

# Survey Pros, Inc.

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MIAMI-DADE | BROWARD | PALM BEACH | MONROE | HILLSBOROUGH | PINELLAS

www.survey-pros.com

## LEGEND

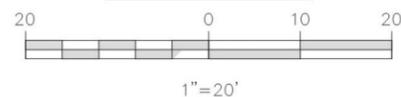
### ABBREVIATIONS:

A = ARC DISTANCE  
 AC = AIR CONDITIONER PAD  
 BCR = BROWARD COUNTY RECORDS  
 BLDG = BUILDING  
 BM = BENCH MARK  
 BOB = BASIS OF BEARINGS  
 CBS = CONCRETE BLOCK & STUCCO  
 (C) = CALCULATED  
 C&G = CURB & GUTTER  
 CLF = CHAIN LINK FENCE  
 COL = COLUMN  
 D.E. = DRAINAGE EASEMENT  
 D.M.E. = DRAINAGE & MAINTENANCE EASEMENT  
 D/W = DRIVEWAY  
 EB = ELECTRIC BOX  
 ENC. = ENCROACHMENT  
 EP = EDGE OF PAVEMENT  
 EW = EDGE OF WATER  
 FDH = FOUND DRILL HOLE  
 FFE = FINISHED FLOOR ELEVATION  
 FIP = FOUND IRON PIPE (NO ID)  
 FIR = FOUND IRON ROD (NO ID)  
 FN = FOUND NAIL (NO ID)  
 FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD  
 L.E. = LANDSCAPE EASEMENT  
 L.M.E. = LAKE MAINTENANCE EASEMENT  
 (M) = MEASURED  
 MDCR = MIAMI-DADE COUNTY RECORDS  
 MH = MAN HOLE  
 ML = MONUMENT LINE  
 (P) = PLAT  
 PB = PLAT BOOK  
 PC = POINT OF CURVATURE  
 PCP = PERMANENT CONTROL POINT  
 PE = POOL EQUIPMENT PAD  
 PG = PAGE  
 PI = POINT OF INTERSECTION  
 PL = PLANTER  
 POB = POINT OF BEGINNING  
 POC = POINT OF COMMENCEMENT  
 PRC = POINT OF REVERSE CURVATURE  
 PRM = PERMANENT REFERENCE MONUMENT  
 PT = POINT OF TANGENCY  
 R = RADIUS DISTANCE  
 (R) = RECORD  
 R/W = RIGHT-OF-WAY  
 RES = RESIDENCE  
 SIP = SIP LB#8023  
 SND = SET NAIL & DISK LB#8023  
 STL = SURVEY TIE LINE  
 SWK = SIDEWALK  
 (TYP) = TYPICAL  
 UB = UTILITY BOX  
 U.E. = UTILITY EASEMENT  
 W/F = WOOD FENCE

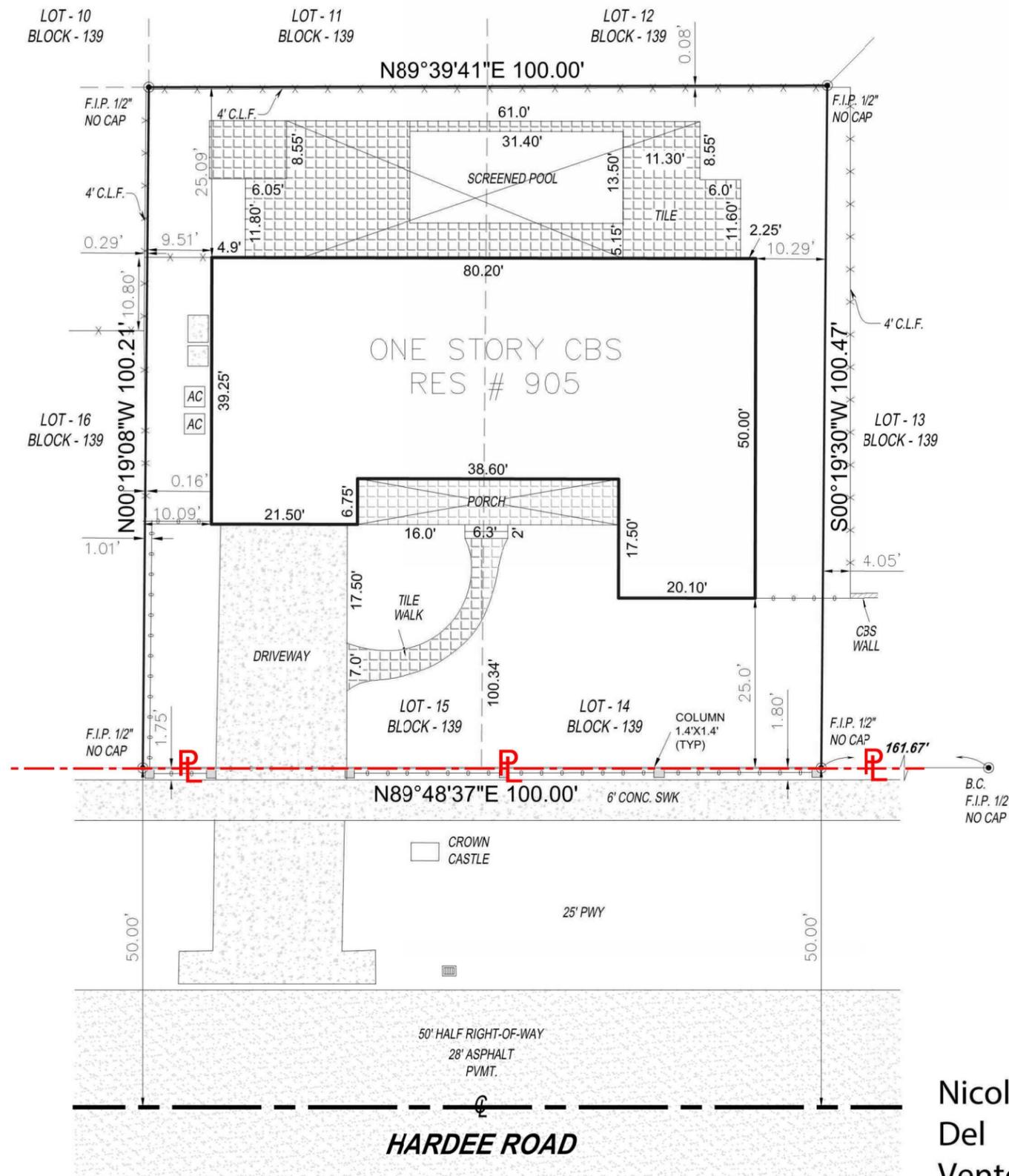
### SYMBOLS:

