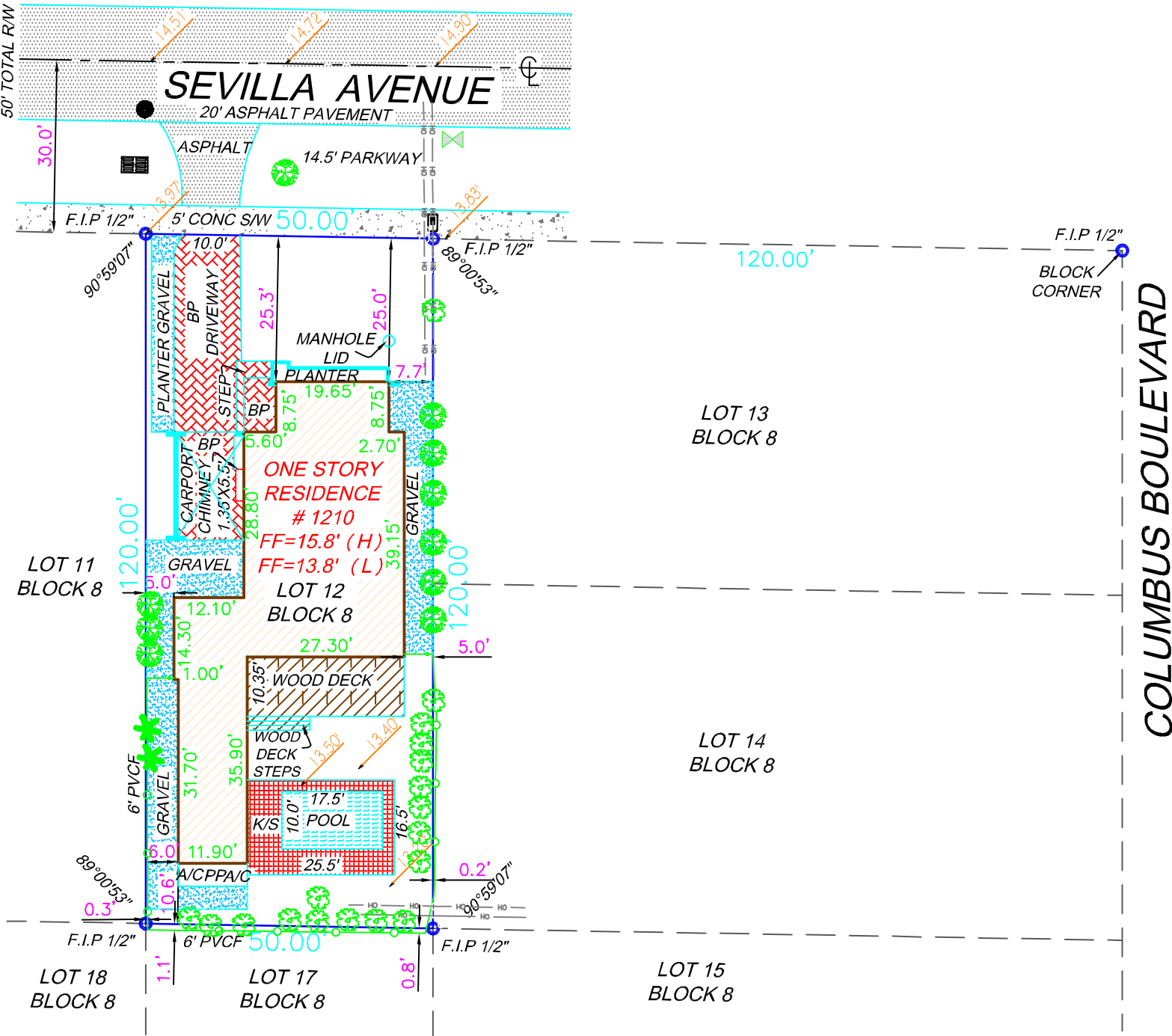


GENERAL LEGEND:

