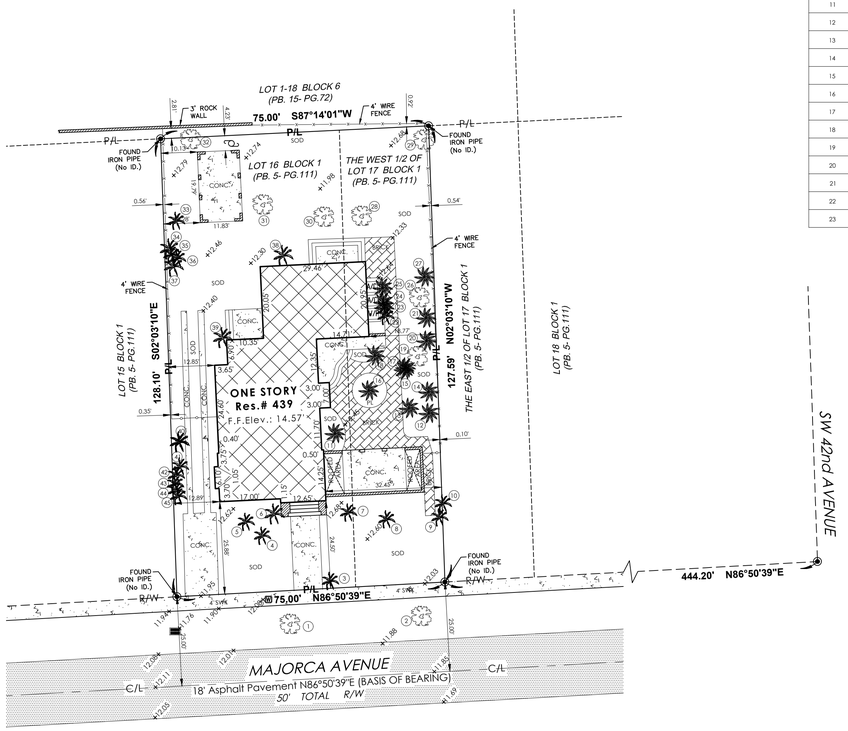
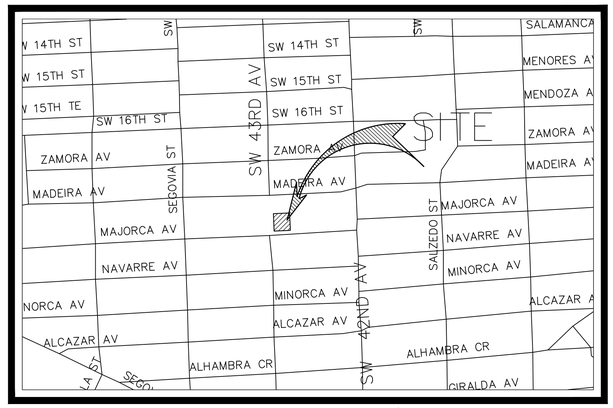
BOUNDARY SURVEY

SCALE: 1" = 20'



