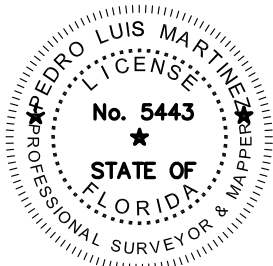
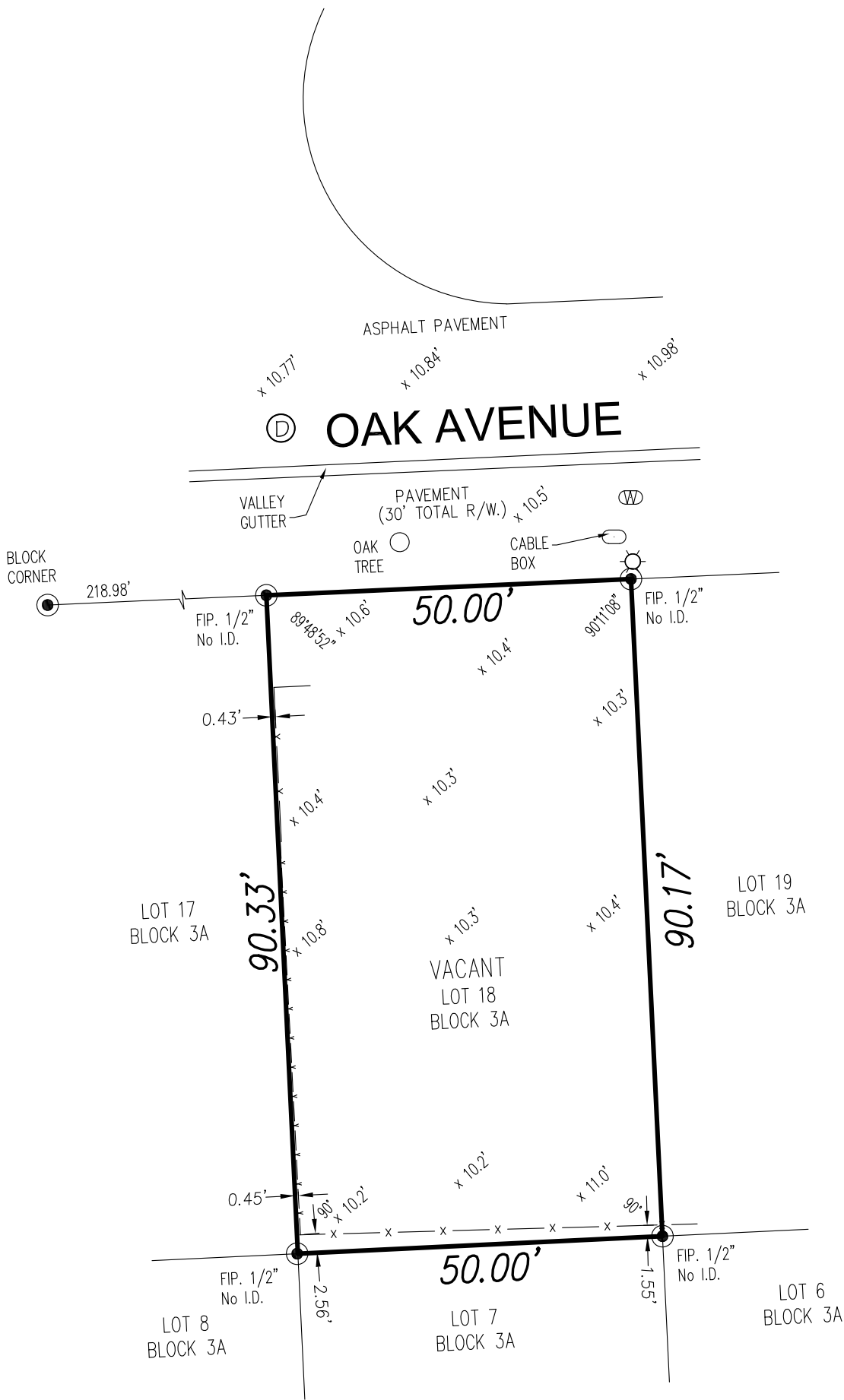
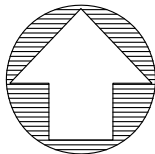


