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Professional Land Surveyors & Mappers

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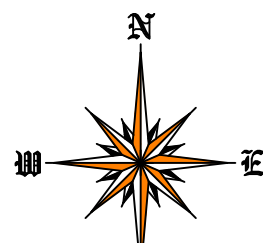


MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY

GRAPHIC SCALE

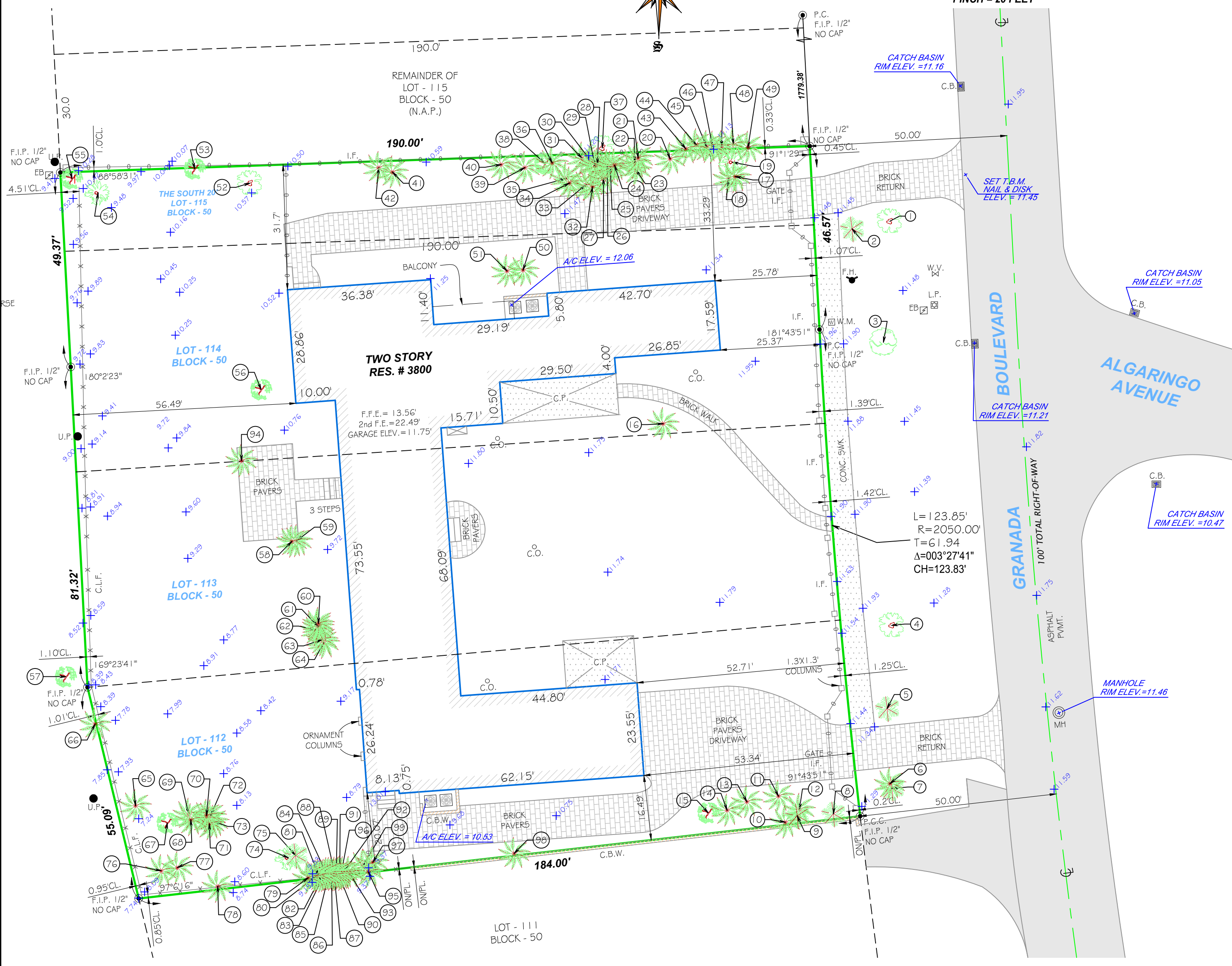


(IN FEET)
1 INCH = 20 FEET



LOCATION SKETCH

SCALE = N.T.S.



