

# JOHN IBARRA & ASSOCIATES, INC.

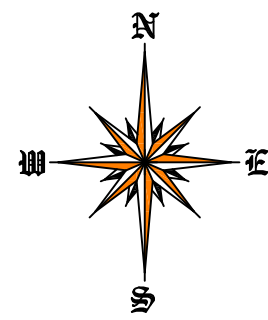
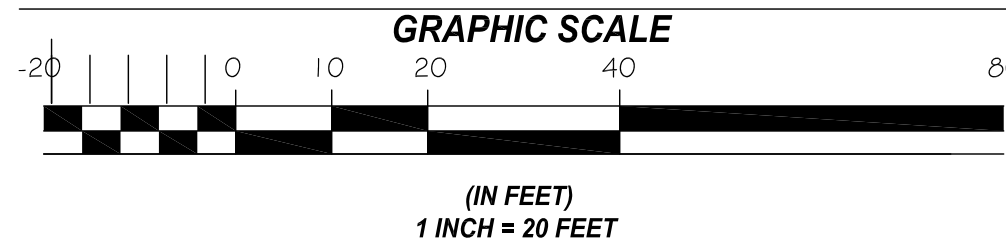
Professional Land Surveyors & Mappers

WWW.IBARRALANDSURVEYORS.COM  
777 N.W. 72nd AVENUE SUITE 3025 MIAMI, FLORIDA 33126  
PH: (305) 262-0400 FAX: (305) 262-0401

3725 DEL PRADO BLVD. S. SUITE 823 CAPE CORAL, FL 33904  
PH: (239) 540-2600 FAX: (239) 540-2664



# MAP OF BOUNDARY SURVEY TOPOGRAPHICAL SURVEY



**LEGAL DESCRIPTION:**  
ALL OF LOTS 19 AND 20 AND THE NORTH 4.46 FEET OF LOT 18, BLOCK 20, CORRECTED PLAT CORAL GABLES SECTION E, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 86, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**PROPERTY ADDRESS:**  
1615 COUNTRY CLUB PRADO,  
CORAL GABLES, FLORIDA, 33134

**CERTIFICATION:**  
BRENT ROGERS & ALYSSA PENSIRIKUL  
REALTY TITLE SERVICES, INC.  
ITS SUCCESSORS AND OR ASSIGNS, AS THEIR  
INTEREST MAY APPEAR

### ABBREVIATIONS

- A = ARC
- AC = AIR CONDITIONER PAD
- A.E. = ANCHOR EASEMENT
- A.F. = ALUMINUM FENCE
- A.S. = ALUMINUM SHED
- ASH = ASPHALT
- B.C. = BLOCK CORNER
- B.L.D.G. = BUILDING
- B.M. = BENCH MARK
- B.C.R. = BROWARD COUNTY RECORDS
- B.O.B. = BASIS OF BEARING
- B.S.L. = BUILDING SETBACK LINE
- (C) = CALCULATED
- C.B. = CATCH BASIN
- C.B.S. = CONCRETE BLOCK STRUCTURE
- C.B.W. = CONCRETE BLOCK WALL
- CH = CHORD
- CH.B. = CHORD BEARING
- CH.L. = CHORD LENGTH
- CL = CLEAR
- C.O. = CLEAN OUT
- CL.F. = CHAIN LINK FENCE
- C.M.E. = CURB AND GUTTER EASEMENT
- CONC. = CONCRETE
- C.U.P. = CONCRETE UTILITY POLE
- C.P. = CONCRETE PORCH
- C.S. = CONCRETE SLAB
- C.W. = CONCRETE WALK
- D.E. = DRAINAGE EASEMENT
- D.M.E. = DRAINAGE MAINTENANCE EASEMENT
- D.R. = DRIVEWAY
- D.B. = DEGREE
- EB = ELECTRIC BOX
- E.T.P. = ELECTRIC TRANSFORMER PAD
- ELEV. = ELEVATION
- E.N.C.R.O.A.C.H.M.E.N.T. = ENCROACHMENT
- F.H. = FIRE HYDRANT
- F.I.P. = FOUND IRON PIPE
- F.I.R. = FOUND IRON ROD
- F.F.E. = FINISHED FLOOR ELEVATION
- F.N.D. = FOUND NAIL & DISK
- FT. = FEET
- F.N.P. = FEDERAL NATIONAL INSURANCE PROGRAM
- F.N. = FOUND NAIL
- H. = HIGH OR (HEIGHT)
- I.M.E.G. = INGRESS AND EGRESS EASEMENT
- I.C.V. = IRON CURB CONTROL VALVE
- I.F. = IRON FENCE
- L.B. = LICENSED BUSINESS
- L.P. = LIGHT POLE
- L.F.E. = LOWEST FLOOR ELEVATION
- L.M.E. = LAKE MAINTENANCE EASEMENT
- M. = MINUTES
- (M) = MEASURED DISTANCE
- M.B. = MAIL BOX
- M.D.C.R. = MIAMI DADE COUNTY RECORDS
- M.E. = MAINTENANCE EASEMENT
- M.H. = MANHOLE
- N.A.P. = NOT A PART OF
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- N.T.S. = NOT TO SCALE
- # or NO = NUMBER
- OS = OFFSET
- O.H. = OVERHEAD
- O.H.U. = OVERHEAD UTILITY LINES
- O.R.B. = OFFICIAL RECORDS BOOK
- O.V.H. = OVERHANG
- P.W.M. = PAVEMENT
- P.L. = PLANTER
- P.L. = PROPERTY LINE
- P.C. = POINT OF COMPOUND CURVATURE
- P.C. = POINT OF CURVATURE
- P.O.T. = POINT OF TANGENCY
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.R.C. = POINT OF REVERSE CURVATURE
- P.W. = PARKWAY
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- P.P. = POWER POLE
- P.P.S. = POOL PUMP SLAB
- P.U.E. = PUBLIC UTILITY EASEMENT
- R. = RECORD DISTANCE
- R.R. = RAILROAD
- R.S. = RESIDENCE
- R.W. = RIGHT-OF-WAY
- R.O.D. = RADIUS OR RADIAL
- R.G.E. = RANGE
- R.O.E. = ROOF OVERHANG EASEMENT
- SEC. = SECTION
- STY. = STORY
- SWW. = SIDEWALK
- S.I.P. = SET IRON PIPE
- S. = SOUTH
- S.P. = SCREENED PORCH
- S.V. = SEWER VALVE
- S. = SECONDS
- T. = TANGENT
- T.B. = TELEPHONE BOOTH
- T.B.M. = TEMPORARY BENCHMARK
- T.U.E. = TECHNOLOGY UTILITY EASEMENT
- T.S.B. = TRAFFIC SIGNAL BOX
- T.S.P. = TRAFFIC SIGNAL POLE
- T.M.P. = TOWNSHIP
- UTL. = UTILITY
- U.E. = UTILITY EASEMENT
- U.P. = UTILITY POLE
- W.M. = WATER METER
- W.F. = WOOD FENCE
- W.P. = WOOD PORCH
- W.R. = WOOD ROOF
- W.V. = WATER VALVE
- W.V. = WATER VALVE
- M. = MONUMENT LINE
- Δ = CENTER LINE
- Δ = DELTA

### LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD. IT SHOULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE, THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLAT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAT OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

### FLOOD ZONE INFORMATION:

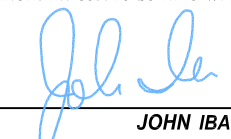
THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:  
FLOOD ZONE: X  
BASE FLOOD ELEVATION: N/A  
COMMUNITY: 120639  
PANEL: 0293  
SUFFIX: L  
DATE OF FIRM: 09/11/2009  
THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

### SURVEYOR'S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929; MIAMI-DADE COUNTY BENCHMARK # P-4016, LOCATOR NO. 4001 S @ SW 15 STREET & SW 57 AVENUE; ELEVATION IS 9.83 FEET OF N.G.V.D. OF 1929.

### SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

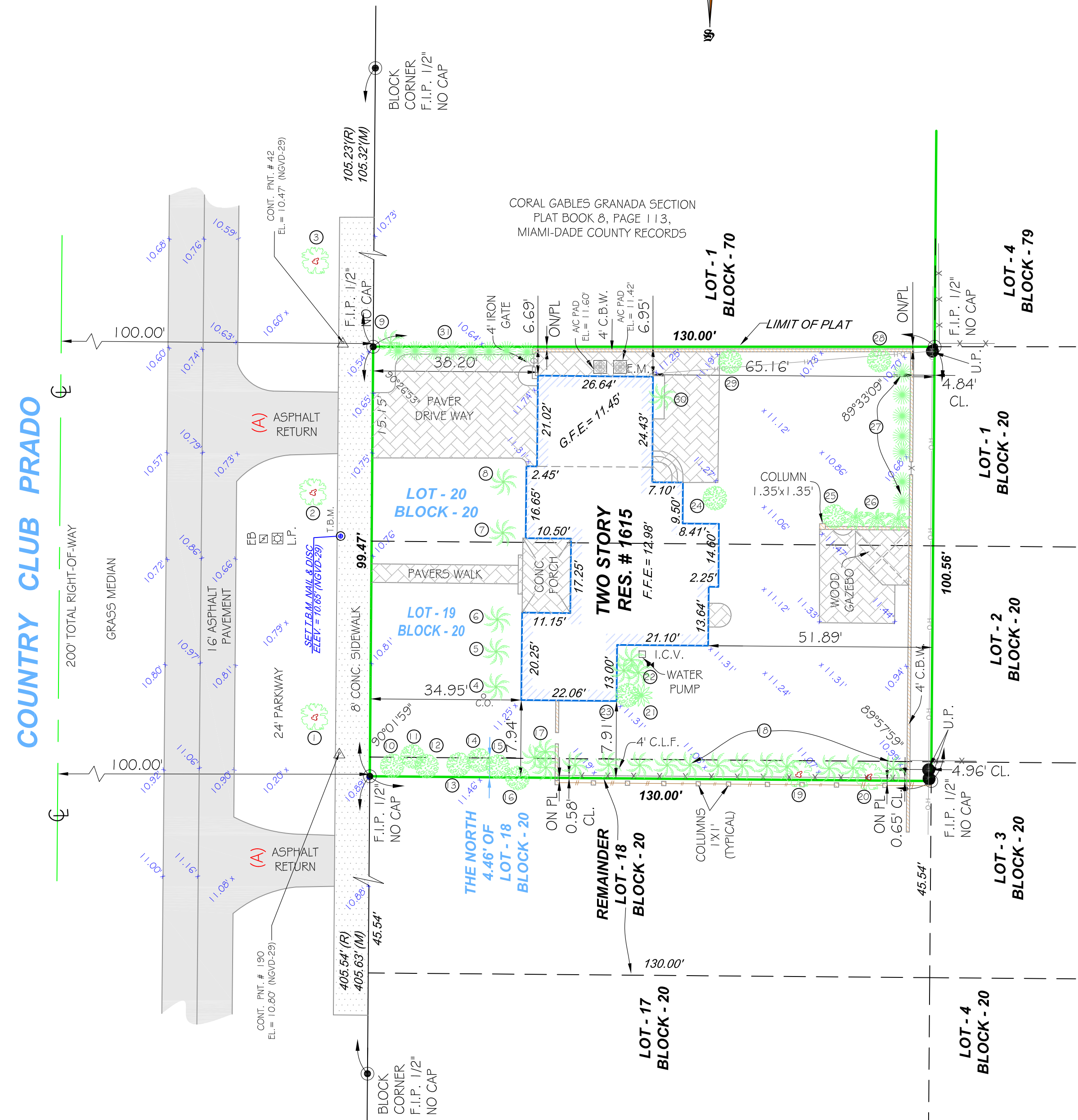
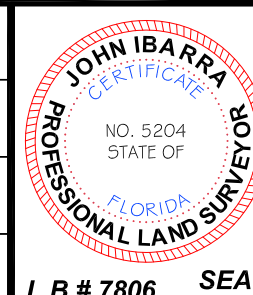
By:  **01/23/2023**  
**JOHN IBARRA** (DATE OF FIELD WORKS)  
PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA  
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: **SURVEY UPDATE 01/23/2023**  
REVISED ON: **SURVEY 03/16/2015**

### LEGEND

- O-H- = OVERHEAD UTILITY LINES
