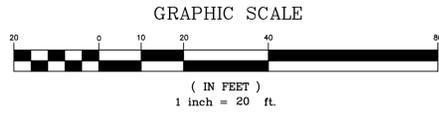


SKETCH OF BOUNDARY SURVEY



SURVEYOR'S NOTES:
All distances as shown hereon are based on the US Survey foot.
The total area of the surveyed parcel as described herein contains 12,365.70 square feet more or less (0.28) acres more or less. The square footage was calculated up to the existing property line based on survey field occupation and legal description provided.
The square footage of the existing house is 2,371.92 square feet more or less. The square feet as shown hereon were determined at the ground house level line.

Bearings are based/referred to an assumed meridian where the Northerly boundary line of the subject property bears N 87°50'40" E
At the time of Survey, The National Flood Insurance Rate Map for Florida, Community Panel No. 120639 (City of Coral Gables) 12086 C, 0293 L, FIRM Date 09/11/2009 and Revised with an effective date of 09/11/2009, published by the United States Department of Housing and Urban Development, delineates the herein described parcel of land to be situated outside the Special Flood Hazard Area designated by the Federal Emergency Management Agency (FEMA). Subject property lies within Zone "X" (shaded), areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

All elevations as shown on this survey drawing are referred to the National Geodetic Vertical Datum, 1929 (NGVD).
BENCHMARK REFERENCES:
Coral Gables BM # 27
BM Elevation 11.26 feet (NGVD-1929 Datum)
Coral Gables BM # 37
BM Elevation 11.33 feet (NGVD-1929 Datum)

The floor and garage elevations as shown on this survey drawing were taken from the outside of the house only. No access was available to the surveyor to the inside of the house at the time of survey. There may be different levels of elevation inside the house not known to the surveyor.
Although care was taken with the identification of the tree noted hereon, an arborist, landscape architect, botanist, environmental specialist or others with advanced education in dendrology should be utilized if critical identification of the tree is required. Shrubs and vines has not been located.

The location of the trees as shown on this survey drawing are compiled from such field surveys deemed necessary by Jorge L. Cabrera, PSM, therefore the resultant of said dimensions shown hereon could vary slightly within one to two feet more or less.

Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plats and legal description provided to the surveyor and also from the Miami-Dade County Public Records/ Property Appraiser Office and no claims as to ownership are made or implied.

Adjacent properties were not investigated at the time of this Survey.

Distances from property lines to fences or walls may slightly varies due to their irregularity and composition. Fences or walls not always travel on a straight line and in most cases meander through trees, hedges, vines and heavy landscaping usually located along boundary lines, therefore the resultant of said dimensions as shown hereon may vary slightly within 0.30' to 0.50' of a foot more or less.

The legal ownership of the fences and/or walls as shown hereon was not determined, and the locations as shown are based on the recovered boundary monumentation and calculations.

Any fencing, walls, entrance features and landscaping could be subject to a "Safe Sight Distance Triangle" rule.

Call 811 or visit www.sunshine811.com before digging.

In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions.

The dimensions and directions shown hereon are in substantial agreement with record and calculated values unless otherwise noted.

Obstructed corners are witnessed by improvements.

There is no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

There is no observable evidence of recent street or sidewalk construction and/or repairs within the Public Right of Way.

There are no additional changes in street right of way lines completed or proposed which have been made known to the Surveyor and are disclosed on the survey drawing.

There is no observable evidence that any portion of site lies within a wetland area, nor was there any evidence provided to the surveyor that the site was delineated as a wetland area by the proper authorities.

Property is subject to restrictions, conditions, limitations, easements, and reservations of record and existing zoning ordinances.

There may be restrictions not shown on this survey that may affect the future development of this property. Such restrictions could be found in the Public Records or Building and Zoning Department of Miami-Dade County, Florida and the City of Coral Gables.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments for Right-of-Way other than shown on the recorded plat or stated in the legal description, as it appears on this drawing.

Only the above ground visible surface indications of the underground utilities have been located. There may be other underground utilities in addition to those evidenced by visible appurtenances as shown on this sketch. Underground utility references based on limited information provided by the utility company. Owner of this agent should verify all utility locations with the appropriate utility provider before using.

The scope of this survey is to define the boundary lines as defined by the deed and referenced plats, and show all above ground improvements.

No underground footings were located and no subsurface investigation was performed at the time of survey.