TREE TABLE

No.	Name	Diameter (Fl)	Height (Fl)	Spread (Fl)
1	OAK	1.0	30	18
2	PINE	0.6	15	15
3	MAHOGANY	3.5	35	25
4	OAK	0.5	25	12
5	PINE	0.6	15	10
6	PALM	0.4	25	10
7	PINE	0.4	15	10
8	PINE	1.2	40	8
9	PINE	0.9	30	8
10	PALM	0.4	20	8
11	PALM	0.4	20	8
12	PALM	0.4	20	8
13	PALM	0.4	20	8
14	PALM	0.4	20	8
15	UNKNOWN	5.0	35	25
16	PALM	0.15	15	8
17	PALM	0.20	30	5
18	PALM	0.20	30	5
19	UMBRELLA	0.90	30	18
20	PALM X 2	0.20	30	5
21	PALM	0.25	30	5
22	PALM X 2	0.25	30	5
23	PALM	0.25	20	5
24	PALM	0.20	20	5
25	PALM	0.20	20	5
26	PALM	0.20	20	5
27	PALM	0.25	20	5
28	PALM	0.25	30	5
29	PALM	0.25	30	5
30	PALM	0.20	20	5
31	PALM	0.30	30	5
32	PALM	0.25	30	5
33	PALM	0.25	30	5
34	PALM	0.25	30	5
35	PALM	0.25	30	5
36	PALM	0.25	30	5
37	OAK	3.50	35	25
38	UNKNOWN	1.0	30	20
39	PALM	0.25	20	5
40	PALM	0.25	20	5
41	PALM	0.25	30	5
42	PALM	0.25	30	5
43	FISH TAIL PALM	0.30	15	10
44	FISH TAIL PALM	0.30	15	10
45	FISH TAIL PALM	0.30	15	10
46	FISH TAIL PALM	0.30	15	10
47	FISH TAIL PALM	0.30	15	10
48	FISH TAIL PALM	0.30	15	10
49	FISH TAIL PALM	0.30	15	10
50	PALM	0.60	30	10
51	PALM	0.60	25	10
52	OAK	3.0	30	25
53	UNKNOWN	1.0	18	12
54	UMBRELLA	1.2	25	15
55	UNKNOWN	4.0	30	25
56	UNKNOWN	4.0	30	20
57	UNKNOWN	4.0	25	25
58	PALM	0.15	20	5
59	PALM	0.15	20	5
60	PALM	0.15	20	5
61	PALM	0.15	20	5
62	PALM	0.15	20	5
63	PALM	0.15	20	5
64	PALM	0.15	20	5
65	PALM	0.35	20	5
66	PALM	0.2	20	5
67	UNKNOWN	1.5	25	18
68	PALM	0.4	15	5
69	PALM	0.4	15	5
70	PALM	0.4	30	5
71	PALM	0.2	25	5
72	PALM	0.4	30	5
73	PALM	0.4	30	5
74	UMBRELLA	1.2	5	15
75	PINE	1.8	40	10
76	PALM	0.2	25	5
77	PALM	0.2	25	5
78	PALM	0.2	25	5
79	PALM	0.2	25	5
80	PALM	0.2	25	5
81	PALM	0.2	25	5
82	PALM	0.2	25	5
83	PALM	0.2	25	5
84	PALM	0.2	25	5
85	PALM	0.2	25	5
86	PALM	0.2	25	5
87	PALM	0.2	25	5
88	PALM	0.2	25	5
89	PALM	0.2	25	5
90	PALM	0.2	25	5
91	PALM	0.2	25	5
92	PALM	0.2	25	5
93	PALM	0.2	25	5
94	PALM	0.2	25	5
95	PALM	0.2	25	5
96	PALM	0.2	25	5
97	PALM	0.4	25	5
98	PALM	0.35	20	5
99	PALM	0.2	30	5

LEGAL DESCRIPTION:
LOTS 112, 113, 114 AND THE SOUTH 20 FEET OF LOT 115, BLOCK 50 CORAL GABLES COUNTRY CLUB SECTION PART FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 57, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:
3800 GRANADA BLVD, CORAL GABLES, FLORIDA, 33134

CERTIFICATION:
OSCAR CARRERA

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, COULD 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 PLOT 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 PLAN 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: X1/9 FT
BASE FLOOD ELEVATION: 12'9 FT
COMMUNITY: 120639
PANEL: 0457
SUFFIX: L
DATE OF FIRM: 09/11/2009

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 BENCH MARK # CG-10-R. LOCATOR NO. 4153 W ELEVATION 13.09 FEET N.G.V.D. OF 1929.

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY: THIS "BOUNDARY AND TOPOGRAPHIC 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 SJ-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: CARLOS M. IBARRA (DATE OF FIELD WORKS) 08/06/2024

PROFESSIONAL LAND SURVEYOR NO.: 6770 STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REVISED ON: UPDATE SURVEY 08/06/2024
REVISED ON: ORIGINAL SURVEY 09/03/2021

