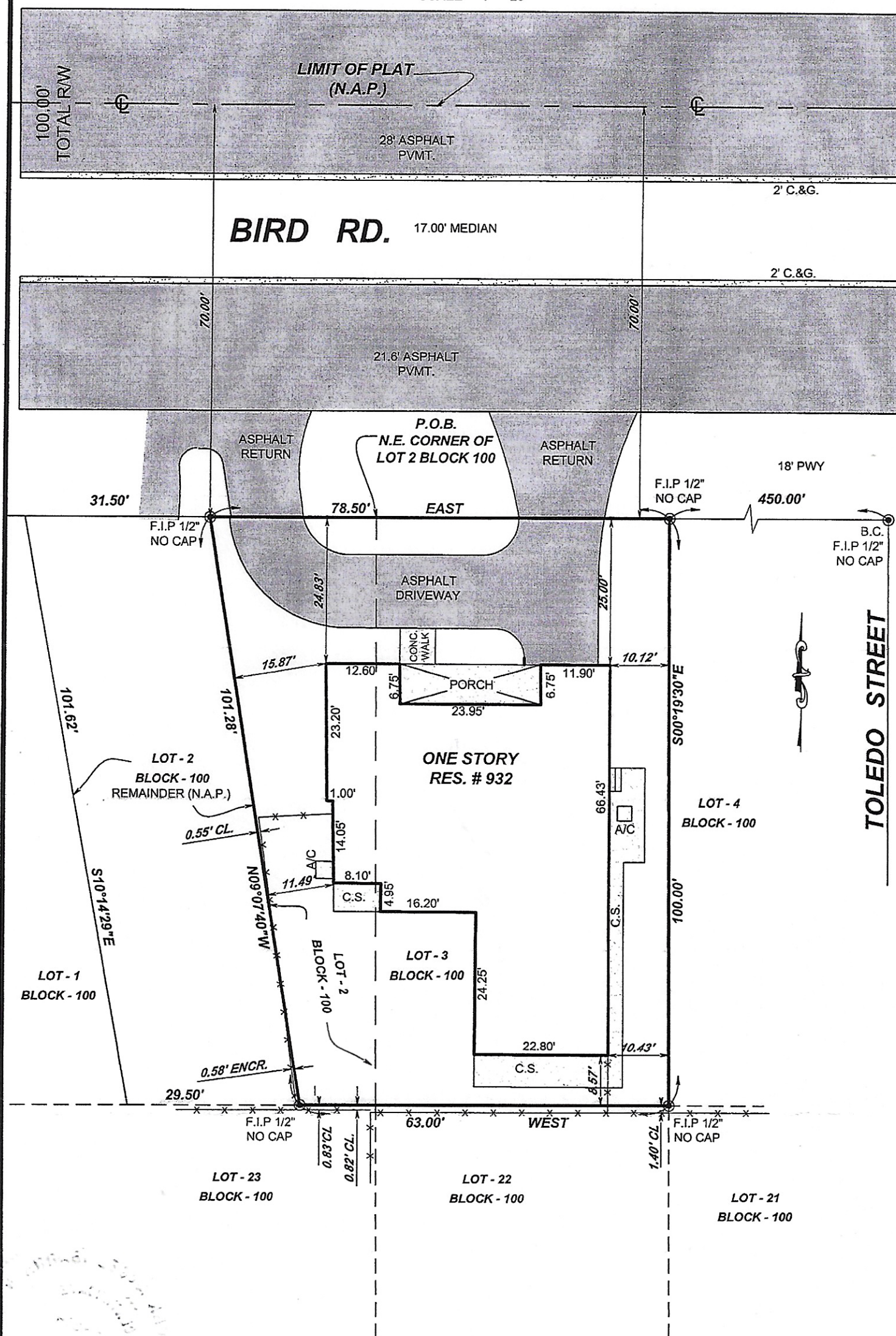


BOUNDARY SURVEY

SCALE = 1" = 20'



SURVEYOR'S NOTE:

- There may be Easements recorded in the Public Records not shown on this Survey.
- The purpose of this Survey is for use in obtaining Title Insurance and Financing and should not be used for Construction purposes.