☐ = TELEPHONE RISER  
 ☐ = CABLE TV RISER  
 ☐ = WATER METER  
 X 0.00 = ELEVATION  
 (00') = ORIGINAL LOT DISTANCE  
 Δ = CENTRAL ANGLE  
 — = CENTER LINE  
 wv = WATER VALVE  
 ☐ = CURB INLET  
 ☀ = FIRE HYDRANT  
 ☀ = LIGHT POLE  
 ☐ = CATCH BASIN  
 ☐ = UTILITY POLE  
 Ⓞ = DRAINAGE MANHOLE  
 Ⓞ = SEWER MANHOLE  
 — = METAL FENCE  
 — = WOOD FENCE  
 — = CHAIN LINK FENCE  
 — = EASEMENT  
 — = BOUNDARY LINE  
 — = OVERHEAD UTILITY LINE  
 - - - = ORIGINAL LOT LINE  
 [Pattern] = ASPHALT  
 [Pattern] = CONCRETE  
 [Pattern] = PAVERS/BRICK  
 [Pattern] = TILES  
 [Pattern] = COVERED AREA

### GRAPHIC SCALE



# MAP OF BOUNDARY SURVEY



### PROPERTY ADDRESS:

905 HARDEE ROAD, CORAL GABLES, FL. 33146

### LEGAL DESCRIPTION:

LOTS 14 AND 15, BLOCK 139, OF CORAL GABLES RIVIERA SECTION 9, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 29, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

### FLOOD ZONE INFORMATION:

THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE X BASE FLOOD ELEVATION N/A COMMUNITY NAME & NUMBER CORAL GABLES 120639 MAP & PANEL NUMBER 12086C0459 SUFFIX L

### SURVEYOR'S NOTES:

- ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
- NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
- THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
- THE INTENT OF THIS SURVEY AS COMMUNICATED BY THE CERTIFIED PARTIES IS FOR REAL-ESTATE TRANSACTION OR MORTGAGE REFINANCING, THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSE OR PARTY(IES) WITHOUT THE WRITTEN AUTHORIZATION OF THIS FIRM.
- THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES, A TOPOGRAPHIC SURVEY MAY BE REQUIRED.
- ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 8023.
- THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
- FENCE OWNERSHIP IS NOT DETERMINED.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
- BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT. THE CENTERLINE OF HARDEE ROAD BEARS S89°48'37"W.

### SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

### CERTIFIED TO:

MIGUEL DIAZ DE LA PORTILLA AND ELINETTE RUIZ DIAZ DE LA PORTILLA

### REVISION(S):

11/13/2025 - UPDATE SURVEY, JOB#251113717

Nicolas Del Vento

Digitally signed by Nicolas Del Vento  
 Date: 2025.11.17 16:16:41 -05'00'

NICOLAS DEL VENTO  
 PROFESSIONAL SURVEYOR & MAPPER  
 STATE OF FLORIDA LIC. # 6945



DATE OF ORIGINAL FIELD WORK:  
 02/14/2018

JOB#: 18022898

DRAWN BY: NICK

CAD FILE: PORTILLA

SHEET 1 OF 1