



















- | | | | | |
|-------------|--------------------|-------------------------------------------------------------------------------------|-----------------------|----------------------------------------|
| — OH — OH — | Overhead Wire Line |  | = Existing Elevations | A/C = Air Conditioner |
| — // — // — | Wood Fence |  | = Catch Basin | C/C = Concrete |
| — X — X — | Chain Link Fence |  | = Water Meter | C.B.S. = Concrete Block & Stucco |
| — □ — □ — | Iron Fence |  | = Electric Box | (D) = Dead |
| — M — M — | Monument Line |  | = Santary Manhole | D.E. = Drainage Easement |
| — C — C — | Centerline |  | = Sprinkler Pump | D.M.E. = Drainage Maintenance Easement |
| — R — R — | Property Line |  | = Wood Pole | F.D.H. = Found Drill Hole |
| | |  | = Conc. Pole | F.F.E. = Finish Floor Elevation |
| | |  | = Light Pole | F.I.P. = Found Iron Pipe/Pin |
| | |  | = Fire Hydrant | F.I.R. = Found Iron Rebar |
| | |  | = Water Valve | F.N. = Found Nail |
| | |  | = Inch | F.N&D = Found Nail & Disc |
| | |  | = Cable Tv Box | F.P.L. = Florida Power Light |
| | |  | = Electric Meter Box | H = Height |
| | |  | = Traffic Signal Box | L.M.E. = Lake Maintenance Easement |
| | |  | = Gas Valve | (M) = Measured |
| | |  | = Monitoring Valve | (F) = Flatted |
| | |  | = Manhole | P.O.B. = Point of Beginning |
| | | | | P.O.C. = Point of Commencement |
| | | | | (R) = Record |
| | | | | Res. = Residence |
| | | | | SIPR = Set Iron Pin/Rebar |
| | | | | S = Spread |
| | | | | U.E. = Utility Easement |
- PROPERTY ADDRESS:**

2716 CORDOVA STREET, CORAL GABLES, FL 33134
Folio# 03-4118-001-1510

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, Florida.

- 1- The Legal Description is 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.
- 8- **Accuracy:**
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**.
- 11- 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/ Parcel **#120639/0457/L** Date: 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 herein.
This Certificate does not extend to any unnamed party:
- ESTATE OF ARYD BEATY

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.

TREE ID #	TYPE (COMMON NAME)	DIAMETER (IN) @ 4.5' (BREAST HEIGHT)	HEIGHT (OAH) FT	CANOPY (CAQ) FT
30	ARECA	3	10	10
31	ARECA	3	10	10
32	OAK	12	18	20
33	TREE	12	15	5
34	TREE	12	15	5
35	TREE	12	15	5
36	ARECA	3	12	10
37	ARECA	3	12	10
38	ARECA	3	12	10
48	PALM	4	18	5
49	PALM	4	15	5
77	ARECA	3	12	10
78	ARECA	3	12	10
79	ARECA	3	12	10
80	ARECA	3	12	10
81	PALM	4	15	10
82	PALM	3	15	10
83	PALM	3	12	10
84	PALM	4	15	5
85	ARECA	3	12	10
90	PALM	4	20	5
91	PALM	3	15	5
92	PALM	3	12	5
93	PALM	3	12	5
94	PALM	4	15	5
95	PALM	4	15	5
96	PALM	3	12	5
97	PALM	3	12	5
98	PALM	4	15	5
99	PALM	4	15	5
100	PALM	3	15	5
101	ARECA	3	12	10
102	PALM	4	15	5
103	PALM	4	15	5
104	PALM	4	15	5
105	PALM	4	15	5
106	TREE	28	45	40
202	ARECA	3	10	10
203	ARECA	3	10	10
204	ARECA	3	10	10
205	PALM	3	12	5
206	PALM	3	12	5
207	PALM	4	15	5
208	PALM	4	15	5
209	PALM	4	15	5
210	PALM	3	12	5
211	PALM	3	12	5
212	PALM	3	12	5
213	PALM	3	15	5
214	PALM	3	12	5
215	PALM	3	15	5
216	PALM	5	18	10
217	PALM	3	15	5
218	TREE	6	12	15
219	ARECA	3	10	10
226	TREE	10	20	20
227	TREE	12	25	30
228	TREE	12	25	30
229	TREE	12	20	20
230	TREE	12	20	25
231	TREE	6	18	20
232	TREE	12	25	20
233	TREE	12	25	20
234	TREE	15	30	20
235	TREE	16	25	30
236	TREE	6	18	15
237	PALM	5	15	10
238	PALM	3	12	5
239	TREE	3	12	5
240	PALM	12	15	10
241 A	TREE	12	18	20
241	TREE	3	15	15
242	ARECA	3	12	10
252	PALM	5	12	5
253	PALM	5	12	5
254	PALM	5	12	5
255	PALM	5	12	5
256	PALM	6	15	10
257	PALM	6	15	10
258	TREE	3	12	10



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

☐ JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER L# 6231 STATE OF FLORIDA

☐ PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER L# 5880 STATE OF FLORIDA

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

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ESTATE OF DAVID BEATY
2716 CORDOVA STREET, CORAL GABLES, FL 33134

ROYALPOINT
LAND SURVEYORS, INC. L.

info@RoyalPointLS.com
6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL 33014 *** TEL: 305-822-6062 *** FAX 305-827-9669

DRAWN: J.G.

CHECKED: P.J.A.

SCALE: AS NOTED

FIELD DATE: 08/08/2024

JOB No.: RP24-1048

SHEET:

1

OF 1 SHEET