

# MARIO PRATS JR. & ASSOCIATES, INC.

SURVEYORS - MAPPERS - PLANNERS

52 SW 81st Avenue - Miami, Florida 33144

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Proudly Serving the  
Florida Real Estate  
Community  
For Over 30 Years  
Certificate of Authorization No.:4249



Property address: 816 Castile Avenue, Coral Gables, FL 33134

## LEGAL DESCRIPTION

Lot 7 and the West 15' of Lot 8, Block 34, CORAL GABLES SECTION B, according to the map or plat thereof, as recorded in Plat Book 5, Page 111, of the Public Records of Miami-Dade County, Florida.

## Flood Information:

Flood Zone: "AE" Base Flood Elevation: 6.00' Community Panel No.:120686-0116 Map Revised: September 11, 2009

For The Benefit of:

CARLOS MERCADO AND STEPHANIE MERCADO

## SURVEYOR'S LEGEND

B.M. = Bench Mark Calc. = Calculated Meas. = Measured C/L = Centerline M/L = Monument Line N = North S = South E = East W = West STY = Story W.F. = Wood Fence C.L.F. = Chain Link Fence P.T. = Point of Tangency P.O.B = Point of Beginning P.C. = Point of Curvature P.R.C = Point of Reverse Curvature U.E. = Utility Easement D.M.E.= Drainage and Maintenance Easement I.E & U.E. = Ingress, Egress & U.E P.R.M.= Permanent Reference Monument P.C.P. = Permanent Control Point P.C.C.= Point of Compound Curvature P.O.C.= Point of Commencement	M = Field Measure N.T.S. = Not to Scale B.S.L. = Building Setback Line C.B.S. = Concrete-Block-Structure A/C = Air Conditioner U.P. = Utility Pole Gar = Garage W.M. = Water Meter E.B. = Electric Box Swk = Sidewalk R/W = Right-of-Way Elev. = Elevation Pky = Parkway Typ. = Typical P.P. = Pool Pump F.F. Elev. = Finish Floor Res. = Residence D.F. = Drainage Easement L.B.E. = Landscape Buffer Easement L.A.E. = Limited Access Easement C.M.E.= Canal Maintenance Easement A.E. = Anchor Easement A.E. = Anchor Easement	P.U.E. = Public Utility Easement S = Section RGE. = Range TWP = Township L = Arc R = Radius D = Delta T = Tangent Encl. = Encroachment T.O.B. = Top of Bank E.O.W. = Edge of Water E.O.P. = Edge of Pavement R.W. = Right-of-way S.T.L. = Survey Tie Line S.T.L. = Survey Tie Line U.E. = Utility Easement C.U.E. = County Utility Easement L.M.E. = Lake Maintenance Easement R.O.E. = Roof Overhang Easement	Chain Link Fence Wood Fence Iron Fence Limited Access R/W Monument Line Center Line Overhead Wires Asphalt Concrete Tile Brick Stamped Concrete C.B. Wall Gravel Adjacent House Fire Hydrant Sewer Manhole Light Pole Wood Power Pole Handicap Water Meter Catch Basin
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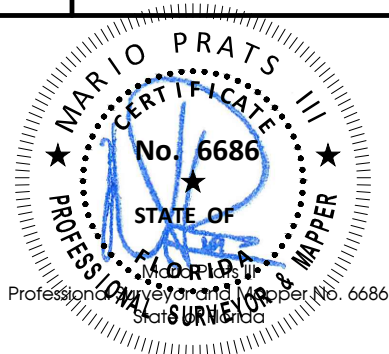
## SURVEYOR'S NOTES

- The above captioned Property was surveyed and described based on the above Legal Description furnished by Client.
- This Certification is only for the lands as described, it is not as 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.
- Ownership subject to OPINION OF TITLE.
- Type of Survey: BOUNDARY SURVEY.
- Location and identification of Utilities and or adjacent to the property were not secured as such information was not requested.
- Unless otherwise noted, this Firm has not attempted to locate Footings and/or Foundations (underground).
- This PLAN OF SURVEY, has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
- If Bearings shown they are based on:
- Precision of Closure 1:7500 Suburban Class Survey.
- Ownership of fences are not determined.
- Architects shall verify zoning regulations, restrictions, setbacks and will be responsible for submitting plot plans with correct information for "approval for authorization" to the proper authorities in new construction.

## ELEVATIONS NOTES: (IF REQUESTED AND SHOWN)

- 0.0' Indicates existing Elevations.
- Elevations are referred to the National Geodetic Vertical Datum.
- BENCHMARK (Used) B.M.No. P-510 Elevation: 11.78 Feet

The above "BOUNDARY SURVEY", represent the herein described property and it was completed under my supervision and or direction, to the best of my knowledge and belief and it also meets the Minimum Technical Standard set forth by The Florida Board of Land Surveyors and Mappers, pursuant to Section 5J-17.051, Florida Statutes and implementing Rules, Florida Board Administrative Code.



C.A.D. File:

H:\Surveys\32641

Original date:

08/06/2021

Field date:

07/27/2021

(For Up-dates see REVISIONS)

Sheet 1 of 2

Original J.N.:

32641

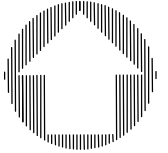
### REVISIONS:

J.N.:	_____	Date:	_____
J.N.:	_____	Date:	_____
J.N.:	_____	Date:	_____

THIS NOT A VALID CERTIFICATION WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL PRESENT.