E:\ADCAD\dwg\test\test.dwg 7/29/2005 3:38:49 PM EST



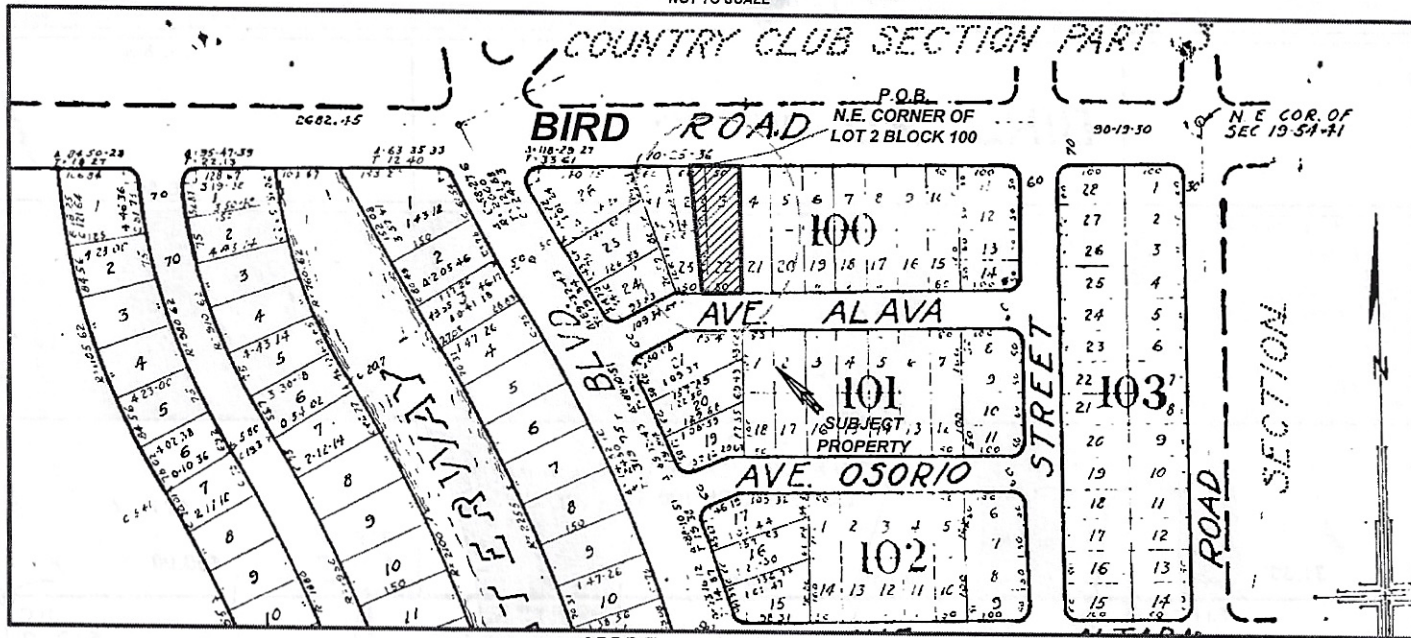
PROPERTY ADDRESS: 932 BIRD RD. CORAL GABLES, FLORIDA 33146

LEGAL DESCRIPTION:

LOT 3 AND A PORTION OF LOT 2, BLOCK 100, OF AMENDED PLAT OF CORAL GABLES COUNTRY CLUB SECTION, PART FIVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23 PAGE 55, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID PORTION OF LOT 2 BEING MORE PARTICULARLY AS FOLLOWS:  
BEGIN AT NORTH EAST CORNER OF LOT 2, THENCE RUN SOUTH 0 DEGREES 19' 30" EAST ALONG THE EAST LOT LINE OF SAID LOT 2, A DISTANCE OF 100 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, THENCE RUN WEST ALONG THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 13.00 FEET TO A POINT, THENCE RUN NORTH 9 DEGREES 7' 40" WEST, A DISTANCE OF 101.28 FEET TO THE NORTH LINE OF SAID LOT 2, THENCE RUN EAST ALONG THE NORTH LINE OF SAID LOT 2 THENCE RUN EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 28.50 FEET TO THE POINT OF BEGINNING.

