1 inch = 20 ft.



TREE ID#

106

202

203

205 206

215

216

218

228

229

230

236 237

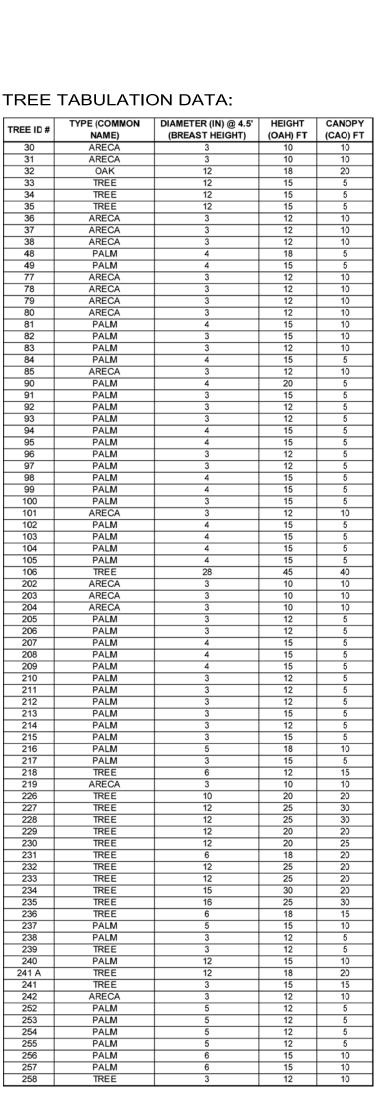
238

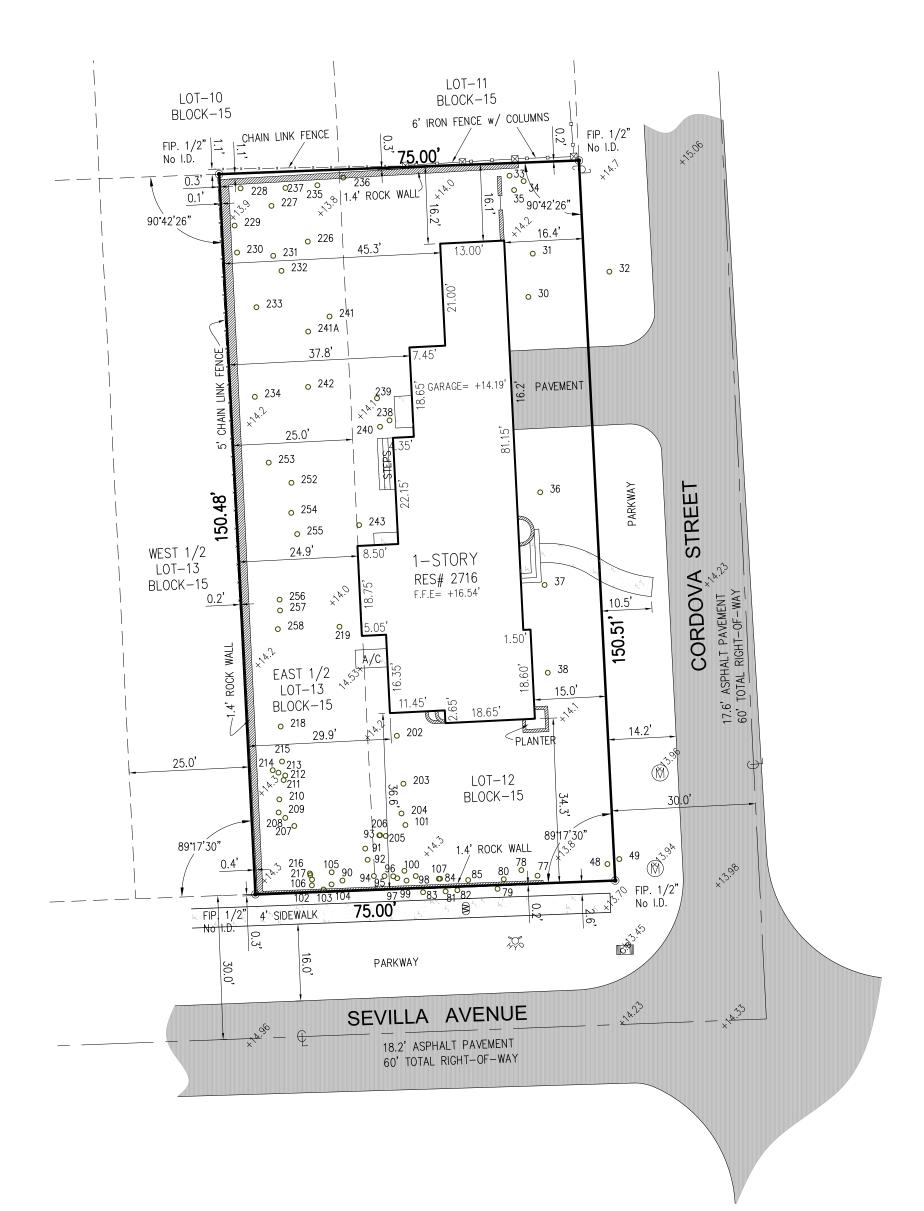
242

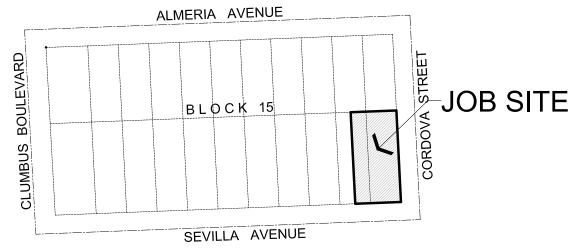
253

255

SKETCH OF SURVEY









LEGEND A/C = Air Conditioner + = Existing Elevations Conc. = Concrete — он — Оverhead Wire Line Catch Basın C.B.S. = Concrete Block \$ Stucco — // — // — Wood Fence ₩ = Water Meter (D) = Deed D.E. = Drainage Easement = Electric Box - X - Chain Link Fence D.M.E. = Drainage Maintenance Easement S = Sanitary Manhole F.D.H. = Found Drill Hole —□—— Iron Fence P = Sprinkler Pump F.F.E. = Finish Floor Elevation F.I.P. = Found Iron Pipe/Pin = Wood Pole F.I.R. = Found Iron Rebar = Conc. Pole F.N. = Found Nail 🗘 = Light Pole F.N&D = Found Nail & Disc = Fire Hydrant F.P.L. = Florida Power Light ₩V = Water Valve L.M.E. = Lake Maintenance Easement A = ArcIIIIII = Inlet (M) = Measured BRG = Bearing TV = Cable Tv Box (P) = Platted CH = Chord EM = Electric Meter Box P.O.B. = Point of Beginning Δ = Delta P.O.C. = Point of Commencement = Length S = Traffic Signal Box (R) = Record R = Radius S = Gas Valve T = Tangent Res. = Residence SIP/R = Set Iron Pin/Rebar M = ManholeS = Spread PROPERTY ADDRESS: U.E. = Utility Easement 2716 CORDOVA STREET, CORAL GABLES, FL 33134

Folio# 03-4118-001-1510

LEGAL DESCRIPTION

Lot 12 and the East 1/2 of Lot 13, in Block 15, of "CORAL GABLES SECTION A", according to the Plat thereof, as recorded in Plat Book 5, Page 102, of the Public Records of Miami-Dade County,

SURVEYOR'S NOTES:

I - The Legal Description was provided by the Client from most recent County Records available.

2- This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.

3- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.

4- No attempt was made by this firm to locate underground utilities, foundations and/or footings of buildings, walls or fences, except as shown hereon, if any.

5- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.

