

TOPOGRAPHIC SURVEY

LA GORCE HOUSE SURVEY

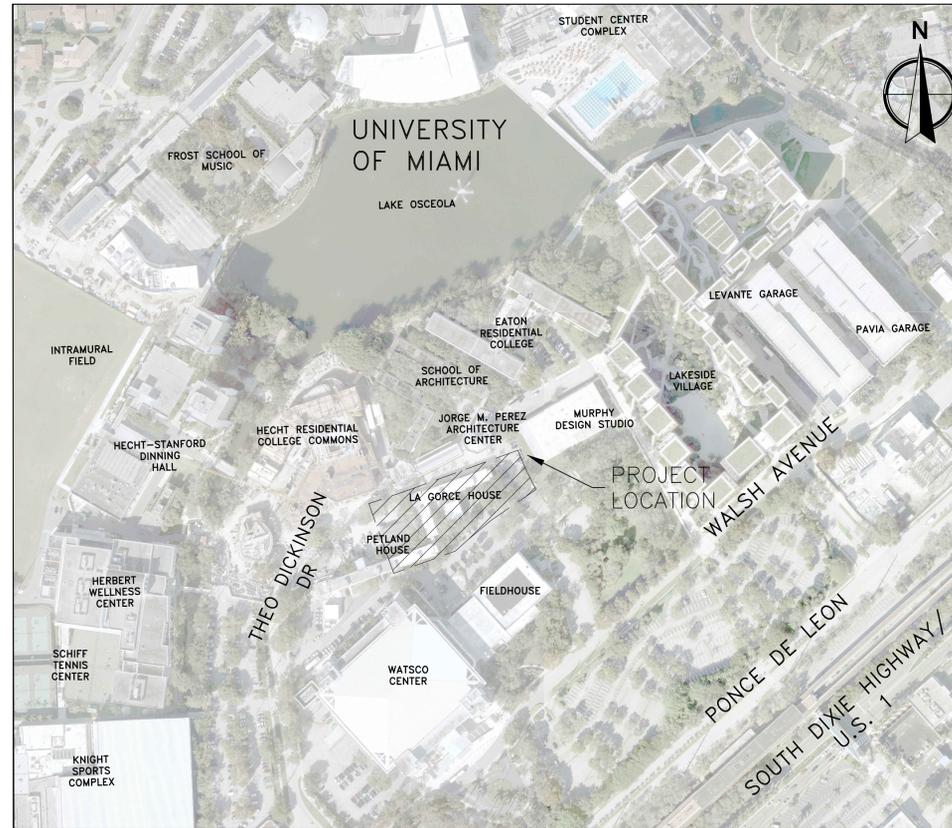
A PORTION OF LAND IN THE NW 1/4 OF SECTION 30, TOWNSHIP 54 SOUTH, RANGE 41 EAST CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA

SURVEYOR NOTES:

- THE LAST DATE OF FIELD SURVEY WAS APRIL 9, 2025.
- THE TOPOGRAPHIC SURVEY IS LOCATED AT THE NW 1/4 OF SECTION 30 TOWNSHIP 54 SOUTH, RANGE 41 EAST, TRACT 5 "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI" (PB. 46, PG. 81), MIAMI-DADE COUNTY, FLORIDA, TAX FOLIO NUMBER 03-4130-015-0070.
- THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE COORDINATES AND FEATURES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, AS ESTABLISHED USING THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN) OF FIXED BASE STATIONS.
- ELEVATIONS AS SHOWN HEREON ARE REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
- UNLESS OTHERWISE SHOWN, NO EXCAVATION OR DETERMINATION WAS MADE AS TO HOW THE PROJECT AREA IS SERVED BY UTILITIES. SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION &C. AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE PROJECT AREA WERE NOT LOCATED AND ARE NOT SHOWN. IN ADDITION, THE FOUNDATIONS OF THE EXISTING BUILDINGS AND OTHER SURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE PROJECT AREA WERE NOT LOCATED. THIS NOTICE IS REQUIRED BY THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE IS "COMMERCIAL/HIGH RISK." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET, ALTHOUGH A BOUNDARY SURVEY WAS NOT CONDUCTED, THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- NOTICE IS HEREBY GIVEN THAT SUNSHINE STATE ONE CALL OF FLORIDA, INC. MUST BE CONTACTED AT 1-800-432-4770 AT LEAST 48 HOURS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITY WITHIN, UPON, ABUTTING OR ADJACENT TO THE PROJECT AREA. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT." PURSUANT TO CHAPTER 556.101-111 OF THE FLORIDA STATUTES.
- AERIAL IMAGERY SHOWN HEREON WAS OBTAINED USING A UAV (UNMANNED AERIAL VEHICLE) AND IS SHOWN FOR INFORMATIONAL PURPOSES. THE IMAGERY WAS ACQUIRED ON 04/09/2025.
- ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES.
- THE SURVEY MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1 INCH = 20 FEET IN ENGLISH UNITS OF MEASUREMENT
- THIS SURVEY DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- THIS PRODUCT IS NOT A BOUNDARY SURVEY.
- THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS; DIFFERENTIAL LEVELING; TRIGONOMETRIC METHODS; LASER SCANNING; AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR ACCURACY.
- UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- THE TREES SHOWN HEREON WERE NOT PREPARED WITH THE BENEFIT OF AN ARBORIST. TREE SPECIMEN NOMENCLATURE IS GENERALLY COMMON (OAK, PALM, PINE, ETC.). CONSULT WITH AN ARBORIST FOR FURTHER CLASSIFICATION.
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LOCATION MAP:

SCALE 1"= 200'



