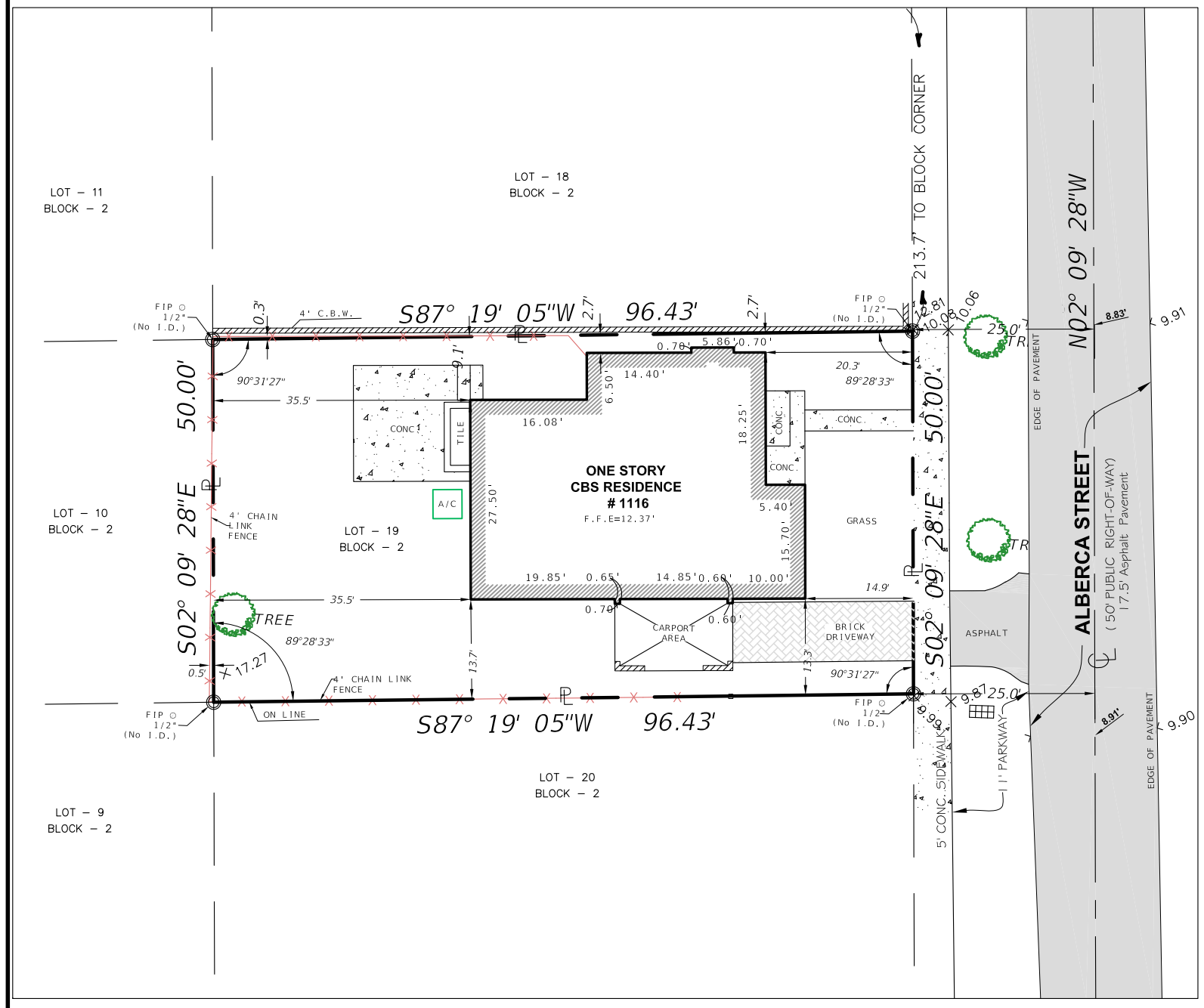

LOCATION MAP
NTS

LEGAL DESCRIPTION:

Lot 19,BLOCK 2, of AMENDED PLAT OF GRANADA PLACE,according to the plat thereof,recorded in Plat Book 13, at Page 51. of the Public Records of Miami-Dade County,Florida.