TREE INFORMATION

#	TRUNK	HEIGHT	CANOPY	COMMON NAME	SCIENTIFIC NAME	SYMBOL
1	3.00'	30.00'	30.00'	OAK	QUERCUS ROBUR	
2	3.00'	30.00'	30.00'	OAK	QUERCUS ROBUR	
3	0.70'	7.00'	6.00'	PALM	ARECACEAE	
4	2.00'	20.00'	8.00'	PALM	ARECACEAE	
5	2.00'	20.00'	8.00'	PALM	ARECACEAE	
6	0.60'	18.00'	5.00'	PALM(3)	ARECACEAE	
7	2.00'	20.00'	8.00'	PALM	ARECACEAE	
8	2.00'	20.00'	8.00'	PALM	ARECACEAE	
9	0.70'	18.00'	5.00'	PALM	ARECACEAE	
10	0.70'	18.00'	5.00'	PALM	ARECACEAE	
11				ARECA	ARECA PALM	
12				ARECA	ARECA PALM	
13				ARECA	ARECA PALM	
14				ARECA	ARECA PALM	
15				ARECA	ARECA PALM	
16				ARECA	ARECA PALM	
17				ARECA	ARECA PALM	
18				ARECA	ARECA PALM	
19	2.00'	20.00'	15.00'	SCREW PINE	PANDANUS	
20				ARECA	ARECA PALM	
21				ARECA	ARECA PALM	
22	0.50'	20.00'	15.00'	PALM	ARECACEAE	
23				ARECA	ARECA PALM	
24				ARECA	ARECA PALM	
25				ARECA	ARECA PALM	
26	2.00'	20.00'	15.00'	SCREW PINE	PANDANUS	
27				ARECA	ARECA PALM	
28	0.30'	15.00'	10.00'	LEMON	CITRUS LIMON	
29	0.30'	15.00'	10.00'	LEMON	CITRUS LIMON	
30	0.30'	8.00'	5.00'	LEMON	CITRUS LIMON	
31	4.00'	25.00'	20.00'	FLORIDA STRANGLER	FICUS AUREA	
32	7.00'	40.00'	30.00'	ROYAL POINCIANA	DELONIX REGIA	
33	0.50'	20.00'	5.00'	PALM	ARECACEAE	
34	0.50'	20.00'	5.00'	PALM	ARECACEAE	
35	0.50'	20.00'	5.00'	PALM	ARECACEAE	
36	0.50'	20.00'	5.00'	PALM	ARECACEAE	
37	0.50'	20.00'	5.00'	PALM	ARECACEAE	
38	0.50'	20.00'	5.00'	PALM	ARECACEAE	
39	0.30'	15.00'	8.00'	PALM	ARECACEAE	
40	0.60'	18.00'	5.00'	PALM	ARECACEAE	
41	0.60'	18.00'	5.00'	PALM	ARECACEAE	
42	0.60'	18.00'	5.00'	PALM	ARECACEAE	
43	0.60'	18.00'	5.00'	PALM	ARECACEAE	
44	0.60'	18.00'	5.00'	PALM	ARECACEAE	
45	0.60'	18.00'	5.00'	PALM	ARECACEAE	



LOCATION MAP

NOT TO SCALE

PROPERTY ADDRESS:

439 Majorca Ave.
Coral Gables, FL. 33134

LEGAL DESCRIPTION:

Lot 5 through 10 inclusive, less the West 20 feet, in Block 1, "TWELFTH STREET MANORS, THIRD SECTION", according to the plat thereof, as recorded in Plat Book 6, at Page 162, of the Public Records of Miami-Dade County Florida.

(Warranty Deed, dated March 28th, 2008, recorded in Official Records Book 26431, Page 2399, Miami-Dade County Records).

And

A Portion of the East 1/2 of Section 8 & the West 1/2 of Section 9, Township 53 South, Range 42 East, of the Public Records of Miami-Dade County, Florida.

Containing 29,744 Square Feet or 0.68 Acres, more or less, by calculations.

CERTIFICATIONS:

Ethan Mansley Curtis

SURVEYOR'S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
2. IF SHOWN , ELEVATIONS ARE REFERRED TO BM# P-712, ELEV.= 9.63 FEET OF N.G.V.D. OF 1929.
3. THIS IS A SPECIFIC PURPOSE SURVEY.
4. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
5. THERE MAY BE EASEMENTS RECORDED IN PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
6. BEFORE ANY CONSTRUCTION THE SETBACKS MUST BE CHECKED.
7. THE CERTIFICATE DOES NOT EXTENDED TO ANY UNNAMED PARTY.
8. THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE (0901), HIGH ACCURACY REFERENCE NETWORK, NORTH AMERICAN DATUM (N.A.D.) OF 1983-90. SCALE FACTOR AND CONVERGENCE ARE NOT SHOWN.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- EXAMINATIONS 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 RECORD.
- LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND OR NOT TO SCALE.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.
- THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
  FLOOD ZONE: **X** BASE FLOOD ELEVATION: **N/A** COMMUNITY NUMBER: **120639** PANEL NUMBER: **0294** SUFFIX: **L** DATE OF FIRM: **9-11-09**

