

SKETCH OF SURVEY

PREPARED BY:

GUNTER GROUP, INC.

LAND SURVEYING - LAND PLANNING

FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 4507

9350 S.W. 22nd TERRACE

MIAMI, FLORIDA 33165

(305) 220-0073

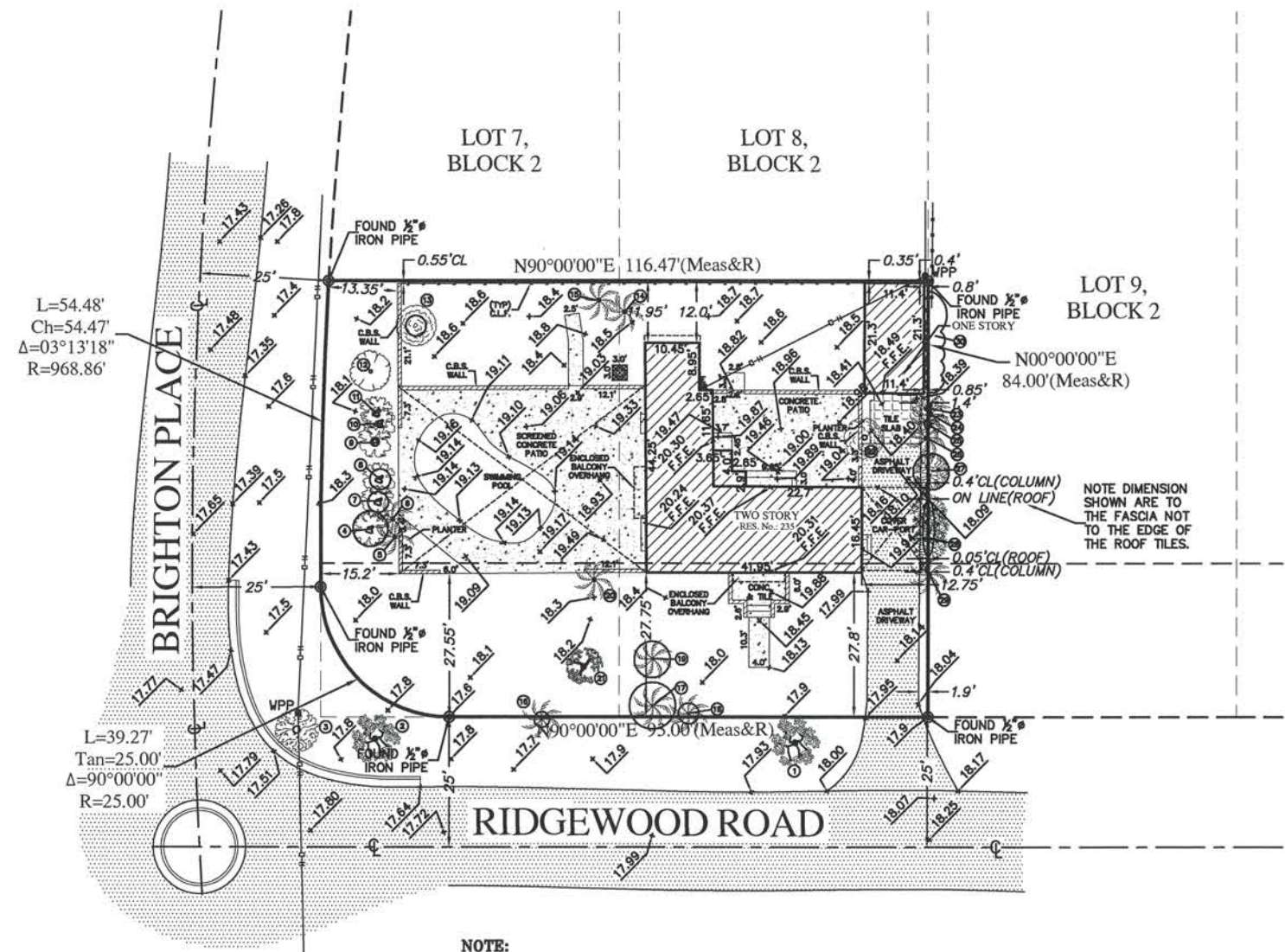


LEGEND:

- CL - CENTER LINE
- EM - ELECTRIC METER
- WPP - WOOD POWER POLE
- - TREE NUMBER
- AC - AIR CONDITIONER
- E - EXISTING ELEVATION

ABBREVIATIONS:

- R/W - RIGHT OF WAY
- (Meas) - MEASURED
- (R) - RECORD
- C.B.S. - CONCRETE BLOCK & STUCCO
- CONC. - CONCRETE
- RES. - RESIDENCE
- No. - NUMBER
- F.F.E. - FINISH FLOOR ELEVATION
- L= - ARC LENGTH
- Tan= - TANGENT
- R= - RADIUS
- Δ= - INTERIOR ANGLE OF CURVE



NOTE:

THE TOTAL NET AREA OF THE SUBJECT PROPERTY IS 9,750 SQUARE FEET = ± 0.22 ACRE.

