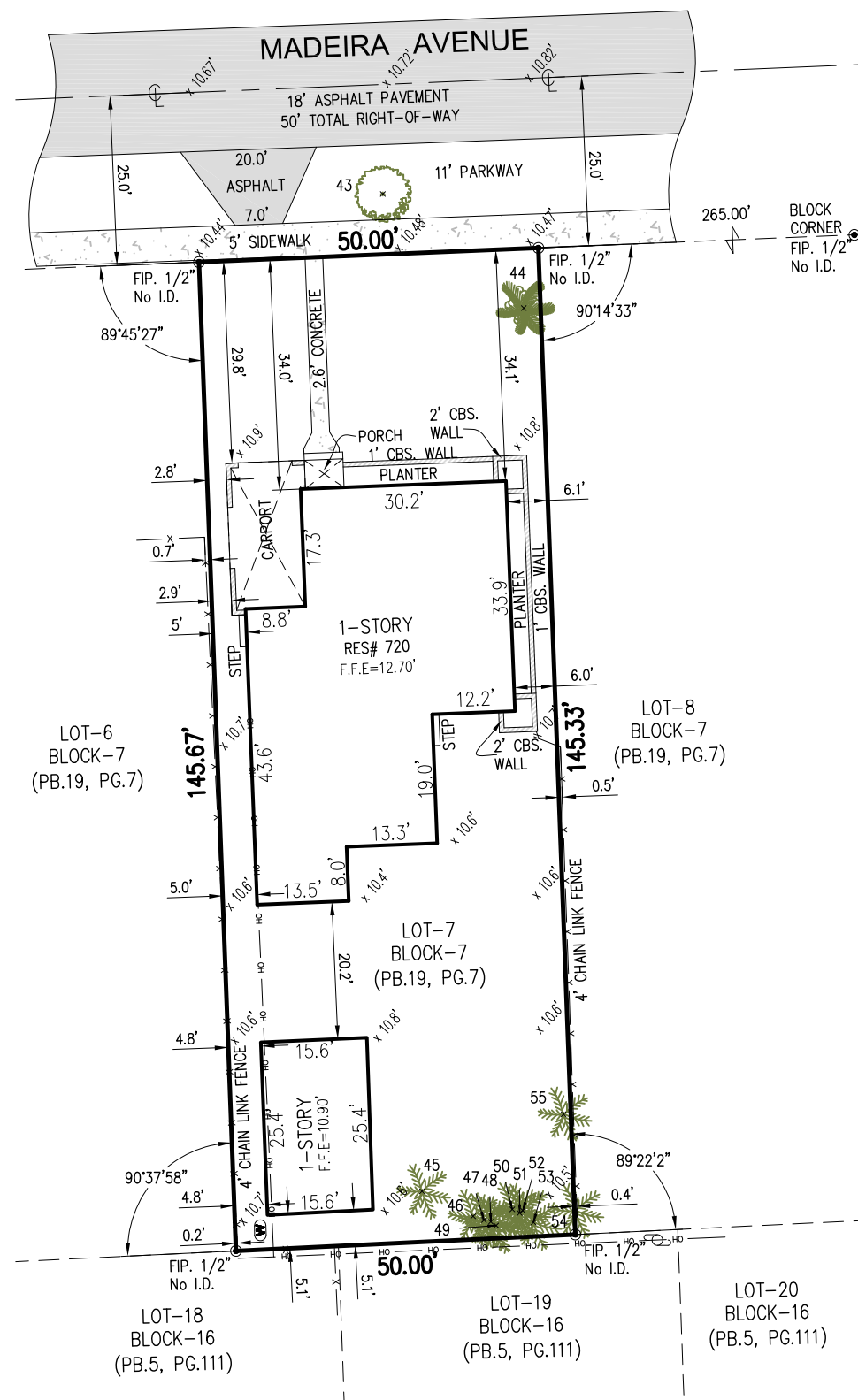
LEGEND

- OH — OH — Overhead Wire Line
- // — // — Wood Fence
- x — x — Chain Link Fence
- □ — □ — Iron Fence
- M — — — Monument Line
- C — — — Centerline
- P — — — Property Line