SURVEYOR'S NOTES:

1) The above captioned property was surveyed and described based on the above Legal Description: Provided by Client.
2) The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat and the same, if any may not be shown on this section.
3) Bearings shown hereon are based on an assumed Meridian and referenced on the East of Lot 20 BEARING N02°09;28"W.
4) Ownership subject to Opinion of Title.
5) Underground utilities are not depicted hereon.
6) Underground portions of Footings, Foundations or other improvements were not located.
7) Zoning and Setbacks are not verified by this survey.
8) Fence ownership not determined by this survey.
9) Flood Elevation Information:
   Community: CITY OF CORAL GABLE 120639 FIRM Panel: 12086C0456L Flood Zone: AH
   Date of FIRM: 09/11/2009 Suffix: L
10) Elevation shown hereon are relative to the NORTH AMERICAN GEODETIC VERTICAL DATUM (N.G.V.D.29) based on a Benchmark supplied by the Engineering Department of CORAL GABLE COUNTY, Florida.
   Benchmark used: , NAME : D-238
   Elevation: (NGVD) 9,90 Feet (N.A.V.D.88) 8.33 Feet
11) The minimum relative distance accuracy for this type of Survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot.
12) Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
13) Roof overhang not located unless otherwise shown.
14) Underground improvements and/or underground encroachments not shown unless otherwise indicated.
15) Wood Fence on West and Rear side of Property encroaching onto Right-of-Way.

SURVEYOR'S CERTIFICATION:

I hereby certify that the BOUNDARY SURVEY hereon was completed under my direction on APRIL 24, 2024 and that said survey is true and correct to the best of my knowledge and belief. .
I further certify that this survey meets the STANDARDS OF PRACTICE set forth by the FLORIDA BOARD OF SURVEYORS AND MAPPERS in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code pursuant to Section 472.027 Florida State Statutes.

LAST DATE OF FIELD WORK: 04/24/2024

RONALD W WALLING
Digitally signed by RONALD W WALLING
Date: 2024.05.02 16:59:26 -04'00'

LEVEL TECH SURVEYORS, LLC

RONALD W. WALLING
LICENSE NUMBER
6473
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

RONALD W. WALLING
PROFESSIONAL SURVEYOR AND MAPPER No. 6473
STATE OF FLORFolioA

ABBREVIATIONS AND LEGEND

BLDG. = BUILDING	P.E. = PLAT BOOK	NO ID. = NO IDENTIFICATION NUMBER	
(D)A) = DEED	CONC. = PAGE	N.T.S.A. = NOT TO SCALE	
CONC. = CONCRETE	PL. = PROPERTY LINE		
F.E. = FLOOR ELEVATION	(M) = RECORD		
F.I.P. = FOUND IRON PIPE	R. = RADIUS		
F.N. = FOUND NAIL	R/W = RIGHT OF WAY		
F.N.D. = FOUND NAIL & DISK	RES. = RESIDENCE		
(M) = MEASURED	SEC. = SECTION		

WALK SIGNAL
CONCRETE UTILITY POST
SIGNAL POLE
LIGHT FLOOD
LIGHT POLE
ELECTRIC BOX
F.P.L. TRANSFORMER
CATCH BASIN
BOLLARD
FIRE HYDRANT
WATER METER
BACK FLOW PREVENTOR
SIGN
PALM
TREE
SPOT ELEVATION
CENTER LINE
PROPERTY LINE
MAIL BOX
CENTER LINE
RIGHT OF WAY
PROPERTY LINE
FLOOD ZONE
EASEMENT
BUILDING LINE
OVERHANG UTILITY
CHAIN LINK FENCE
WOOD FENCE
IRON FENCE

0 10 20 40
1 INCH = 20 FEET

LEVEL-TECH SURVEYORS, LLC.
LAND SURVEYORS * LAND PLANNERS
777 NW 72ND AVENUE,
SUITE 3002,
MIAMI FL, 33126.
TEL:305.261.8483
LB # 7154

DRAWINGS ARE THE ERTY OF LEVEL-TECH SURVEYORS, LLC. AND MAY NOT BE USED BY CLIENT ON OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH THE APRIATE COMPENSATION TO LEVEL-TECH SURVEYORS, LLC.

NAME AND TYPE OF PROJECT: BOUNDARY SURVEY
PROJECT LOCATION: 1116 ALBERCA STREET CORAL GABLE, FL, 33134
CLIENT ADDRESS:
CLIENT: CUSTON POOLS
CLIENT TELEPHONE:
FILE PATH:

SCALE:	1":20'
DATE:	04-26-2024
DRAWN BY:	G.S.
FIELD BOOK:	24-04-2059
PROJECT No:	LT 24-04-2059

SHEET: 1 OF 1 SHEETS