LOCATION SKETCH

NOT TO SCALE



ABBREVIATION AND MEANING

A = ARC.  
A.C. = AIR CONDITIONER PAD.  
A.E. = ANCHOR EASEMENT.  
A.R. = ALUMINUM ROOF.  
A.S. = ALUMINUM SHED.  
ASPH. = ASPHALT.  
B.C. = BLOCK CORNER.  
BLDG. = BUILDING.  
B.M. = BENCH MARK.  
B.C.R. = BROWARD COUNTY RECORDS.  
B.O.B. = BASIS OF BEARINGS.  
(C) = CALCULATED.  
C.B. = CATCH BASIN.  
C.B.S. = CONCRETE BLOCK STRUCTURE.  
C.B.W. = CONCRETE BLOCK WALL.  
CH = CHORD.  
CH.B. = CHORD BEARING.  
CL = CLEAR.  
C.L.F. = CHAIN LINK FENCE.  
C.M.E. = CANAL MAINTENANCE EASEMENTS.  
CONC. = CONCRETE.  
C.P. = CONC. PORCH.  
C.S. = CONCRETE SLAB.  
D.E. = DRAINAGE EASEMENT.  
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS.  
DRIVE = DRIVEWAY.  
° = DEGREES.  
E.T.P. = ELECTRIC TRANSFORMER PAD.  
ELEV. = ELEVATION.  
ENCR. = 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.  
FNIP. = FEDERAL NATIONAL INSURANCE PROGRAM.  
F.N. = FOUND NAIL.  
H. = HIGH (HEIGHT)  
IN. EG. = INGRESS AND EGRESS EASEMENT.  
L.P. = LIGHT POLE.  
L.F.E. = LOWEST FLOOR ELEVATION.  
L.M.E. = LAKE MAINTENANCE EASEMENT.

' = MINUTES.  
(M) = MEASURED DISTANCE.  
M.H. = MANHOLE.  
N.A.P. = NOT A PART OF.  
NGVD = NATIONAL GEODETIC VERTICAL DATUM.  
N.T.S. = NOT TO SCALE.  
#-NO. = NUMBER.  
O/S = OFFSET.  
O.H. = OVERHEAD.  
O.H.L. = OVERHEAD UTILITY LINES.  
O.R.B. = ORIGINAL RECORDS BOOK.  
O.V.H. = OVERHANG.  
P.V.M.T. = PAVEMENT.  
PL. = PLANTER.  
P/L. = PROPERTY LINE.  
P.C.C. = POINT OF COMPOUND CURVE.  
P.C. = POINT OF CURVE.  
PT. = POINT OF TANGENCY.  
P.O.C. = POINT OF COMMENCEMENT.  
P.O.B. = POINT OF BEGINNING.  
P.R.C. = POINT OF REVERSE CURVE.  
PRW = PARKWAY.  
PRM = PERMANENT REFERENCE MONUMENT.  
P.L.S. = PROFESSIONAL LAND SURVEYOR.  
P.P. = POWER POLE.  
P.P.S. = POOL PUMP SLAB  
(R) = RECORD DISTANCE.  
RR. = RAIL ROAD.  
RES. = RESIDENCE.  
R/W = RIGHT-OF-WAY.  
RAD. = RADIUS OR RADIAL.  
RGE. = RANGE.  
R.O.E. = ROOF OVERHANG EASEMENT.  
SEC. = SECTION.  
STY. = STORY.  
SWK. = SIDEWALK.  
S.I.P. = SET IRON PIPE  
S. = SOUTH.  
" = SECONDS.  
T = TANGENT.  
TWP = TOWNSHIP.  
UTLL. = UTILITY.