ABBREVIATIONS AND MEANINGS

A = ARC
AC = AIR CONDITIONER PAD.
A.E.= ANCHOR EASEMENT.
ADJ.= ADJACENT
B.C.= BLOCK CORNER.
BLDG.= BUILDING.
B.M.= BENCH MARK
B.O.B.= BASIS OF BEARINGS.
C = CALCULATED
C.B = CATCH BASIN.
C.B.S = CONCRETE BLOCK STRUCTURE.
CBW = CONCRETE BLOCK WALL.
CH.= CHORD.
CH.B.= CHORD BEARING.
CL = CLEAR
C.L.F.= CHAIN LINK FENCE.
CONC.= CONCRETE.
C.P.= CONC. PORCH.
C.S.= CONCRETE SLAB.
℄ = CENTER LINE
D.E.= DRAINAGE EASEMENT
° = DEGREES.
E = EAST.
ELEV.= ELEVATION.
ENCR.= ENCROACHMENT.
F.H.= FIRE HYDRANT.
F.I.P.= FOUND IRON PIPE.
F.I.R.= FOUND IRON ROD.
F.F.E.= FINISHED FLOOR ELEVATION.
F.N.D.= FOUND NAIL & DISK.
FD. = Found
FT = FEET.
F.N.= FOUND NAIL.
L.F.E.= LOWEST FLOOR ELEVATION.
L.M.E.= LAKE MAINTENANCE EASEMENT.
' = MINUTES.
M/L = MONUMENT LINE.
N.A.P. = NOT A PART OF.
N. = NORTH.
N.T.S. = NOT TO SCALE.
#-NO. = NUMBER.
O/S = OFFSET.
PL = PLANTER.
P/L = PROPERTY LINE.
P.C.C.= POINT OF COMPOUND CURVE.
P.C.= POINT OF CURVE.
PT.= POINT OF TANGENCY.
POC.= POINT OF COMMENCEMENT.
POB.= POINT OF BEGINNING.
P.P.= POOL PUMP.
P.R.C.= POINT OF REVERSE CURVE
P.B.= PLAT BOOK.
PG.= PAGE.
PWY. = PARKWAY.
PRM. = PERMANENT REFERENCE MONUMENT.
P.L.S.= PROFESSIONAL LAND SURVEYOR.
R. = RECORDED DISTANCE.
Ø= DIAMETER

GENERAL SYMBOLS

+0.00 = ELEVATION
W = WATER METER
= POWER POLE
= LIGHT POLE
FDC = FIRE HYDRANT
WV = WATER VALVE
LS = LIFT STATION
G = GAS METER
= CATCH BASIN
SS = SANITARY SEWER
= LIGHT POLE
TV = TV BOX
FPL = FPL TRANS.
= CONC. POWER POLE
T = TELEPHONE BOX
SP = SPRINKLE
GAS GAS = GAS LINE
D/H D/H = OVERHEAD UTILITIES
X X X = CHAIN LINK FENCE
= IRON FENCE
// // = WOOD FENCE

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF SURVEY OF THE HEREIN DESCRIBED PROPERTY IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, A TRUE AND CORRECT REPRESENTATION, OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION. AND ALSO MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THRU 5J-17.052 F.A.C. PURSUANT TO SECTION 472.027 F.S.

ARTURO R. TOIRAC
No. 3102
STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER
ARTURO R. TOIRAC P.S.M. 3102

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL EMBOSSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ARTURO R. TOIRAC
Professional Land Surveyor & Mapper
14317 SW 45th Terrace
Miami, Florida 33175
Office:(305) 552 7504
Fax: (305) 229 8068
E-mail: enpav@yahoo.es

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.

ADDRESS: 439 Majorca Ave. Coral Gables, FL. 33134

TYPE OF PROJECT: BOUNDARY and TOPOGRAPHIC SURVEY

FOLIO NUMBER: 03-4108-001-0110

SCALE:	1" = 20'
DRAWN BY:	E.V.
CHECKED BY:	A.R.T.
SET #:	SURVEY
DATE:	April 14, 2025
JOB No:	250457
SHEET:	1

1 OF 1

(NOT VALID WITHOUT SHEET 1)