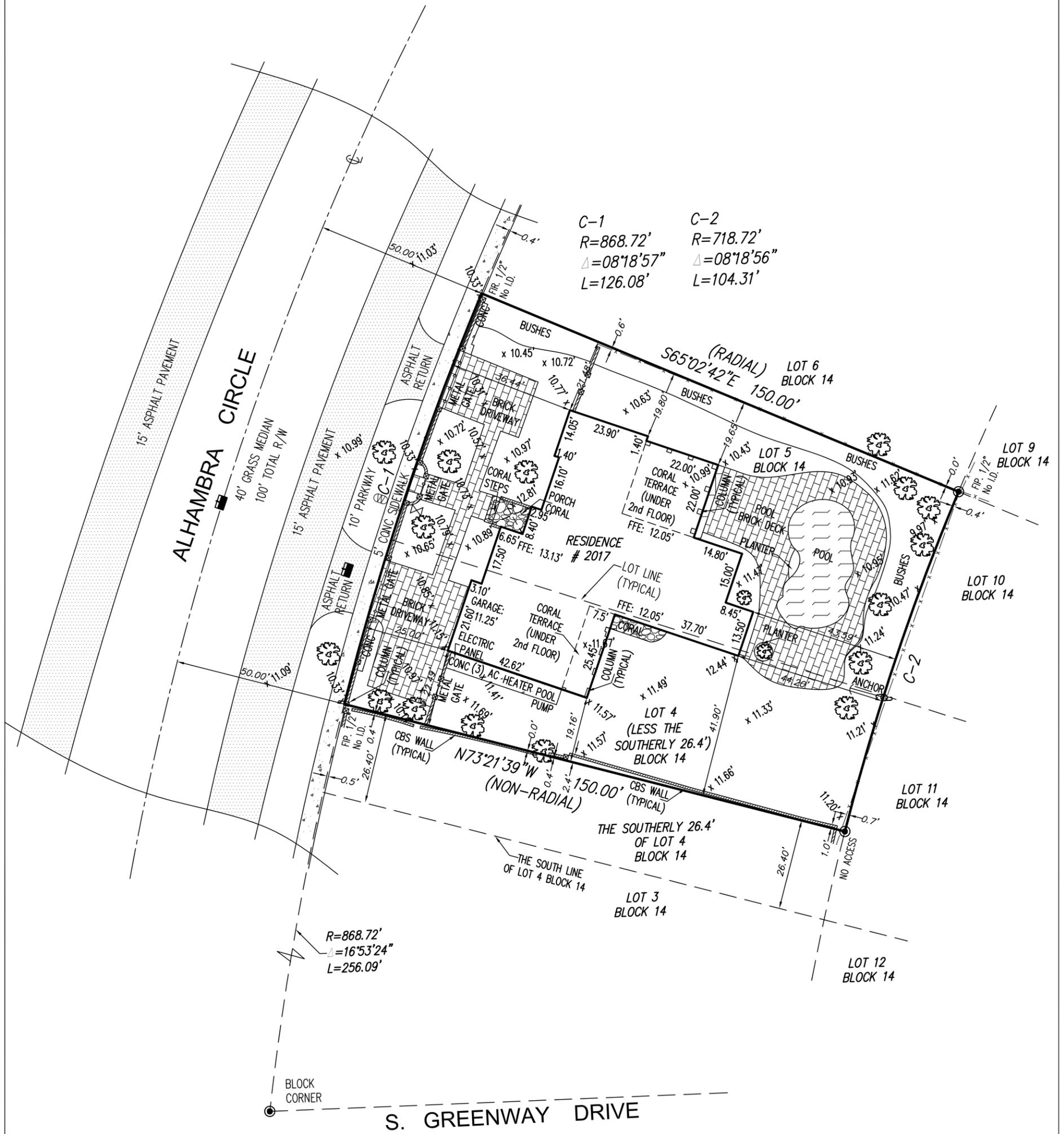
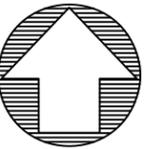


BOUNDARY SURVEY



ABBREVIATIONS AND LEGEND:

