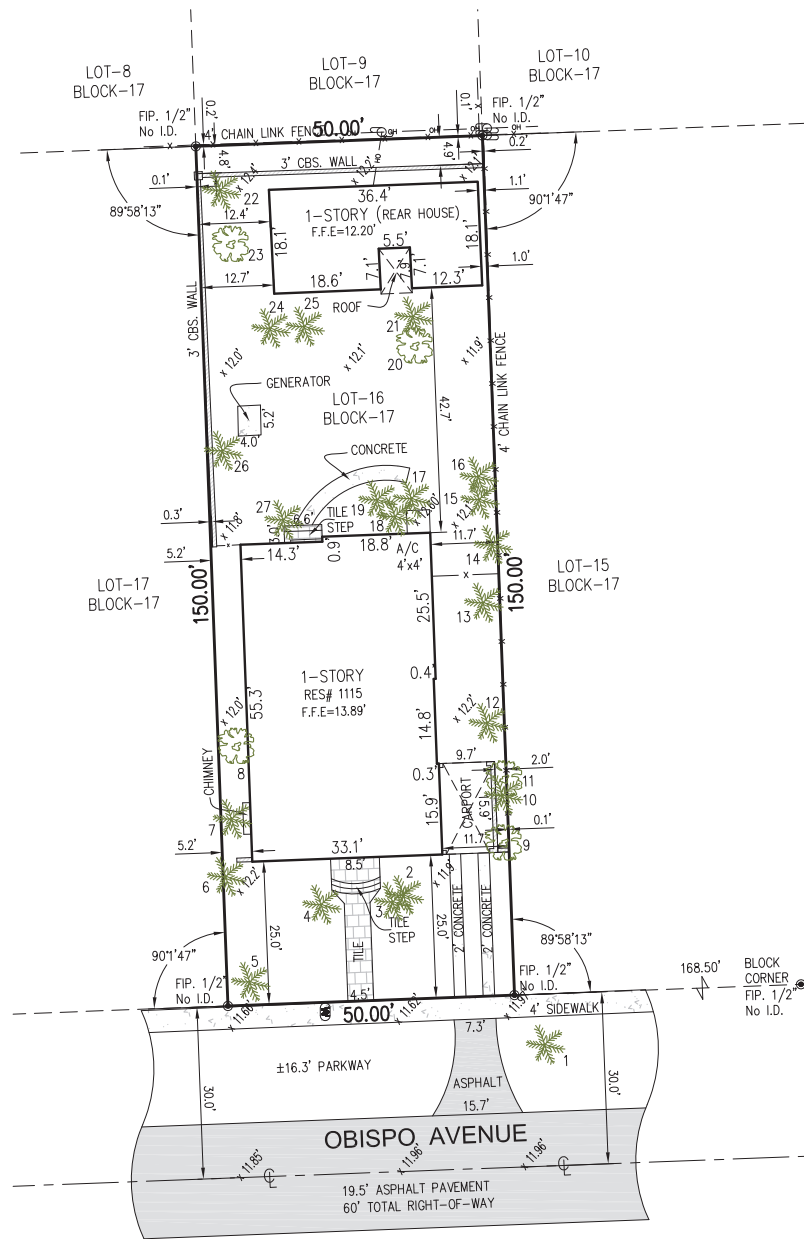


**TREE TABULATION:**

TREE ID #	TYPE (COMMON NAME)	DIAMETER (IN) @ 4.5' (BREAST HEIGHT)	HEIGHT (OAH) FT	CANOPY (CAO) FT
1	TREE	36	50	50
2	PALM	6	20	10
3	PALM	3	5	4
4	PALM	3	6	4
5	PALM	4	18	5
6	PALM	18	25	15
7	PALM	4	15	5
8	TREE	12	15	5
9	TREE	3	6	5
10	PALM	4	15	5
11	TREE	14	20	20
12	ARECA	3	15	15
13	ARECA	3	15	10
14	PALM	3	15	5
15	ARECA	3	15	15
16	ARECA	3	15	15
17	3 PALMS	4	15	5
18	PALM	3	6	4
19	2 PALMS	3	15	5
20	TREE	28	35	40
21	PALM	5	18	5
22	PALM	15	25	15
23	TREE	40	50	50
24	ARECA	3	15	10
25	3 PALMS	3	15	5
26	4 PALMS	3	15	5
27	PALM	4	5	5



**VICINITY MAP**  
NOT TO SCALE  
PORTION SECTION 7-54S-41E

**PROPERTY ADDRESS:**  
1115 OBISPO AVENUE CORAL GABLES, FL 33134  
Parcel# 03-4107-014-1850

**LEGAL DESCRIPTION:**  
Lot 16, in Block 17, of "CORAL GABLES SECTION C", according to the Plat thereof, as recorded in Plat Book 8, Page 26, of the Public Records of Miami-Dade County, Florida.