U.E. = UTILITY EASEMENT.  
U.P. = UTILITY POLE.  
W.M. = WATER METER.  
W.F. = WOOD FENCE.  
W.S. = WOOD SHED.  
W.R. = WOOD ROOF.  
W.V. = WATER VALVE.  
M. = MONUMENT LINE.  
C. = CENTER LINE.  
Δ = CENTRAL ANGLE.  
Δ = ANGLE.

LEGEND TYPICAL

OVERHEAD UTILITY LINES  
C.B.S. = WALL (CBW).  
C.L.F. = CHAIN LINK FENCE.  
I.F. = IRON FENCE.  
W.F. = WOOD FENCE.  
\* 0.00 = EXISTING ELEVATIONS.

SURVEYOR'S NOTES:

- 1). IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
- 2). THIS IS A SPECIFIC PURPOSE SURVEY.
- 3). THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
- 4). NORTH IS BASED ON PLAT NORTH

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY:  01 / 28 / 2009  
JOHN IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA  
(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

REVISED ON: \_\_\_\_\_

REVISED ON: \_\_\_\_\_

REVISED ON: \_\_\_\_\_

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):

- 1). THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- 2). THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- 3). EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- 4). THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- 5). LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- 6). BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
- 7). EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE SHOWN.
- 8). THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- 9). ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS.
- 10). UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- 11). FENCE OWNERSHIP NOT DETERMINED.
- 12). 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.
- 13). THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION BELOW, THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION. THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE IN FLOOD ZONE "X"; THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

CERTIFICATION:

JSK ENDEAVORS, LLC  
TRANS-STATE TITLE AGENCY, LLC  
FIRST AMERICAN TITLE INSURANCE COMPANY



















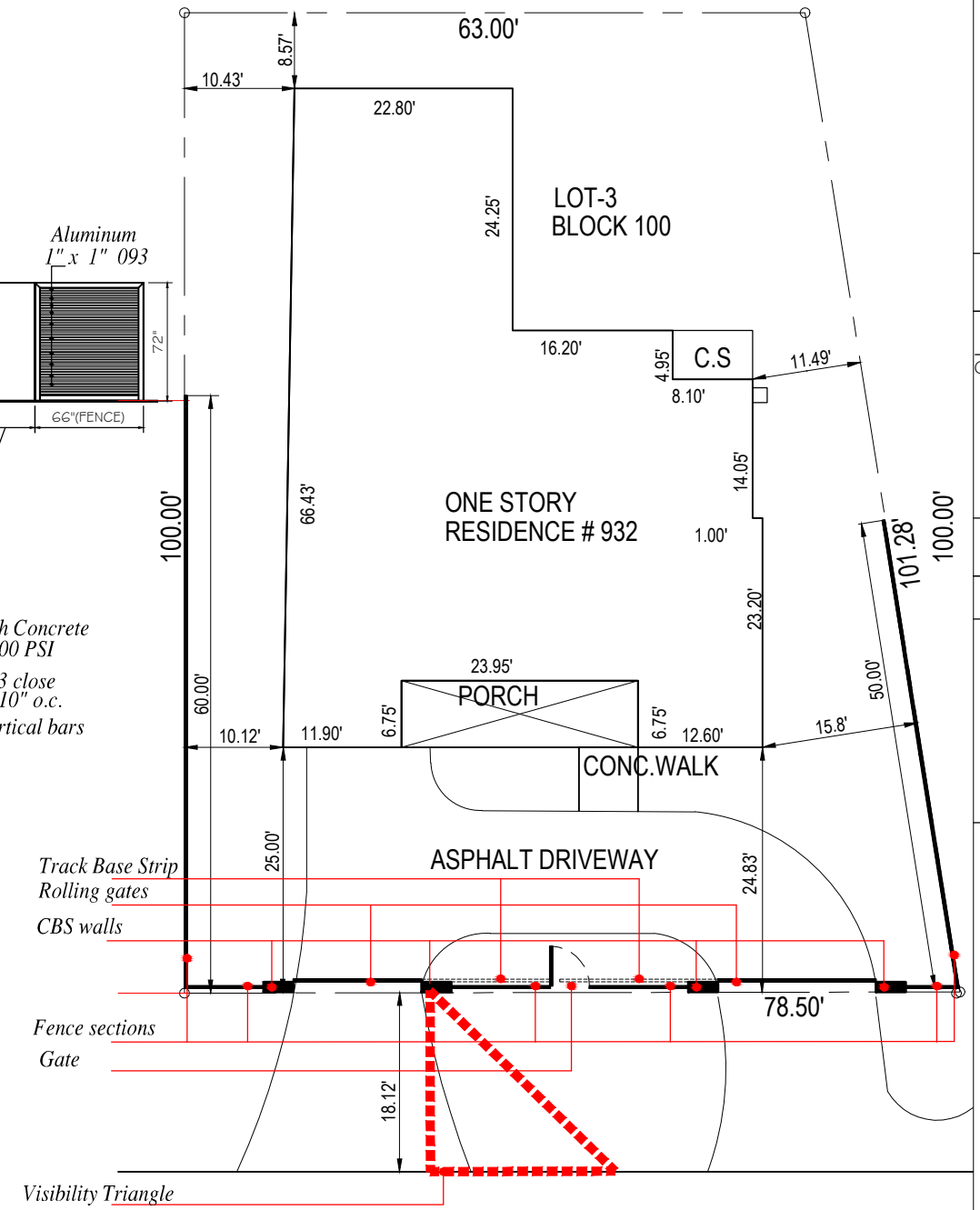






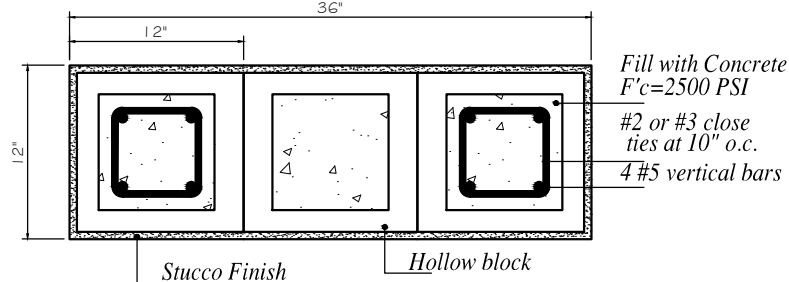






ONE STORY  
RESIDENCE # 932

ASPHALT DRIVEWAY



~~PORC~~

CONC.WALK

ASPHALT DRIVEWAY

- RESIDENCE

932 BIRD ROAD  
CORAL GABLE, FL  
33146

PRELIMINARY  
FENCE PROPOSAL  
OPTION A

SCALE:AS NOTED

PAG. 01

CONTRACTOR:

LLIZAN INC

14921 SW 82 ND TERRACE APT 210  
MIAMI, FLORIDA 33193 ph 786.768.6978

ISSUED: 02.05.21

DATE	BY	TO
02.05.21	MER	CLIENT

REVISÉD

DATE	BY	TO
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## RESIDENCE |

932 BIRD ROAD  
CORAL GABLE, FL  
33146

PRELIMINARY  
FENCE PROPOSAL  
OPTION A

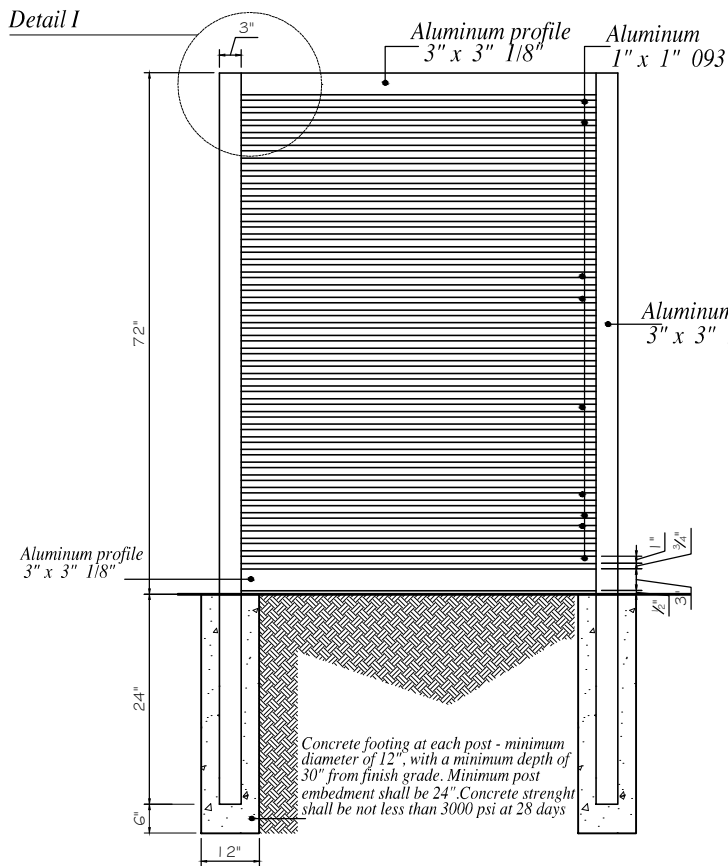
SCALE:AS NOTED

PAG. 01

## Boundary Survey

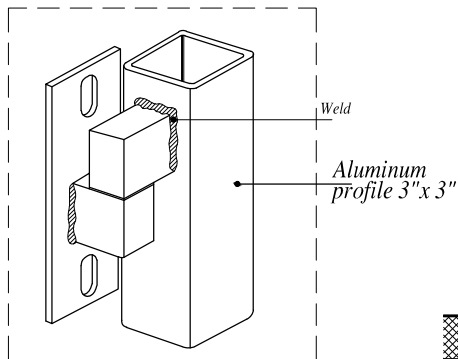
Scale: 1/16" = 1'-0"





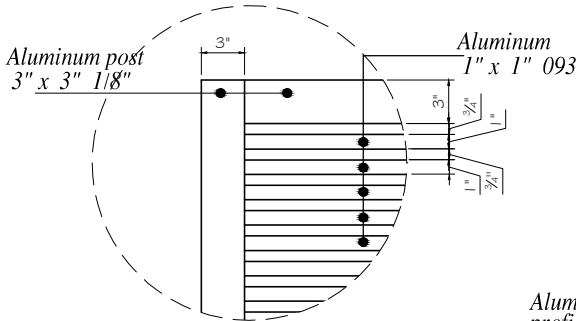
Fence Panel Elevation

Scale: 1/2" = 1'-0"



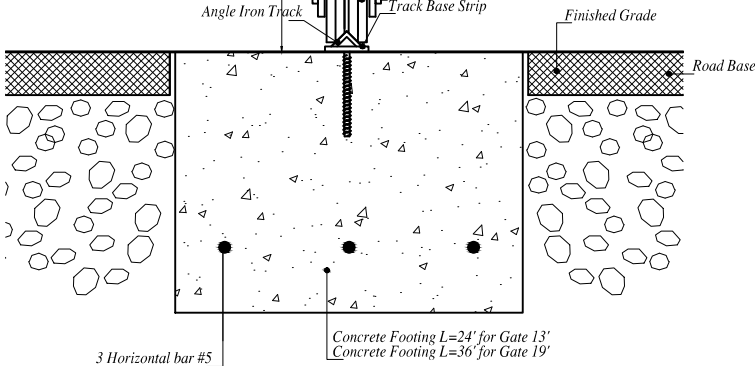
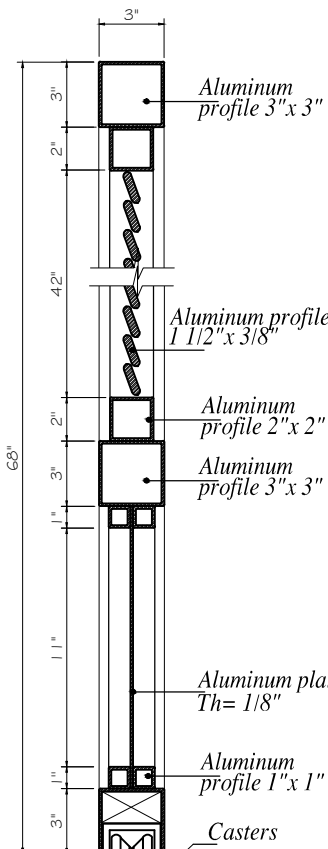
Gate Hinges