- X-X-X-X- = CONCRETE BLOCK WALL
- X-X-X-X- = CHAIN LINK FENCE
- 0-0-0-0- = IRON FENCE
- ||-||-||-||- = WOOD FENCE
- ||-||-||-||- = BUILDING SETBACK LINE
- ||-||-||-||- = LIMITED ACCESS R/W
- ||-||-||-||- = NON-VEHICULAR ACCESS R/W
- ||-||-||-||- = EXISTING ELEVATIONS

<b>DRAWN BY:</b>	<b>LJB</b>
<b>FIELD DATE:</b>	<b>01/23/2023</b>
<b>SURVEY NO:</b>	<b>15-000984-2</b>
<b>SHEET:</b>	<b>1 OF 1</b>



TREE TABLE				
No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
1	OAK	4.0	50.0	50.0
2	OAK	4.0	50.0	50.0
3	OAK	4.0	50.0	45.0
4	PALM	0.6	20.0	12.0
5	PALM	0.6	23.0	12.0
6	PALM	0.6	23.0	12.0
7	PALM	0.7	13.0	6.0
8	PALM	0.5	13.0	6.0
9	PALM	0.3	40.0	6.0
10	TREE	0.25	15.0	8.0
11	TREE	0.1	10.0	6.0
12	TREE	0.1	15.0	6.0
13	TREE	0.1	15.0	6.0
14	TREE	0.1	12.0	6.0
15	TREE	0.1	15.0	8.0
16	OAK	4.0	60.0	40.0
17	PALMS CLUSTER (7)	5.0	30.0	20.0
18	PALMS EDGE	0.4	30.0	8.0
19	OAK	2.0	50.0	30.0
20	OAK	1.0	45.0	20.0
21	COCONUT PALM	0.6	15.0	8.0
22	PALMS CLUSTER (4)	6.0	30.0	12.0
23	TREE	0.3	10.0	6.0
24	ORANGE TREE	0.4	9.0	6.0
25	AVERRHOA CARAMBOLA	0.4	10.0	8.0
26	BANANA CLUSTER	1.0	15.0	20.0
27	EDGE	1.0	10.0	3.0
28	MANGO	0.4	20.0	12.0
29	ZAPOTILLA	0.4	13.0	10.0
30	PALM	1.0	15.0	8.0
31	EDGE	4.0	2.0	2.0