TREE TABLE

No.	Common Name	Diameter inches	Height feet	Spread feet
1	Oak	12	30	33
2	Oak	12	32	25
3	Mahogany	16	30	22
4	Aralia	81	12	10
5	Palm	4	9	7
6	Palm	4	10	7
7	Aralia	48	11	10
8	Aralia	48	11	10
9	Aralia	18	12	6
10	Aralia	12	11	5
11	Aralia	12	11	5
12	Croton	6	8	9
13	Avocado	48	45	30
14	Palm	4	30	5
15	Palm	4	30	5
16	Palm(cluster)	36	10	8
17	Palm(cluster)	100	25	22
18	Palm(cluster)	48	11	9
19	Palm(cluster)	80	12	15
20	Palm	4	30	5
21	African tulip	12	12	10
22	Mango	11	25	17
23	Aralia	4	12	4
24	Palm(cluster)	11	16	5
25	Palm(cluster)	18	20	7
26	Palm	4	25	6
27	Trees(cluster)	80	15	11
28	Trees(cluster)	90	15	12
29	Palm	4	10	4
30	Trees(cluster)			

TREE NOTE:

THERE ARE OTHER SHRUBS ON THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY. ONLY TREES WITH A MINIMUM OF 4 INCHES IN DIAMETER OF THE TRUNK AT 4 FEET FROM THE GROUND ARE SHOWN ON THIS SURVEY. TREES SHOWN HEREIN ARE FOR INFORMATIONAL PURPOSE ONLY. CONSULT A BOTANIST, ARBORIST AND/OR LANDSCAPE ARCHITECT FOR MORE SPECIFIC INFORMATION ON THE TREES SPECIES.

PROPERTY ADDRESS: 235 Ridgewood Road, Coral Gables, Florida 33133.

LEGAL DESCRIPTION:

The South 84 feet of Lots 7 and 8, in Block 2, of COCONUT GROVE MANOR; according to the Plat thereof, as recorded in Plat Book 17, at Page 19, of the Public Records of Miami-Dade County, Florida.

FOR: Daisy Vazquez.

SURVEYOR'S NOTES:

- 1) This survey was conducted for the purpose of a "Topographic Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
- 2) The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Standards of Practice requirements for a Suburban area (1 foot in 7,500 feet) as specified in Chapter 5J-17, Florida Administrative Code.
- 3) Bearings shown hereon are based on an assumed meridian of N90°00'00"E along the Southerly boundary line of the subject property.
- 4) The North arrow direction shown herein is based on an assumed Meridian.
- 5) In some cases graphic representation have exaggerated to more clearly illustrate a particular area where dimensions shall have preference over graphic location.
- 6) Legal description was provided by the client and is subject to any dedications, limitations, restrictions reservations or easements of record.
- 7) Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property; search of Public Records not performed by this office.
- 8) No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
- 9) This survey has been prepared for the exclusive use of the entities named hereon only and the certifications hereon do not extend to any unnamed parties.
- 10) Elevations shown referred to N.G.V. Datum 1929, City of Coral Gables benchmark No.: 396, elevation: 13.27 feet; located at Southwest corner of Le Jeune Road (41.2 feet West of center line) and Garlenda Avenue (32.4 feet South of center line).
- 11) According to the National Flood Insurance Program the subject property falls in Community No.: 120639, Panel No.: 0439, Suffix: L, Date of FIRM: 09-11-2009, Flood Zone: X.
- 12) Contact the appropriate authorities prior to any design work on the hereon-described parcel for Building and Zoning information.
- 13) Professional Land Surveyor and Mapper in responsible charge: Rolando Ortiz LS 4312, State of Florida.
- 14) This survey is not valid without the signature and the raised seal of a Florida Licensed Land Surveyor and Mapper.

I hereby certify to Daisy Vazquez; that the Sketch of Topographic Survey of the described property is true and correct to the best of my knowledge and belief, as recently surveyed and plotted under my direction; also that meets the Standards of Practice set in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

Date: 07-27-2020
Job No.: 20-32099
Sketch No.: 29669

By: Rolando Ortiz LS 4312
Professional Land Surveyor
& Mapper, State of Florida.