BOUNDARY SURVEY

SCALE: 1"= 2 0'

THOMAS J. KELLY, INC.
SURVEYORS

CERTIFY TO:
KENNETH E. PLATT AND ILEANA H. PLATT

LEGAL DESCRIPTION:
ALL OF LOT 3 EXCEPT THE WEST 6 FEET, AND ALL OF LOT 4, AND THE WEST 6 FEET OF LOT 5, ALL IN BLOCK 145, CORAL GABLES COUNTRY CLUB SECTION PART 6, AS RECORDED IN PLAT BOOK 20 AT PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.

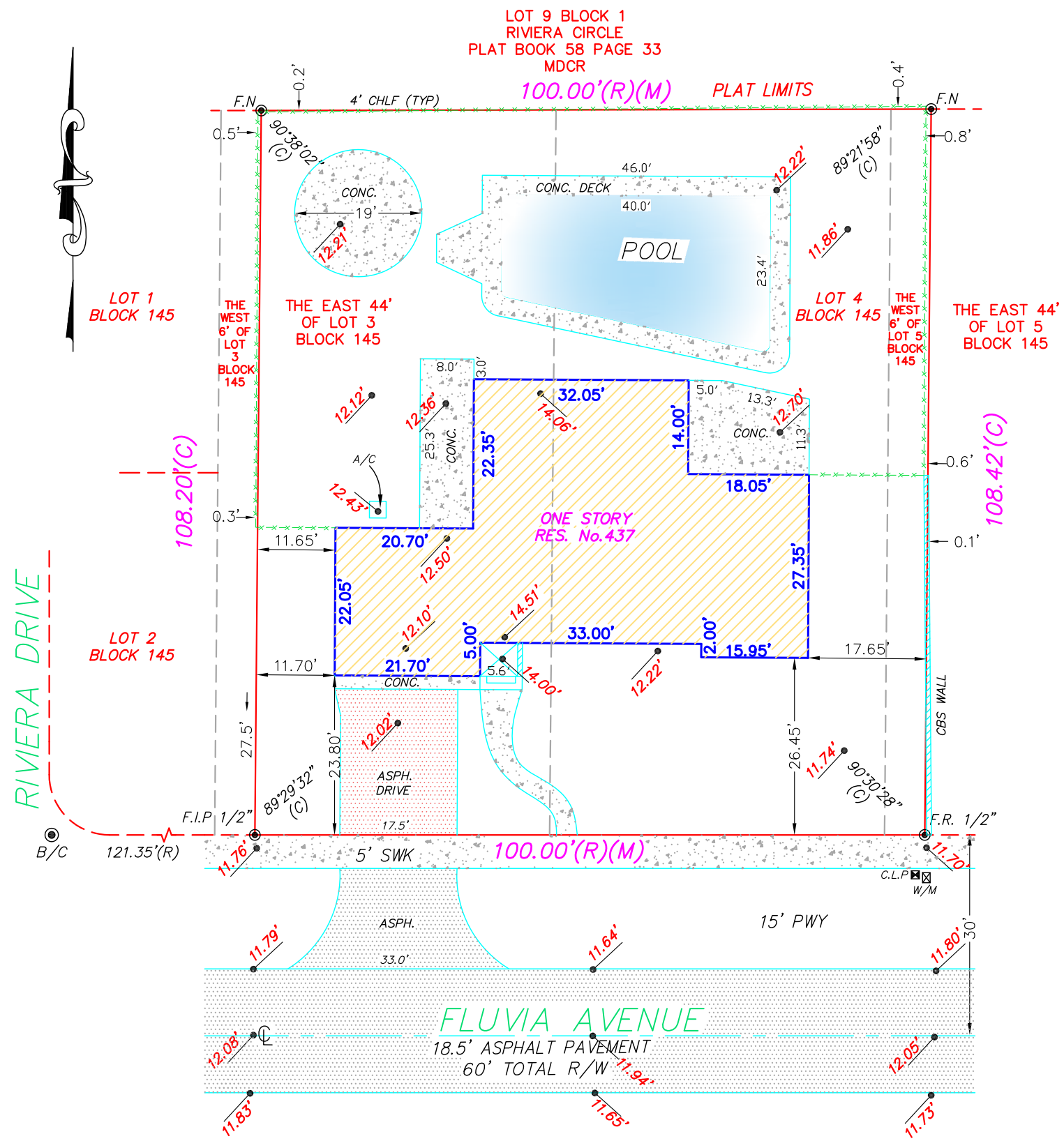
PROPERTY ADDRESS:
437 FLUVIA AVENUE
CORAL GABLES, FLORIDA 33134

SURVEYOR'S NOTATIONS: NONE

FLOOD ZONE INFORMATION:
THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE:	X
PANEL NO/SUFFIX:	457/L
COMMUNITY NO.:	120639
DATE OF FIRM:	09/11/2009

THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA



VIEW OF SUBJECT PROPERTY

BM OF ORIGIN:
CITY OF CORAL GABLES BM# 80
ELEVATION: 12.41' NGVD29
LOCATION: RIVIERA DRIVE 56.0' EAST OF C/L AND FLUVIA AVE. 34.5' NORTH OF C/L. N.E. COR.
DESCRIPTION: PKBW P.O.C. BSW

VICINITY MAP

LEGEND OF SURVEY ABBREVIATIONS

ADJ.	ADJACENT
A/C	AIR CONDITIONER
ASPH. PAV.	ASPHALT PAVEMENT
B/C	BLOCK CORNER
BLDG.	BUILDING
BLK.	BLOCK
B.M.	BENCH MARK
B.C.R.	BROWARD COUNTY RECORD
C/G.	CURB AND GUTTER
C.B.	CATCH BASIN
CH.	CHORD DISTANCE
CH.L.F.	CHAIN LINK FENCE
C.L.P.	CONC.LIGHT POLE
C/L	CENTER LINE
(C)	CALCULATED
C.B.S.	CONCRETE BLOCK AND STUCCO
CL.	CLEAR
C.M.E.	CANAL MAINTENANCE EASEMENT
CONC.	CONCRETE
COR.	CORNER
CT.	COURT
D.B.	DEED BOOK
D.C.R.	DADE COUNTY RECORD
D.E.	DRAINAGE EASEMENT
D/H.	DRILL HOLE
D/W.	DRIVEWAY
E.	EAST
ENC.	ENCROACHMENT
E.O.W.	EDGE OF WATER
F.	FENCE
FD.	FOUND
F.H.	FIRE HYDRANT
FD. I.P.	FOUND IRON PIPE
F.FL.ELEV.	FINISH FLOOR ELEVATION
F.P.L.	FLORIDA POWER AND LIGHT CO.
L.	LENGTH
L.M.E.	LAKE MAINTENANCE EASEMENT
M.E.	MAINTENANCE EASEMENT
M.F.	METAL FENCE
M.H.S.S.	MANHOLE SANITARY SEWER
M/L	MONUMENT LINE
(M)	MEASURED
N.	NORTH
N./D.	NAIL AND DISC
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
N.T.S.	NOT TO SCALE
O/H.	OVER HANG
O.R.B.	OFFICIAL RECORD BOOK
O.U.L.	OVERHEAD UTILITY LINE
(P)	PLAT
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
PG.	PAGE
P.I.	Point of Intersection
P.K.	PARKER KALON
PKWY.	PARKWAY
P.L.S.	PROFESSIONAL LAND SURVEYOR
P./L	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.T.	POINT OF TANGENCY
(R)	RECORD
REC-BAR	REINFORCEMENT BAR
(R/M)	RECORD AND MEASURED
RES.	RESIDENCE
R/W	RIGHT-OF-WAY
S.	SOUTH
SEC.	SECTION
S.I.P.	SET IRON PIPE
SWK.	SIDEWALK
(TYP.)	TYPICAL
TERR.	TERRACE
U.E.	UTILITY EASEMENT
U.P.	UTILITY PLOLE
W.F.	WOOD FENCE
W.M.	WATER METER
W.	WEST
11.28	DENOTES ELEVATION

Notes:
A) All Clearances and / or encroachments shown hereon are of apparent nature. fences ownership by visual means. Legal ownership of fences not determined.
B) This survey is intended for mortgage or refinance purposes only exclusively for this use by those to whom it is certified. This survey is not to be used for construction, permitting, design, or any other use without written consent of Thomas J. Kelly .Inc.
C) Code restriction and title search are not reflected on this survey.
D) The flood information shown hereon does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof for any damage that results from reliance on said information.
E) The lands depicted hereon were surveyed per the legal description and no claims as to ownership or matters of title are made or implied.
F) Underground encroachments, if any, not located.
G) I hereby certify that the survey represented hereon meets the minimum technical standards set forth by the Board of Land Surveyors in Chapter 5J-17.050 to 17.052 Florida Administrative Code persuant to Section 472.027 Fla. Statutes.
H) If shown, beannigs are to an assumed meridian (by plat)
I) If shown, elevations are referred to N.G.V.D. 1929
J) This is a boundary survey

Julio S Pita
Digitally signed by Julio S Pita
Date: 2019.11.19 13:53:27 -05'00'
11/16/19

JULIO S. PITA, P.S & M # 5789
STATE OF FLORIDA
NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL

JULIO SERGIO PITA CERTIFICATE NO. 5789 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

BY APPT. ONLY: 3321 SW 107 AVENUE MIAMI, FLA. 33165
MAILING ADDRESS: P.O BOX. 160399, MIAMI, FLORIDA 33116
TEL:(786) 242-7692 DADE, (954) 779-3288 BRWD
FAX:(786) 242-6494 DADE, (954) 779-3260 BRWD
E-MAIL: tjksurveys@gmail.com

THOMAS J. KELLY INC
SURVEYORS-MAPPERS
LAND PLANNERS
L.B. # 8077

BOUNDARY SURVEY

DATE	11/16/19
SCALE	1"=20'
DRAWN BY	M.A.A.
ORDER No.	19-1853
SHEET	1 OF 1