SHEET INDEX

1	COVER SHEET
2	TOPOGRAPHIC SURVEY

PROJECT PRIMARY CONTROL				
POINT ID	NORTHING	EASTING	ELEV. NGVD 29	DESCRIPTION
100	503412.69	893672.61	7.92'	FOUND PKW LB24
103	502698.64	893577.44	10.71'	FOUND MAG NL
108	503276.61	893721.99	10.67'	SET IRC GPS/TRAV LB7055
1108	503096.55	893411.96	10.65'	SET PKW GPS/TRAV LB7055
1109	503322.51	893400.63	8.35'	SET PKW GPS/TRAV LB7055

ABBREVIATIONS:

- BOT. = BOTTOM
- BFP = BACKFLOW PREVENTER
- CBS = CONCRETE BLOCK STRUCTURE
- C&G = CURB & GUTTER
- CB = CATCH BASIN
- C.L.F. = CHAIN LINK FENCE
- CONC. = CONCRETE
- CIP = CAST IRON PIPE
- CPP = CORRUGATED PLASTIC PIPE
- CMP = CORRUGATED METAL PIPE
- DIP = DUCTILE IRON PIPE
- ELEV. = ELEVATION
- FDC = FIRE DEPARTMENT CONNECTION
- F.F.E. = FINISH FLOOR ELEVATION
- FND. = FOUND
- HDPE = HIGH DENSITY POLYETHYLENE
- INV. = INVERT
- I.R. = IRON ROD
- MAG N&W = MAG NAIL & WASHER
- M.D.C.R = MIAMI DADE COUNTY RECORD
- NAD = NORTH AMERICAN DATUM
- NAVDB8 = NORTH AMERICAN VERTICAL DATUM
- NGS = NATIONAL GEODETIC SURVEY
- ORB = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- PKN&W = PK NAIL & WASHER
- PIV = POST INDICATOR VALVE
- PG. = PAGE
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- PVC = POLYVINYL CHLORIDE
- R/W = RIGHT-OF-WAY
- RCP = REINFORCED CONCRETE PIPE
- TYP. = TYPICALLY

LINE LEGEND:

- BEO--- = BURIED ELECTRIC LINE(QUALITY LEVEL)
- BFO--- = BURIED FIBER OPTIC LINE(QUALITY LEVEL)
- GO--- = BURIED GAS LINE(QUALITY LEVEL)
- SNO--- = BURIED SANITARY LINE(QUALITY LEVEL)
- WBO--- = WATER LINE(QUALITY LEVEL)
- SDM--- = STORM DRAIN
- ~~~~~ = VEGETATION LINE

SURVEYOR'S CERTIFICATE

THE STATE OF FLORIDA)
MIAMI-DADE COUNTY) S.S.

I HEREBY CERTIFY: THAT THIS "TOPOGRAPHIC SURVEY" AND REPORT RESULTING THERE FROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "TOPOGRAPHIC SURVEY" MEETS THE INTENT OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.



WGI, INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB7055

THIS "TOPOGRAPHIC SURVEY" AND REPORT CONSISTING OF 2 SHEETS WHERE EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS AND HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ROBERTO MANTECON, PROFESSIONAL SURVEYOR AND MAPPER NO. 4431, STATE OF FLORIDA USING A DIGITAL SIGNATURE AND DATE, PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, UNDER SECTION 5J-17.062. THE "DIGITAL DATE" MAY NOT REFLECT THE DATE OF PREPARATION OR THE LATEST REVISION DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LEGEND:

- [Symbol] = AIR CONDITIONER
- [Symbol] = BACKFLOW PREVENTER
- [Symbol] = BENCH
- [Symbol] = CATCH BASIN
- [Symbol] = CABLE TV SERVICE BOX
- [Symbol] = CLEANOUTS
- [Symbol] = CONTROL POINT
- [Symbol] = DELINEATOR POST
- [Symbol] = ELECTRIC BOX
- [Symbol] = ELECTRIC METER
- [Symbol] = IRRIGATION VALVE
- [Symbol] = GAS VALVE
- [Symbol] = MANHOLE (ELECTRIC)
- [Symbol] = MANHOLE (SANITARY SEWER)
- [Symbol] = MANHOLE (TELEPHONE)
- [Symbol] = LIGHT POLE
- [Symbol] = POST
- [Symbol] = SANITARY SEWER VALVE
- [Symbol] = SIGNS (INFORMATION)
- [Symbol] = STAND PIPE
- [Symbol] = EMERGENCY TELEPHONE
- [Symbol] = TELEPHONE BOX
- [Symbol] = TRANSFORMER
- [Symbol] = WATER VALVE
- [Symbol] = WATER METER
- x 0.00 = HARD SURFACE ELEVATION
- x 0.0 = SOFT SURFACE ELEVATION
- [Symbol] = TREE PALM
- [Symbol] = TREE (UNKNOWN VARIETY)

PREPARED BY:



11410 NW 20TH ST, SUITE 101
MIAMI, FL 33172
PHONE NO. 305.553.0500
CERT NO. 33574 - LB NO. 7055

CLIENT:

UNIVERSITY OF MIAMI



PROJECT TITLE:

TOPOGRAPHIC SURVEY
LA GORCE HOUSE SURVEY
A PORTION OF LAND IN THE NW 1/4 OF
CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA

SURVEYOR OF RECORD
ROBERTO MANTECON
PSM # 4431

NO.	DATE	DESCRIPTION

DRAWN DATE: 04/16/2025
DRAWN BY: AAR
CHECKED BY: EA
FIELD: AW, NC
FB/PG: FB015m /57-58
PROJECT #: 11305.00

TOPOGRAPHIC SURVEY

SHEET #:	TOTAL SHEETS
1	2