- A/C = DENOTES AIR CONDITIONING UNIT
- B.C. = DENOTES BLOCK CORNER
- B.M. = DENOTES BENCH MARK
- D.M.E. = DENOTES DRAINAGE MAINTENANCE EASEMENT
- C & G = DENOTES CURVE & GUTTER
- V.G. = DENOTES VALLEY GUTTER
- CL = DENOTES CENTERLINE
- M = DENOTES MONUMENT LINE
- FFE = DENOTES FINISH FLOOR ELEVATION
- F. 1/2"IP = DENOTES FOUND IRON PIPE NOT IDENTIFIED
- D.H. = DENOTES DRILL HOLE
- (M) = DENOTES MEASURE
- (R) = DENOTES RECORD
- R/W = DENOTES RIGHT-OF-WAY
- U.E. = DENOTES UTILITY EASEMENT
- P.B. = DENOTES PLAT BOOK
- PG. = DENOTES PAGE
- P.C.P. = DENOTES PERMANENT CONTROL POINT
- CONC. LIGHT POLE = DENOTES CONCRETE LIGHT POLE
- ATT BOX = DENOTES ATT BOX
- CATCH BASIN = DENOTES CATCH BASIN
- WATER METER = DENOTES WATER METER
- WOOD FENCE = DENOTES WOOD FENCE
- CHAIN LINK FENCE = DENOTES CHAIN LINK FENCE
- METAL FENCE = DENOTES METAL FENCE
- OVERHEAD LINE = DENOTES OVERHEAD LINE
- FOUND IRON PIPE (NO ID.) = DENOTES FOUND IRON PIPE (NO ID.)
- TRAFFIC SIGN = DENOTES TRAFFIC SIGN
- WATER VALVE = DENOTES WATER VALVE
- WOOD POWER POLE = DENOTES WOOD POWER POLE
- MANHOLE = DENOTES MANHOLE
- DRAINAGE MANHOLE = DENOTES DRAINAGE MANHOLE
- TREE = DENOTES TREE
- ASPHALT SLAB = DENOTES ASPHALT SLAB
- BRICK SLAB = DENOTES BRICK SLAB
- CONCRETE PAD = DENOTES CONCRETE PAD
- TILE SLAB = DENOTES TILE SLAB

GENERAL NOTES:

LEGAL DESCRIPTION PROVIDED BY OTHERS. EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECT THIS PROPERTY.

THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED. ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED. WALL TIES ARE THE FACE OF THE WALL.

ALL FENCE LOCATION SHOWN IS THE CENTER OF THE EXISTING FENCE. BEARINGS REFERENCED TO LINE NOTED AS B.R. BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD. COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.

NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED. NOT VALID UNLESS SEALED WITH THE SIGNINGS SURVEYORS EMBOSSED SEAL. DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN. ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.

THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED. THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

PROPERTY ADDRESS:

2017 ALHAMBRA CIRCLE, CORAL GABLES, FLORIDA, 33134

LEGAL DESCRIPTION:

ALL OF LOT 5, AND LOT 4, LESS THE SOUTHERLY 26.4 FEET AS MEASURED PARALLEL TO THE SOUTHERLY LINE OF LOT 4 IN BLOCK 14, OF CORAL GABLES SEC "E", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8 AT PAGE 13, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED TO:

- RONALD J. POTTER & REBECCA TRIFF

JOB NUMBER: 250703

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.

FIELD DATE OF SURVEY	07-09-2025	FLOOD ZONE:	COMMUNITY:	PANEL:
BENCH MARK:	N-3204	X	120639	0293
ELEVATION:	15.49'	N/A	DATE OF FIRM:	SUFFIX:
			09-11-2009	L

BOUNDARY SURVEY

DATE	DRAWN BY	SCALE
07-10-2025	I.C.	1"=30'
REVISION / UPDATE OF SURVEY		
DATE	DESCRIPTION	
N/A	N/A	



ALPHA C&N LAND SERVICES, LLC
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ALPHACNLANDSERVICES@GMAIL.COM
WEBSITE: ALPHACNLANDSERVICES.COM

SIGNED FOR THE FIRM JULIO S. PITA, No. PSM 5789 - STATE OF FLORIDA NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.