6- Contact the appropriate authority prior to any design work on the herein - described parcel for Building and Zoning information.

7- The surveyor does not determine fence and/or wall ownership.

The Horizontal positional accuracy of well-defined improvement on this survey is +/-0.2'. The Vertical accuracy of elevations of well-defined improvement on this survey is +/-0.1'

9- All measurements shown hereon are made in accordance with the United States Standard Feet.

10- Type of survey SKETCH OF SURVEY.

II-North arrow direction as shown on the aforementioned Plat.

12- Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)

13- Benchmark Used: Coral Gables Benchmark #45. Elevation = +12.95'.

14- Flood Zone Data: Community/ Panel #120639/0457/L Dated: 9/11/09 Flood Zone: "X" Base Flood Elevation = N/A.

15-This SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party:

- ESTATE OF DAVID BEATY

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY:

That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.051, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Printed Copies are Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper, Digital Copies are Not valid without an electronic authorized signature of a Florida Licensed Surveyor and Mapper, The Date and Time shown on the digital signed stamp does Not represent the survey field date, Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

For the Firm Royal Point Land Surveyors, Inc LB# 7282

- ☐ JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER LS# 6231 STATE OF FLORIDA
- PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER LS# 5880 STATE OF FLORIDA

This Document is not full and complete without all Sheets, Containing a total of (1) Sheets

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BEATY DAVID STREET,

OF REE ESTATE CORDOVA STR 6175 NW 153rd

DRAWN: J.G. CHECKED: P.J.A.

SCALE: AS NOTED

FIELD DATE: 08/08/2024

JOB No.: RP24-1048

SHEET:



OF 1 SHEET