ABBREVIATIONS AND MEANINGS
A = ARC
AC = AIR CONDITIONER PAD
A.E. = ANCHOR EASEMENT
AR = ALUMINUM ROOF
ASPH = ASPHALT
B.C. = BLOCK CORNER
B.C.R. = BROWARD COUNTY RECORDS
BLDG. = BUILDING
B.M. = BENCH MARK
B.O.B. = BASIS OF BEARINGS
B.S.L. = BUILDING SETBACK LINE
C = CALCULATED
C.A. = CONCRETE ANCHOR
C.B. = CONCRETE BLOCK WALL
C.B.W. = CONCRETE BLOCK WALL
CH = CHORD
C.H.B. = CHORD BEARING
CL = CLEAR
C.L.F. = CHAIN LINK FENCE
C.M.E. = CANAL MAINTENANCE EASEMENTS
CONC. = CONCRETE
CONC. PORCH
C.S. = CONCRETE SLAB
C.U.P. = CONCRETE UTILITY POLE
C.W. = CONCRETE WALK
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS
DRIVE = DRIVEWAY
BLDG. = BUILDING
E = EAST
E.B. = ELECTRIC BOX
E.T.P. = ELECTRIC TRANSFORMER PAD
C = CALCULATED
ENC. = ENCROACHMENT
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
F.O. = FOUND
F.F.E. = FINISHED FLOOR ELEVATION
F.N.D. = FOUND NAIL & DISK
FR = FRAME
C.M.E. = CANAL MAINTENANCE EASEMENTS
F.N.P. = FEDERAL NATIONAL INSURANCE
F.N. = FOUND NAIL
H. = HIGH HEIGHT
I.C.V. = IRRIGATION CONTROL VALVE
I.F. = IRON FENCE
N.A.E. = INGRESS AND EGRESS EASEMENT
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS
L.F. = LIGHT POLE
L.F.E. = LOWEST FLOOR ELEVATION
L.M.E. = LAKE MAINTENANCE EASEMENT
M = MINUTES
M. = MEASURED DISTANCE
MB = MAIL BOX
M.D.C. = MIAMI DADE COUNTY RECORDS
M.E. = MAINTENANCE EASEMENTS
M.N. = MONUMENT LINE
M.M. = MANHOLE
M.L. = MONUMENT LINE
N.A.P. = NOT A PART OF
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N. = NORTH
N.T.S. = NOT TO SCALE
#NO. = NUMBER
OS = OFFSET
O.H. = OVERHEAD
O.H.L. = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORDS BOOK
O.V.H. = OVERSHANG
P.V.M.T. = PAVEMENT
P. = PLASTER
P.L. = PROPERTY LINE
P.C. = POINT OF COMMENCEMENT
P.C. = POINT OF CURVE
P.T. = POINT OF TANGENCY
P.O.B. = POINT OF BEGINNING
P.O.R. = POINT OF REVERSE CURVE
P.B. = PLAT BOOK
P.G. = PAGE
P.M.V. = PERMANENT REFERENCE MONUMENT
P.M. = PAVEMENT
P.L.S. = PROFESSIONAL LAND SURVEYOR
R. = RECORDED DISTANCE
RES. = RESIDENCE
P.C. = PROPERTY CORNER
R.W. = RIGHT-OF-WAY
R.P. = RADIUS POINT
RSE = RANGE
SEC = SECTION
STY = STORY
SWK = SIDEWALK
S.I.P. = SET IRON PIPE I.B. #7506
S.P. = SCREENED PORCH
S. = SOUTH
S. = SECONDARY
T = TANGENT
TB = TELEPHONE BOOTH
T.U.E. = TECHNOLOGY UTILITY EASEMENT
T.S.B. = TRAFFIC SIGNAL BOX
T.S.P. = TRAFFIC SIGNAL POLE
TWP = TOWNSHIP
UTL. = UTILITY
U.P. = UTILITY POLE
W.M. = WATER METER
W.F. = WOOD FENCE
W.R. = WOOD ROOF
W.S. = WOOD SHED
W. = WEST
W.C. = CENTER LINE
W.A. = CENTER ANGLE
W. = ANGLE
P.C. = PROPERTY CORNER
R.W. = RIGHT-OF-WAY
R.P. = RADIUS POINT
RSE = RANGE
SEC = SECTION
STY = STORY
SWK = SIDEWALK
S.I.P. = SET IRON PIPE I.B. #7506
S.P. = SCREENED PORCH
S. = SOUTH
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T.U.E. = TECHNOLOGY UTILITY EASEMENT
T.S.B. = TRAFFIC SIGNAL BOX
T.S.P. = TRAFFIC SIGNAL POLE
TWP = TOWNSHIP
UTL. = UTILITY
U.P. = UTILITY POLE
W.M. = WATER METER
W.F. = WOOD FENCE
W.R. = WOOD ROOF

LEGEND
— OH — = OVERHEAD UTILITY LINES
— X — X — X — = CONCRETE BLOCK WALL
— X — X — X — X — = CHAIN LINK FENCE
— X — X — X — X — X — = IRON FENCE
— # — # — # — # — # — = WOOD FENCE
— # — # — # — # — # — # — = BUILDING SETBACK LINE
— # — # — # — # — # — # — # — = UTILITY EASEMENT
— # — # — # — # — # — # — # — # — = LIMITED ACCESS RW
— # — # — # — # — # — # — # — # — # — = NON-VEHICULAR ACCESS RW
— # — # — # — # — # — # — # — # — # — # — # — = EXISTING ELEVATIONS

DRAWN BY:	AL. / IG
FIELD DATE:	08/06/2024
SURVEY NO:	21-003152-3
SHEET:	1 OF 1

L.B.# 7806 SEAL