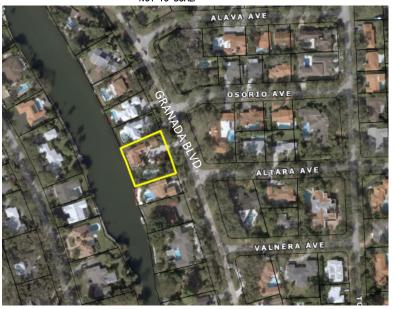


LOCATION MAP NOT TO SCALF



BOUNDARY SURVEY

PROPERTY ADDRESS: 4200 GRANADA BLVD., CORAL GABLES, FL. 33146

LEGAL DESCRIPTION: LOTS 10 AND 11, BLOCK 99, AMENDED PLAT OF CORAL GABLES COUNTRY CLUB SECTION, PART FIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 55 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) OWNERSHIP SUBJECT TO OPINION OF TITLE.
- 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 4) LEGAL DESCRIPTION PROVIDED BY CLIENT.
- 5) UNDERGROUND ENCROACHMENTS NOT LOCATED.
- 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 7) OWNERSHIP OF FENCES ARE UNKNOWN.

SINCE 1987

BLANCO SURVEYORS INC.

Engineers • Land Surveyors • Planners • LB # 0007059

555 NORTH SHORE DRIVE

- 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF
- 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.
- 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- 11)ELEVATIONS BASED OFF OF BM# CG-10-R LOC# 4153 W ELEV. 13.09' NGVD

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNNG PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES

BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB: 23 PG: 55

LEGEND & ABBREVIATIONS: B.C.= BLOCK CORNER = CONCRETE

- = CONC. BLOCK W/ = ASPHALT -X-X-= CHAIN LINK FENCE (CLI -/-/- = WOOD FENCE (WF) -0-0- = IRON FENCE (IF)
- A = ARC DISTANCE L= LENGTH
- L= LENGTH
 A= CENTRAL ANGLE / DELTA
 R= RADIUS
 T = TANGENT
 P.T. = POINT OF TANGENCY
 P.C. = POINT OF CURVATURE
 P.C.C.= POINT OF COMPOUND
 CURVE
- C.B.= CATCH BASIN CATV = CABLE UTILITY BOX
- PROPERTY LINE MATERIAL MAT

R/W = RIGHT OF WAY

- M.= FIELD MEASURED
 P. = PER PLAT
 TYP. = TYPICAL P.R.M.= PERMANENT REFERENCE MONUMENT

 P.C.P.= PERMANENT CONTROL
- POINT
 FD. NAIL = FOUND NAIL
 FD. 1/2" I.P. = FOUND IRON
 PIPE 1/2" DIAMETER
 C.M. = CONCEPTE

 O.R.B. = OFICIAL
 BOOK
 M.H. = MAN HOLE
 C.B.S. = CONCRETE L
 BLDG = BUILDING
 C.M. = CONCEPTE
 C.M. = CONCEPTE 2" I.P. = FOUND IRON | BLDG = BUILDING | V2" DIAMETER | O.H.L. = OVERHEAD UTILITY | UINES | TEL. = TELEPHONE FACILITIES W.M.= WATER METER
- U.E.= UTILITY EASEMENT A.E. = ANCHOR EASEMENT D.E. = DRAINAGE EASEMENT
- ENCR.= ENCROACHEMENT
 F.F. ELEV. = FINISHED
 FLOOR
 ELEVATION N.T.S.= NOT TO SCALE
 P.B.= PLAT BOOK
 O.R.B.= OFFICIAL RECORD
- P.R.C.= POINT OF REVERSE CURVE CH = CHORD CH. BRG.= CHORD BEARING
- BENCH MARK
 BEARING REFERENCE
 POINT OF COMMENCEMENT
 POINT OF BEGINNING TEMPORARY BENCH MARK POINT OF BEGINNING TEMPORARY BENCH MARK P.O.B.= T.B.M.=

0.0' = EXISTING ELEVATION

I.D.M.= IEMPUNANY BENCH MARK
FD. I.R. = FOUND IRON REBAR
FD. P.K.NAIL = FOUND PARKER-KALON NAIL
P.S.M.= PROFESSIONAL SURVEYOR AND MAPPER
A/C = AIR CONDITIONER PAD
TX = TRANSFORMER
D. D. PROFESSIONAL P.P.= POWER POLE
D.M.E.= DRAINAGE & MAINTENANCE EASEMENT

ELEV.= ELEVATIO SEC.= SECTION TWS. = TOWNSHIP RG. = RANGE SWK= SIDEWALK

ELEVATION

HEREBY CERTIFY THAT THE SURVEY

ADIS N. NUNEZ REGISTERED LAND SURVEYOR STATE OF FLORIDA #5924

REPRESENTED THEREON MEETS THE MINIMUM TECHNICAL REQUIREMENTS ADOPTED BY THE STATE OF FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THERE ARE NO ENCROACHMENTS, OVERLAPS, EASEMENTS APPEARING ON THE PLAT OR VISIBLE EASEMENTS OTHER THAN AS SHOWN

MIAMI BEACH, FL 33141 Email: blancosurveyorsinc@yahoo.com (305) 865-1200

Fax: (305) 865-7810 FLOOD ZONE:AF SUFFIX: L FEMA DATE: 09 / 11 / 09 PANEL: 0457 COMMUNITY # 120639 DATE: SCALE: DWN. BY: JOB No. 23-378 11/08/23 1" = 30' R.BELLO