Scale:N.T.S.



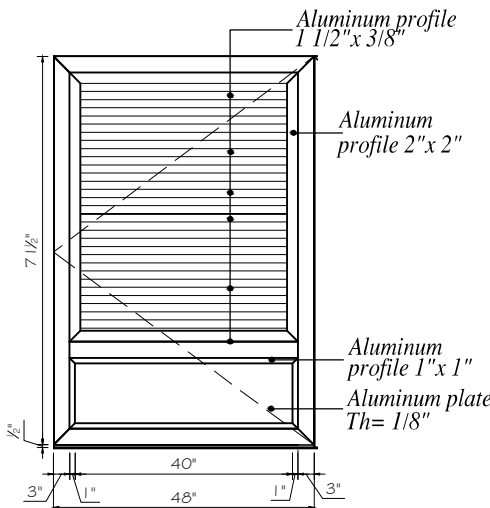
DETAIL I

Scale: 1" = 1'-0"



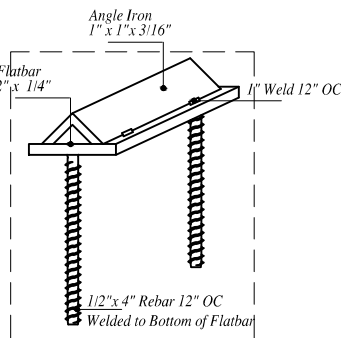
Rolling Door Section

Scale: 1" = 1'-0"



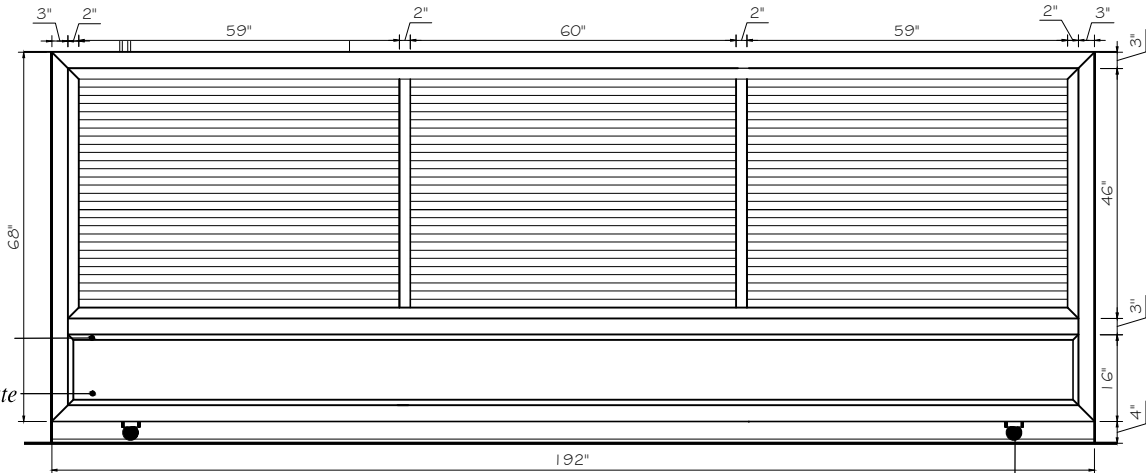
Gate Elevation

Scale: 3/8" = 1'-0"



