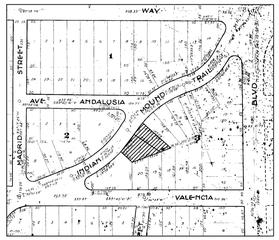
BOUNDARY SURVEY

LOCATION MAP
N.T.S



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

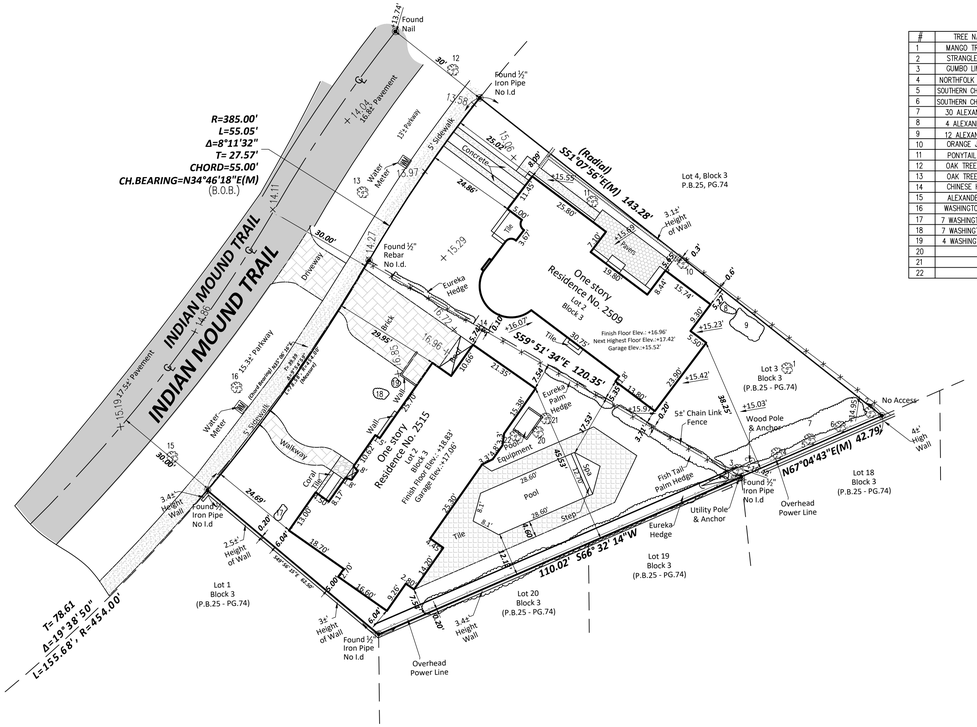
LEGAL DESCRIPTION:
Lot 2 & 3 Block 3, REVISED PLAT OF CORAL GABLES , according to the Plat thereof, as recorded in Plat Book 25, Page 7 of the Public Records of Miami-Dade County, Florida.

CERTIFIED TO:

- Vivian Ana Sanchez

SURVEYOR'S NOTES:

1. There may be additional restrictions that are not shown on this survey that may be found in the public records of this county.
2. Examination of abstract of title will have to be made to determine recorded instruments, if any, affecting property.
3. This certification is only for the lands as described, it is not a certification of title, zoning, easements, or freedom of encumbrances. Abstract not reviewed.
4. Location and identification of utilities, if any, are shown in accordance with recorded plat.
5. Ownership is subject to opinion of title.
6. Type of Survey: BOUNDARY SURVEY
7. The herein captioned property was surveyed and described based on the shown legal description: provided by client.
8. Survey map and report or the copies thereof are not valid and for reference only, unless signed and sealed with the original raised seal of a Florida licensed surveyor and mapper.
9. This plan of survey has been prepared for the exclusive use of the entities named hereon. The certificate does not extend to any unnamed parties.
10. 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.
11. The surveyor of record does not determine ownership of fences. measurements shown hereon depict physical location of fence.
12. Accuracy: The expected use of land as classified in the Minimum Technical Standards (5J-17 FAC), is "suburban". The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
13. In some instances, graphic representations have been exaggerated to more clearly illustrate relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
14. No attempt has been made to locate any foundation beneath the surface of the ground.
15. Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
16. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
17. Bearings shown are assumed and are based on the _____ of _____, being _____.