PLAN OF SURVEY

Scale: 1" = 20'

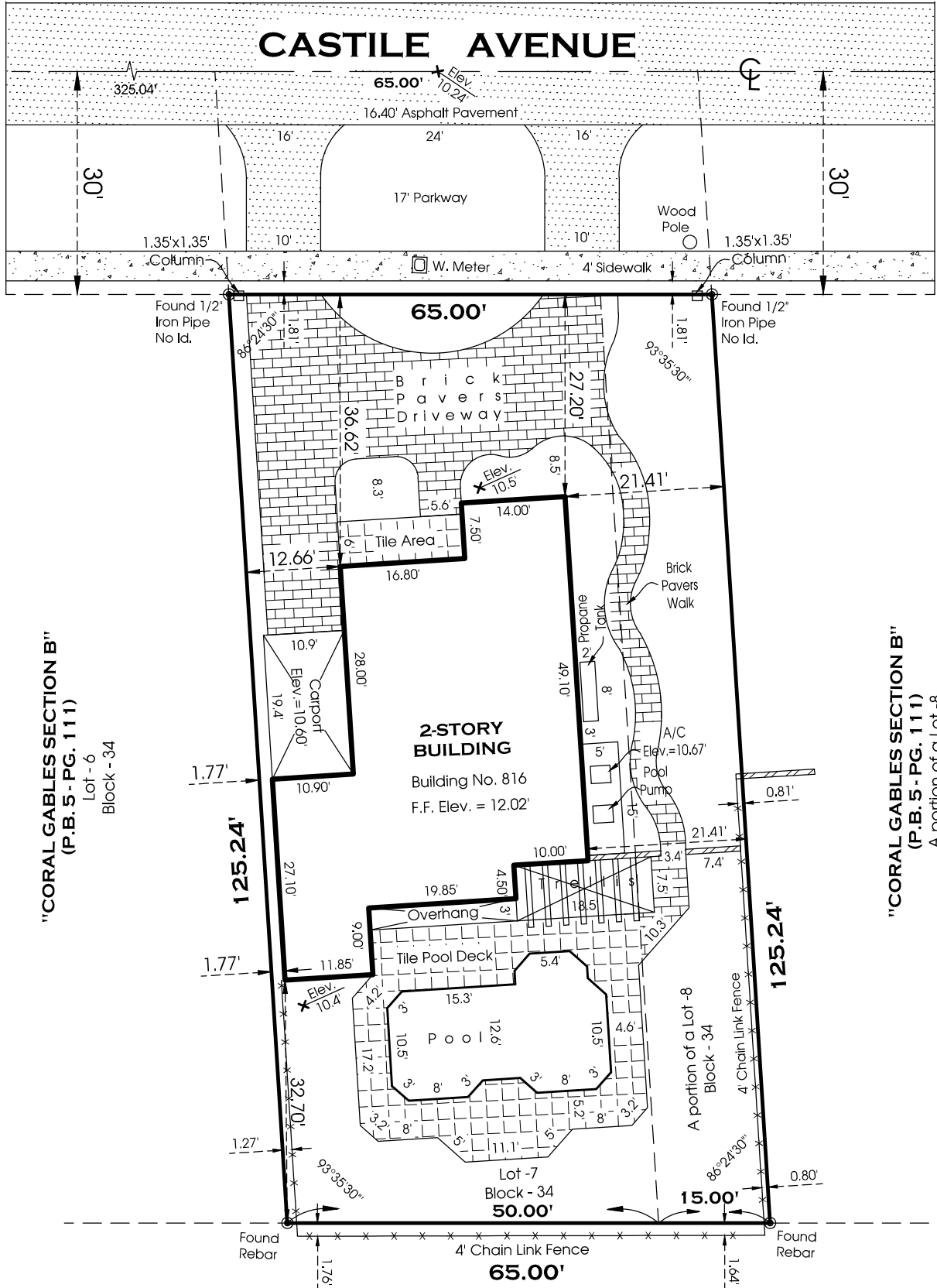


Graphic Scale



Scale in feet

TOLEDO ST.



"CORAL GABLES SECTION B"  
(P.B. 5 - PG. 111)  
Lot - 6  
Block - 34

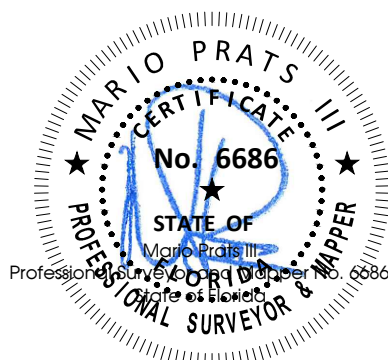
"CORAL GABLES SECTION B"  
(P.B. 5 - PG. 111)  
A portion of a Lot - 8  
Block - 34

"CORAL GABLES SECTION B"  
(P.B. 5 - PG. 111)  
Lot - 14  
Block - 34

Courtesy Notes:

-NO VISIBLE ENCROACHMENTS OR EASEMENTS VIOLATION OBSERVED

X \_\_\_\_\_  
Buyers Acceptance



C.A.D. File:	H:\Surveys\32641
Original date:	08/06/2021
Field date:	07/27/2021
(For Up-dates see REVISIONS)	
Sheet 2 of 2	
Original J.N.N.:	32641