This survey is intended for the use of the parties to whom this survey is certified to and for. Any reproduction is not an original. This surveyor retains an original to verify these dated contents for validity.

This survey was conducted for the purpose of a "Boundary Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity. This survey does not reflect or determine legal ownership.

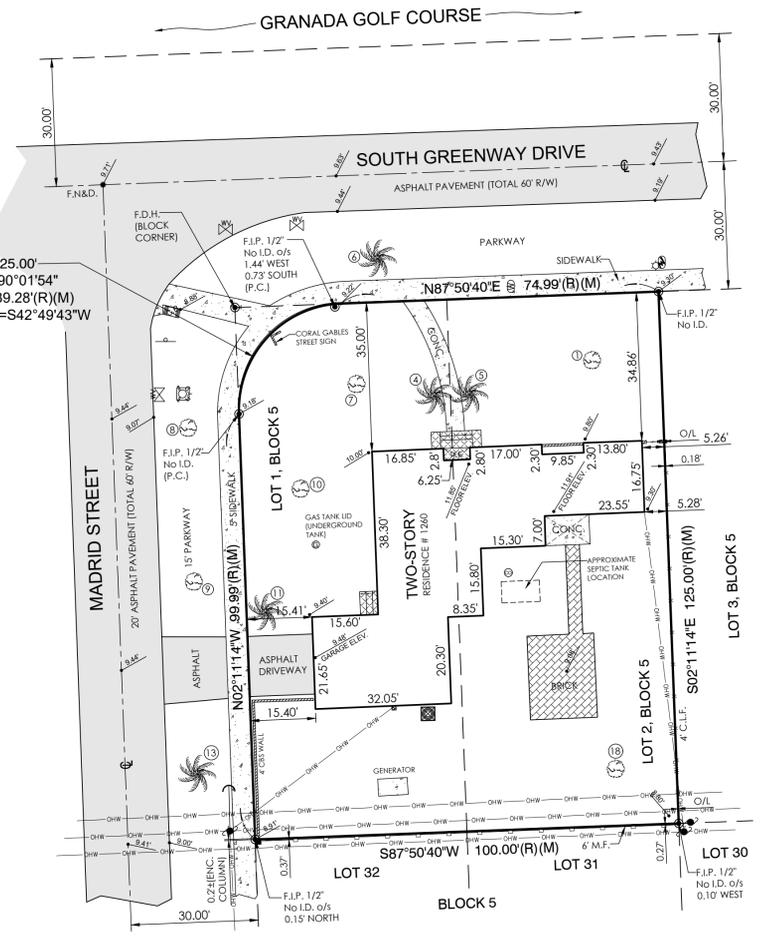
The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051(3)(b)15.b.ii of 1 foot in 10,000 feet for Commercial/ High Risk Areas.

This sketch shown hereon in its graphic form is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format. This map is intended to be displayed at a scale of 1" = 20'.

SYMBOLS	
	AIR CONDITIONER
	STOP SIGN
	CATCH BASIN
	CONCRETE POLE
	ELECTRIC BOX
	SANITARY SEWER MANHOLE
	PALM
	TREE
	WATER VALVE
	WATER METER
	WOOD POLE
	FIRE HYDRANT
	ANCHOR
	SANITARY SEWER CLEAN-OUT
	EXISTING ELEVATION
	COVERED AREA
	CHAIN LINK FENCE (C.L.F.)
	METAL FENCE (M.F.)
	OVERHEAD LINES
	PLASTIC FENCE (P.F.)
	WOOD FENCE (W.F.)
	WIRE FENCE (W.R.F.)
	CBS. WALL

LEGEND

(C) = Calculated
CL = Clear
CL = Center Line
CONC. = Concrete
CBS. = Concrete Block Stucco
Δ = Delta
ENC. = Encroachment
F.F.E.L. = Finish Floor Elevation
F.I.P. = Found Iron Pipe
F.I.R. = Found Iron Rod
F.N. = Found Nail
F.N.&D. = Found Nail & Disc
I.D. = Identification
L = Length
(M) = Measured
M = Monument Line
O/L = On Line
P = Property Line
(P) = Plat
P.C. = Point of Curvature
P.B. = Plat Book
PG. = Page
R = Radius
(R) = Record
R/W = Right of Way
U.E. = Utility Easement