#	TREE NAME	SCIENTIFIC NAME	DIAMETER(")	HEIGHT(')	SPREAD(')
1	MANGO TREE	MANGIFERA INDICA	10	25	15
2	STRANGLER FIG	FICUS AUREA	10±	50	50
3	GUMBO LIMBO	BURSERA SIMARUBA	4	35	35
4	NORTHFOLK ISLAND PINE	ARAUCARIA HETEROPHYLLA	8	25	8
5	SOUTHERN CHINESE TALLOW	TRIADICA SEBIFERA	12	25	18
6	SOUTHERN CHINESE TALLOW	TRIADICA SEBIFERA	4	6	8
7	30 ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	4	25	7
8	4 ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	4	30	7
9	12 ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	4	30	7
10	ORANGE JASMINE	MURRAYA PANICULATA	5	15	10
11	PONYTAIL PALM	BEAUCARNEA RECURVATA	12	30±	3±
12	OAK TREE	QUERCUS	10	20	20
13	OAK TREE	QUERCUS	10	30±	20±
14	CHINESE HIBISCUS	HIBISCUS ROSA-SINENSIS	15	25	25
15	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	5	30	7±
16	WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	8	30±	10±
17	7 WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	5	35	10
18	7 WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	5	30±	10±
19	4 WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	5	25±	7±
20			3	8±	5±
21					
22					

LEGEND

WM	WATER METER
CB	CATCH BASIN
FH	FIRE HYDRANT
CO	CLEAN OUT
SMH	SANITARY MANHOLE
STM	STORM MANHOLE
FPL	FPL MANHOLE
BS	BELL SOUTH MANHOLE
I	INLET
WV	WATER VALVE
GV	GAS VALVE
UP	UTILITY POLE
⊠	CONCRETE UTILITY POLE
TB	TRAFFIC BOX
	TREE
P.B.	PLAT BOOK
PG.	PAGE
SQ.FT.	SQUARE FEET
±	MORE OR LESS
ELEV.	ELEVATION
INV.	INVERT
℄	CENTERLINE
ℳ	CITY OF MIAMI MONUMENT LINE
ℙ	PROPERTY LINE
ENCR.	ENCROACHMENT
(M)	MEASURED
(P)	PLAT
(A)	ATLAS SHEET
OHP	OVERHEAD POWER LINES
W	WATER MAIN
S	SEWER MAIN
T	TELEPHONE LINE
G	GAS LINE
X	CHAIN LINK FENCE
BF	BACKFLOW PREVENTER
	HANDICAP PARKING
EB	ELECTRIC BOX
	COLUMN
TBM	TEMPORARY BENCH MARK
	STREET LIGHT POLE

ELEVATION NOTE: *(IF REQUESTED AND SHOWN)*
1. +0.00' indicates existing Elevations
2. Elevations are referred to the National Geodetic Vertical Datum of 1929

BENCHMARK INFORMATION: NAME: P-510. DESCRIPTION:PK NAIL AND BRASS WASHER IN WEST END OF A WATER FOUNTAIN. LOCATION: SW 24 ST--- 60' SOUTH OF C/L ELEVATION: +11.78'

WALDO F. PAEZ CERTIFICATE No. 3284 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

THIS NOT A VALID CERTIFICATION WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL OR DIGITAL SIGNATURE AND DATE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS STATE CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DELTA MAPPING & SURVEYING, Inc
LAND SURVEYORS · LAND PLANNERS
15861 S.W. 79 Terrace
Miami, Florida 33193
L.B. No. 7930
PHONE: (786) 439-1024 FAX: (786) 392-1152

DRAWN BY: M.P.R. | CHECKED BY: Waldo F Paez | SCALE: 1" = 20'

Delta Mapping & Surveying, Inc

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY WALDO F PAEZ LS3284 ON JULY 1, 2025 USING A DIGITAL SIGNATURE CERTIFIED BY IDENTRUST.

DIGITALLY SIGNED PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WALDO F. PAEZ, LS3284 ON JULY 1, 2025.

Digitally signed by Waldo F Paez
Date: 2025.07.02 15:10:21 -04'00'

BY: _____ DATE SIGNED: _____
FOR THE FIRM
WALDO F. PAEZ, P.S.M. No. 3284
STATE OF FLORIDA

ADDRESS: *2515 INDIAN MOUND TRAIL,CORAL GABLES, FL 33134*
FOLIO NO.: *03-4118-002-0200*

FLOOD ZONE INFORMATION:
COMMUNITY NAME & NUMBER: CITY OF CORAL GABLES 120639
FLOOD ZONE(S): X
MAP/PANEL NUMBER: 12086C0457 L
FIRM PANEL EFFECTIVE/REVISED DATE: 09-11-2009
BASE FLOOD ELEVATION: ???

SHEET: 1 OF 1 SHEET(S)

SURVEY DATE: 06-24-2025

JOB NO.: 25-0119

REVISIONS:	JOB NO.:	DATE:	REVISIONS:	JOB NO.:	DATE:
2509	24-0270	11-14-24			
2515	24-0143	6-24-24			
2509-2515 COMBINED	25-0119	6-24-25			