- A/C = AIR CONDITIONER
A/F = ALUMINIUM FENCE
BM = BENCHMARK
BOB = BASIS OF BEARINGS
BP = BRICK PAVER
CB = CATCH BASIN
C/L = CENTERLINE
CLF = CHAINLINK FENCE
CLP = CONCRETE LIGHT POLE
CBS = CONCRETE BLOCK STRUCTURE
CONC = CONCRETE
C/S = CONCRETE SLAB
E = EAST
ELE = ELEVATION
X 0.00' = EXISTING ELEVATION
EOW = EDGE OF WATER
FF = FINISHED FLOOR
FH = FIRE HYDRANT
FN = FOUND NAIL
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
FND = FOUND NAIL AND DISC
(H) = HIGHEST
K/S = KEYSTONE
(L) = LOWEST
L = ARC LENGTH
MDCR = MIAMI DADE COUNTY RECORDS
N = NORTH
N/D = NAIL AND DISC
MF = METAL FENCE
MH = MANHOLE
ORB = OFFICIAL RECORDS BOOK
O/S = OFFSET
PB = PLAT BOOK
PC = POINT OF CURVATURE
PG = PAGE
PL = PROPERTY LINE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PP = POOL PUMP
PVCF = PLASTIC FENCE
R = RADIUS
R/W = RIGHT OF WAY
S = SOUTH
S/W = SIDEWALK
SIR = SET 1/2" IRON ROD
SND = SET NAIL & DISC
UE = UTILITY EASEMENT
UP = UTILITY POLE
W = WEST
W/F = WOOD FENCE
W/M = WATER METER

- = WATER METER
 = CENTERLINE
 = SANITARY MANHOLE
 = CATCH BASIN
 = WATER VALVE
 = COCO PALM TREE
 = TREE
 = PALM TREE



LEGAL DESCRIPTION:

LOT 12, IN BLOCK 8, OF CORAL GABLES COUNTRY CLUB SECTION PART ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 108, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

SURVEYORS NOTES:

- (1.) ANGLES IF SHOWN ARE REFERENCED TO THE RECORD PLAT AND ARE AS MEASURED.
(2.) LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
(3.) NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
(4.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.
(5.) THIS SURVEY IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
(6.) THERE MAY BE EXISTING RECORDED EASEMENTS CONTAINED IN THE PUBLIC RECORDS NOT DEPICTED HEREON THAT ONLY A THOROUGH TITLE SEARCH WOULD UNCOVER.
(7.) SURVEY PURPOSE FOR XXX
(8.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND/OR NEW DESIGN.
(9.) ELEVATIONS (IF SHOWN) ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) UNLESS OTHERWISE NOTES. BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK #: FLORIDA PERMANENT REFERENCE STATION (FPRS), ELEVATION = X.XX' (NGVD 1929)

CERTIFICATION OF BOUNDARY SURVEY:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF; THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 TO 17.052 FLORIDA ADINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



JULIO S. PITA, P.L.S. DATE

PROFESSIONAL LAND SURVEYOR
LICENSE No. PSM 5789
STATE OF FLORIDA

Boundary Survey

PROPERTY ADDRESS:

1210 SEVILLA AVENUE,
CORAL GABLES, FLORIDA, 33134-6333

FLOOD ZONE DATA:

ZONE: X
COMMUNITY #: 120639
PANEL & SUFFIX: 0457 L
DATE OF FIRM: 9/11/09

REVISIONS:

FIELD LOCATION OF IMPROVEMENTS

DATE:

03/27/2023

SCALE: 1" = 25'

CADD: L.R.
CHECKED BY: JSP
GL-12766
SHEET # 1 OF 1

CERTIFIED TO:

DAVID DELUCIA
RITA DELUCIA



GAVY & ASSOCIATES, INC
LAND SURVEYORS
LB # 6971
2657 S.W. 145th AVENUE
MIAMI, FL. 33175
PHONE: (786) 236-8344