- SURVEYOR'S NOTES:**
- The Legal Description was provided by the Client from most recent County Records available.
  - This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
  - There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
  - No attempt was made by this firm to locate underground utilities, foundations and/or footings of buildings, walls or fences, except as shown hereon, if any.
  - Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
  - Contact the appropriate authority prior to any design work on the herein - described parcel for Building and Zoning information.
  - The surveyor does not determine fence and/or wall ownership.
  - Accuracy:**  
The Horizontal positional accuracy of well-defined improvement on this survey is +/-0.2'.  
The Vertical accuracy of elevations of well-defined improvement on this survey is +/-0.1'.
  - All measurements shown hereon are made in accordance with the United States Standard Feet.
  - Type of survey SKETCH OF SURVEY.
  - North arrow direction is based on an assumed meridian as shown on the aforementioned Plat.
  - Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)
  - Benchmark Used: Miami-Dade County Benchmark, BM#19, Elevation = +11.48' (NGVD-29).
  - Flood Zone Data: Community/ Panel # 120639/0294/L Dated: 9/11/09 Flood Zone: "X" Base Flood Elevation = N/A.
  - This SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.

- ELLEN UGUCCIONI

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY:  
That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.051, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Printed copies are Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Digital Copies are Not valid without an electronic authorized signature of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.



Digitally signed  
by Jacob Gomis  
Date: 2023.08.22  
10:36:26 -04'00'  
t Land Surveyors, Inc LB# 7282

- JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER, L# 6231 STATE OF FLORIDA
- PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER, L# 5880 STATE OF FLORIDA

**LEGEND**

—○—○—	Overhead Wire Line	⊕	Existing Elevations	A/C	= Air Conditioner
—//—//—	Wood Fence	⊗	Catch Basin	Conc.	= Concrete
—x—x—	Chain Link Fence	⊙	Water Meter	C.B.S.	= Concrete Block # Stucco
— — —	Iron Fence	⊖	Electric Box	(D)	= Deed
—- - -	Monument Line	⊕	Sanitary Manhole	D.E.	= Drainage Easement
— — —	Centerline	⊕	Sprinkler Pump	D.M.E.	= Drainage Maintenance Easement
— — —	Property Line	⊕	Wood Pole	F.D.H.	= Found Drill Hole
— — —		⊕	Conc. Pole	F.F.E.	= Finish Floor Elevation
		⊕	Light Pole	F.I.P.	= Found Iron Pipe/In
		⊕	Fire Hydrant	F.I.R.	= Found Iron Rebar
		⊕	Water Valve	F.N.	= Found Nail
		⊕	Inlet	F.N.D.	= Found Nail & Disc
		⊕	Cable Tv Box	F.P.L.	= Florida Power Light
		⊕	Electric Meter Box	H	= Hight
		⊕	Traffic Signal Box	L.M.E.	= Lake Maintenance Easement
		⊕	Gas Valve	(M)	= Measured
		⊕	Monitoring Valve	(P)	= Platted
		⊕	Manhole	P.O.B.	= Point of Beginning
				P.O.C.	= Point of Commencement
				(R)	= Record
				Res.	= Residence
				S.I.R.	= Set Iron Pipe/Rebar
				S	= Syreard
				U.E.	= Utility Easement

**ROYAL POINT**  
LAND SURVEYORS, INC. L.B.# 7282  
info@RoyalPointLS.com  
6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL. 33014 \*\*\* TEL: 305-822-6062 \*\*\* FAX: 305-827-9669

TYPE OF SURVEY: **SKETCH OF SURVEY**  
PREPARED FOR: **ELLEN UGUCCIONI**

DRAWN: MEB.	CHECKED: P.J.A.
SCALE: AS NOTED	FIELD DATE: 08/21/2023
JOB No.: RP23-1104	SHEET: <b>1</b>
OF 1 SHEET	