BOUNDARY SURVEY



ABBREVIATIONS AND LEGEND:

A/C	=DENOTES AIR CONDITIONING UNIT
B.C.	=DENOTES BLOCK CORNER
B.M.	=DENOTES BENCH MARK
C & G	=DENOTES CURVE & GUTTER
V.G.	=DENOTES VALLEY GUTTER
CL	=DENOTES CENTERLINE
M	=DENOTES MONUMENT LINE
F.F.E.	=DENOTES FINISH FLOOR ELEVATION
F. 1/2" IP	=DENOTES FOUND IRON PIPE
NO I.D.	NOT IDENTIFIED
E.M.	=DENOTES ELECTRIC METER
D.H.	=DENOTES DRILL HOLE
(M)	=DENOTES MEASURE
(R)	=DENOTES RECORD
R/W	=DENOTES RIGHT-OF-WAY
U.E.	=DENOTES UTILITY EASEMENT
P.B.	=DENOTES PLAT BOOK
PG.	=DENOTES PAGE
P.C.P.	=DENOTES PERMANENT CONTROL POINT
☼	=DENOTES LIGHT POLE
x 0.00'	=DENOTES EXISTING ELEVATION
W	=DENOTES CATCH BASIN
W	=DENOTES WATER METER
---	=DENOTES WOOD FENCE
-x-x-	=DENOTES CHAIN LINK FENCE
-o-o-	=DENOTES IRON FENCE
-o-o-	=DENOTES OVERHEAD LINE
⊙	=DENOTES FOUND IRON PIPE (NO I.D.)
⊙	=DENOTES FOUND NAIL AND DISC
⊙	=DENOTES WOOD POWER POLE
⊙	=DENOTES MANHOLE SANITARY
⊙	=DENOTES MANHOLE STORM
ASPHALT	=DENOTES ASPHALT
BRICK	=DENOTES BRICK
CONCRETE PAD	=DENOTES CONCRETE PAD
TILE	=DENOTES TILE

GENERAL NOTES:

LEGAL DESCRIPTION PROVIDED BY OTHERS. EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECT THIS PROPERTY.

THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.

UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.

ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED. WALL TIES ARE THE FACE OF THE WALL.

FENCE OWNERSHIP NOT DETERMINED.

BEARINGS REFERENCED TO LINE NOTED AS B.R.

BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD. COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.

NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.

NOT VALID UNLESS SEALED WITH THE SIGNINGS SURVEYORS EMBOSSED SEAL.

DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.

ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.

THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.

THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

BOUNDARY SURVEY		
DATE	DRAWN BY	SCALE
11-05-2021	I.C.	1"=20'
REVISION / UPDATE OF SURVEY		
DATE	DESCRIPTION	
N/A	N/A	

PROPERTY ADDRESS:

126 OAK AVENUE, CORAL GABLES, FLORIDA, 33133

LEGAL DESCRIPTION:

LOT 18, BLOCK 3-A, OF "MAC FARLANE HOMESTEAD" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED TO:

TARELL ALVIN MCCRANEY

FIELD DATE OF SURVEY	11-05-2021
BENCH MARK:	BM 556
ELEVATION:	10.21'

FLOOD ZONE:	COMMUNITY:	PANEL:
X	120639	0457
ELEVATION:	DATE OF FIRM:	SUFFIX:
NA	09-11-2009	X

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.



MARTINEZ & MARTINEZ ENTERPRISES, INC.
LICENSE BUSINESS NO. 7702
7179 WEST 13 AVENUE, HIALEAH, FL 33014
PH: (786) 277-4851 PLSPSM@GMAIL.COM
WEBSITE: MARTINEZ AND MARTINEZ.COM

SIGNED 11-05-2021 FOR THE FIRM
PEDRO LUIS MARTINEZ, LS NO. 5443-STATE OF FLORIDA NOT VALID WITHOUT
AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL
AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.