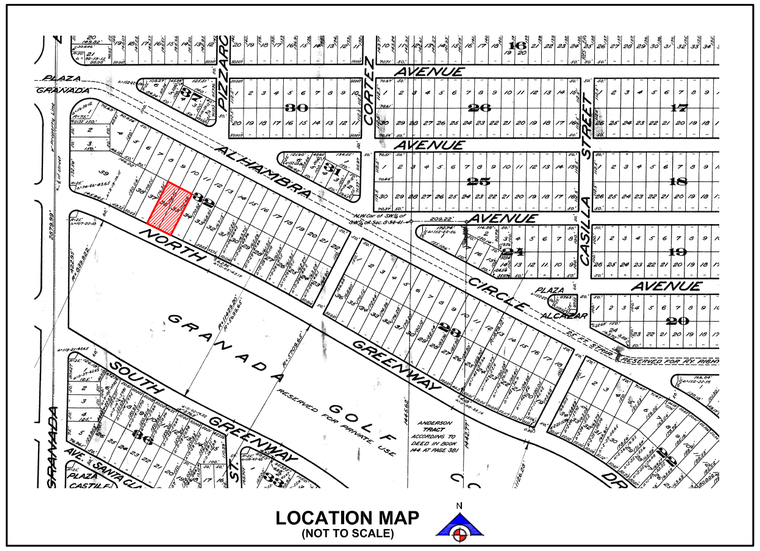
MAP OF SURVEY

SHEET 1/1



N

SCALE: 1" = 20'

TYPE OF SURVEY: **BOUNDARY SURVEY** ONLY

PROPERTY ADDRESS:
909 NORTH GREENWAY DRIVE CORAL GABLES, FL. 33134

LEGAL DESCRIPTION:
LOTS 35 AND 36, BLOCK 32 OF "CORAL GABLES SECTION B", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, AT PAGE 111, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:
COMMUNITY NO. **120639** PANEL NO. **0294** SUFFIX: **L**
FIRM DATE: **09-11-2009** FLOOD ZONE: **AH** BASE FLOOD **: 10.0'**

SURVEYOR'S NOTES:
LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.

LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR RECORDED EASEMENTS.

THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.2 FOOT FOR NATURAL GROUND SURFACES AND 0.1 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENTS, CURBS AND OTHER MAN-MADE FEATURES AS MAY EXIST.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.1 FOOT UNLESS OTHERWISE SHOWN.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS BROUGHT TO THE FACT THAT SAID DRAWING MAY BE ALTERED IN SCALE BY THE REPRODUCTION PROCESS

ALL MEASUREMENTS SHOWN ARE IN THE UNITED STATES STANDARD FEET

REFERENCE BENCH MARK: CGBM # 497 ELEVATION: 8.96 FEET (N.G.V.D. 1929)
SHOWN ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

SUBSURFACE IMPROVEMENTS AND/OR ENCROACHMENTS WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN.

NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND DIGITAL SEAL AND /OR THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO THIS MAP OF SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

CERTIFY TO:
MICHAEL SHEEHAN , DIANA MONSERRAT SHEEHAN

SURVEYOR'S CERTIFICATION:
IN MY PROFESSIONAL OPINION, THIS "**BOUNDARY SURVEY**" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

360° SURVEYING AND MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6356

Oscar E Baez Digitally signed by Oscar E Baez
Date: 2024.01.11 13:11:36 -05'00'

OSCAR E. BAEZ-CUSIDO, P.L.S.
REGISTERED SURVEYOR AND MAPPER NO. 5034
STATE OF FLORIDA.

OSCAR E. BAEZ CUSIDO
LICENSE
NO. LS 5034
STATE OF
FLORIDA
REGISTERED LAND SURVEYOR

LEGEND OF SURVEY ABBREVIATIONS

P.R.C. = POINT OF REVERSE CURVATURE
P.L. = PROPERTY LINE
(R) = RADIAL
(NR) = NON-RADIAL
RAD. = RADIAL
NON-RAD. = NON-RADIAL
R/W = RIGHT OF WAY
S.I.P. = SET IRON PIPE
SEC. = SECTION
S.I.P. = SET IRON PIPE
S.I.R. = SET IRON ROD
STY. = STORY
BMK. = SIDEWALK
TS = TRAFFIC SERVICE BOX
TV = TV CABLE SERVICE BOX
U.G.E. = UTILITY & DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
U.M.E. = UTILITY MAINTENANCE EASEMENT
U.P. = UTILITY POLE
W.M. = WATER METER
MW - GAS MONITORING WELL
MH - STORM DRAIN MANHOLE
UP - WOOD UTILITY POLE
CUP - CONC. UTILITY POLE
CB - CATCH BASIN
ELEVATIONS
TILES
BRICK
ASPHALT
BLDG.
CONC.
WALL
PALM TREE
TREE

MH = MAN HOLE
WM = WATER METER
M = MONUMENT LINE
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
OE = OVERHEAD ELECTRIC LINES
P.B. = PLAT BOOK
P.C.P. = PERMANENT CONTROL POINT
PG. = PAGE
PKWY. = PARKWAY
P.R.M. = PERMANENT REFERENCE MONUMENT
CLP = CONC. LIGHT POLE
CO = CLEAN OUT
Δ = CENTRAL ANGLE
E = ELECTRIC SERVICE BOX
ME = ELECTRIC METER (GAS)
F.D.N.R = FOUND DRILL HOLE
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
F.R. = FOUND REBAR
F.N. = FOUND NAIL
G = GAS METER
LP = LIGHT POLE
A = ARC LENGTH
AC = AIR CONDITIONER PAD
Al.W.F = ALUMINUM FENCE
BLDG = BUILDING
B.C.R. = BLOCK CORNER
C.B. = CATCH BASIN
C.B.S. = CONCRETE BLOCK STUCCO WALL
CH. = CHORD DISTANCE
F.F. = FINISH FLOOR
C.L. = CENTER LINE
C.L.F. = CHAIN LINK FENCE

REVISIONS AND/OR UP-DATES

360° SURVEYING AND MAPPING, LLC
Land Surveyors - Land Planners
P.O.BOX 558981 MIAMI, FLORIDA 33255-8981
PHONE: (305) 265-1002

ORIGINAL SURVEY
FIELD DATE 12-21-2023
JOB NO. **2312-0081**