- A = Arc
- BRG = Bearing
- CH = Chord
- Δ = Delta
- L = Length
- R = Radius
- T = Tangent
- ∅ = Diameter
- + 0.00' = Existing Elevations
- ☒ = Catch Basin
- ⊙ = Water Meter
- ⊗ = Electric Box
- ⊕ = Sanitary Manhole
- ⊗ = Sprinkler Pump
- ⊙ = Wood Pole
- ⊕ = Conc. Pole
- ⊗ = Light Pole
- ⊕ = Fire Hydrant
- ⊗ = Water Valve
- ⊕ = Inlet
- ⊙ = Cable Tv Box
- ⊕ = Electric Meter Box
- ⊗ = Traffic Signal Box
- ⊕ = Gas Valve
- ⊗ = Monitoring Valve
- ⊕ = Manhole
- A/C = Air Conditioner
- Conc. = Concrete
- C.B.S. = Concrete Block & Stucco
- (D) = Deed
- D.E. = Drainage Easement
- D.M.E. = Drainage Maintenance Easement
- F.D.H. = Found Drill Hole
- F.F.E. = Finish Floor Elevation
- F.I.P. = Found Iron Pipe/Pin
- F.I.R. = Found Iron Rebar
- F.N. = Found Nail
- F.N&D = Found Nail & Disc
- F.P.L. = Florida Power Light
- H = Height
- L.M.E. = Lake Maintenance Easement
- (M) = Measured
- (P) = Platted
- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencement
- (R) = Record
- Res. = Residence
- SIP/R = Set Iron Pin/Rebar
- S = Spread
- U.E. = Utility Easement

SKETCH OF SURVEY



PROPERTY ADDRESS:
720 MADEIRA AVENUE CORAL GABLES, FL 33134
Folio# 03-4108-002-0770

LEGAL DESCRIPTION

Lot 7, in Block 7, of "CORAL ESTATES", according to the Plat thereof, as recorded in Plat Book 19, Page 7, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- 1- The Legal Description was provided by the Client from most recent County Records available.
- 2- This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
- 3- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- 4- No attempt was made by this firm to locate underground utilities, foundations and/or footings of buildings, walls or fences, except as shown hereon, if any.
- 5- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- 6- Contact the appropriate authority prior to any design work on the herein - described parcel for Building and Zoning information.
- 7- The surveyor does not determine fence and/or wall ownership.
- 8- Accuracy:
The Horizontal positional accuracy of well-defined improvement on this survey is +/-0.2'.
The Vertical accuracy of elevations of well-defined improvement on this survey is +/-0.1'
- 9- All measurements shown hereon are made in accordance with the United States Standard Feet.
- 10- Type of survey SKETCH OF SURVEY.
- 11- North arrow direction is based on an assumed meridian as shown on the aforementioned Plat.
- 12- Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)
- 13- Benchmark Used: Miami-Dade County Benchmark #55. Elevation = +11.13'
- 14- Flood Zone Data: Community/ Panel # 120636/0294/L Dated: 9/11/09 Flood Zone: "X" Base Flood Elevation = N/A.
- 15- This SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party:

CERTIFIED TO:

- GIL & ALINA HELLMANN
- 720 Madeira Holdings, LLC
- Ocean Bank its successors and or assigns ATIMA
- Old Republic National Title Insurance Company
- Roland J. Martinez PA/Roland J. Martinez, Esq.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY:
That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.051, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Printed copies are Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper, Digital Copies are Not valid without an electronic authorized signature of a Florida Licensed Surveyor and Mapper, Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

TREE TABULATION:

TREE ID #	TYPE (COMMON NAME)	DIAMETER (IN.) @ 4.5' (BREAST HEIGHT)	HEIGHT (OAH) FT	SPREAD (FT)
43	BLACK OLIVE	20	35	30
44	COCONUT	8	30	15
45 TO 49	PALM	4	18	5
50	PALM	3	10	5
51	PALM	3	15	5
52	PALM	4	18	5
53	PALM	4	18	5
54	PALM	4	8	5
55	PALM	14	15	10

F:\DRAWING\720 MADEIRA AVE CORAL GABLES_UPDATE_RP24-0997.dwg 7/31/2024