TREE TABLE

Tree Number	Common Name	Scientific Name	DBH - Trunk Size (Inches) +/-	Canopy Diameter (Feet) +/-	Height (Feet) +/-
1	Live Oak	Quercus virginiana	30"	25'	60'
4	Soitaire Palm	Ptychosperma elegans	7"	8'	25'
5	Soitaire Palm	Ptychosperma elegans	7"	8'	25'
6	Coconut Palm	Cocos nucifera	8"	12'	25'
7	Live Oak	Quercus virginiana	32"	30'	60'
8	Live Oak	Quercus virginiana	8"	12'	20'
9	Live Oak	Quercus virginiana	8"	12'	20'
10	Live Oak	Quercus virginiana	18"	23'	40'
11	Sabal Palm	Sabal palmetto	15"	6'	15'
13	Coconut Palm	Cocos nucifera	8"	7'	15'
18	Live Oak	Quercus virginiana	36"	45'	80'

- DBH (Diameter at breast height) is rounded-off to the nearest inch.
- DBH (Diameter at breast height) is measured at 4.5 feet above existing ground grade.
- Canopy Diameter is approximate and measured in one direction.
- Height of Trees and Palms is approximate.

PROPERTY ADDRESS:
1280 South Greenway Drive
Coral Gables, Florida 33134-4766

LEGAL DESCRIPTION:
Lots 1 and 2, Block 5, of CORAL GABLES SECTION E, according to the Plat thereof, as recorded in Plat Book 8, Page 13, of the Public Records of Miami-Dade County, Florida.

FOLIO NUMBER: 03 4107 016 0620 (Miami-Dade County Public Records/Property Appraiser's Office)

REFERENCES:
- Commitment for Title Insurance issued by First American Title Insurance Company, Policy Number: 1062-6359286 with and Effective Date of February 8th, 2023 @ 8:00 AM.
- Plat of CORAL GABLES SECTION E, according to the Plat thereof, as recorded in Plat Book 8, Page 13, of the Public Records of Miami-Dade County, Florida.

CERTIFIED TO:
Orlando J. Casariego
Rafael A. Perez, P.A.
First American Title Insurance Company
Seacoast National Bank

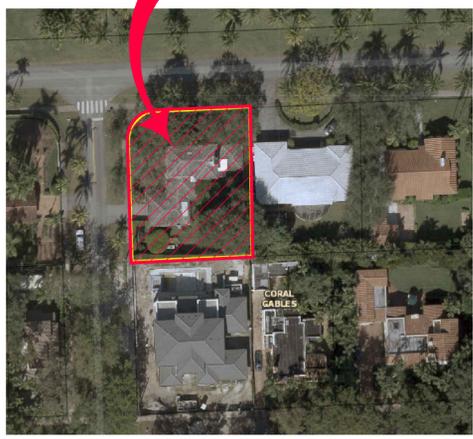
This is to certify to the above named firm and or persons that the "SKETCH OF BOUNDARY SURVEY" of the herein described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction, also there are no visible encroachments other than those shown. Owner or his representative furnished the legal description contained herein. Other recorded instruments may affect this property. Surveyor has not examined the abstract of title. Locations of utilities on or adjacent to the property were not secured unless specifically requested by owner. I further certify that this map or plat meets the Standards of Practice and the Minimum Technical Standard Requirements, adopted by the Board of Professional Surveyors and Mappers pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code, under Sections 5J-17.051 and 5J-17.052 and is a "BOUNDARY SURVEY" as defined in Section 5J-17.050.

LAST REVISION
06/22/2023
JN 23-7221-A

JORGE L. CABRERA
Professional Surveyor & Mapper, # 6487
State of Florida



SURVEY SITE



LOCATION MAP
NOT TO SCALE



JORGE L. CABRERA
Professional Surveyor and Mapper
State of Florida
PLS/PSM License No: 6487
2852 S.W. 149th Place, Miami, Florida 33185
Phone: (305) 302-2522 Fax: (305) 207-9537
Email: jorgelcabreraps@bellsouth.net

No.	Date	Job No.	Description
1	06/22/2023	23-7221-A	REVISED TO UPDATE

Prepared for:
Orlando J. Casariego

CHECKED BY:	JLC.
DRAWN BY:	JF / ELF
FIELD DATE:	03/03/2023
DATE:	03/06/2023
SCALE:	1" = 20'
JOB No.	23-7221

SHEET:
1 OF 1