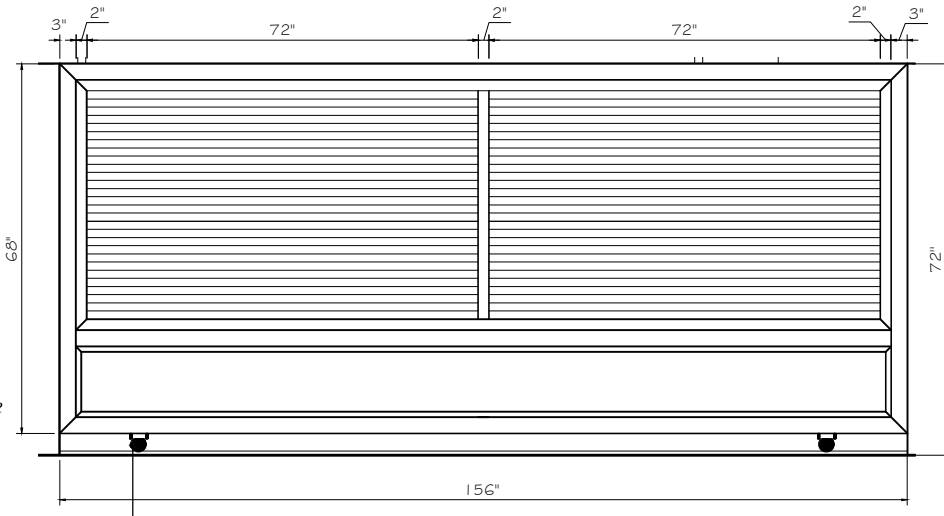
Detail Track

Scale: 3" = 1'-0"



Rolling Gate L=16'

Scale: 3/8" = 1'-0"



Rolling Gate L=13'

Scale: 3/8" = 1'-0"

NOTES:

- 1-Concrete:
  - Shall attain a minimum compressive strength of 3,000 PSI at 28 days.
  - Slab on fill 2,500 PSI
  - Maximum size of aggregates 3/4"
  - Maximum permissible slump 5"
  - Masonry Mortar type S for bonding
- 2-Reinforcing steel
  - Shall conform to A.S.T.M. A-615 grade 60.Reinforcing steel shall be detailed and fabricated according with tht "Manual of standard practice for detailing reinforced concrete structures".
  - clear cover for reinforcng shall be:
    - column -----1-1/2"
    - slabs -----3/4"
    - formed faces in contact with earth ---2"
    - unformed faces-----3"
- 3-Soil statement
  - Soil is found to be rock ans sand w/ a maximum presumtive capacity of 2,000 PSF at a minimum depth of 5"below existing soil base
- 4-Structural steel
  - Shall conform to A.S.T.M. A-36. Weldings to be E-70. Pipe columns to be filled with concrete and conform A.S.T.M A-53
- 5-Fence aluminum profile
  - Aluminum profile must be Alloy 6063-TS2 square tube
  - Fence joins -welded
- 6-All foundation and installation to be within property line

CONTRACTOR:  
**LLIZAN INC**  
14921 SW 82 ND TERRACE APT 210  
MIAMI, FLORIDA 33193 ph 786.768.6978

ISSUED: 02.05.21

DATE	BY	TO
02.05.21	MER	CLIENT

REVISED

DATE	BY	TO

RESIDENCE

932 BIRD ROAD  
CORAL GABLE, FL  
33146

PRELIMINARY  
FENCE PROPOSAL  
OPTION A

SCALE:AS NOTED

PAG. 02



721 Bico RD

Before





721 Bird Rd

Approved/ Finalized

BL-20-06-6737

11/05/2020

After

