

LEGAL DESCRIPTION:  
LOT 1 AND THE NORTHWESTERLY 1/2 OF LOT 2, BLOCK 23, OF "CORAL GABLES SECTION B ", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 111, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

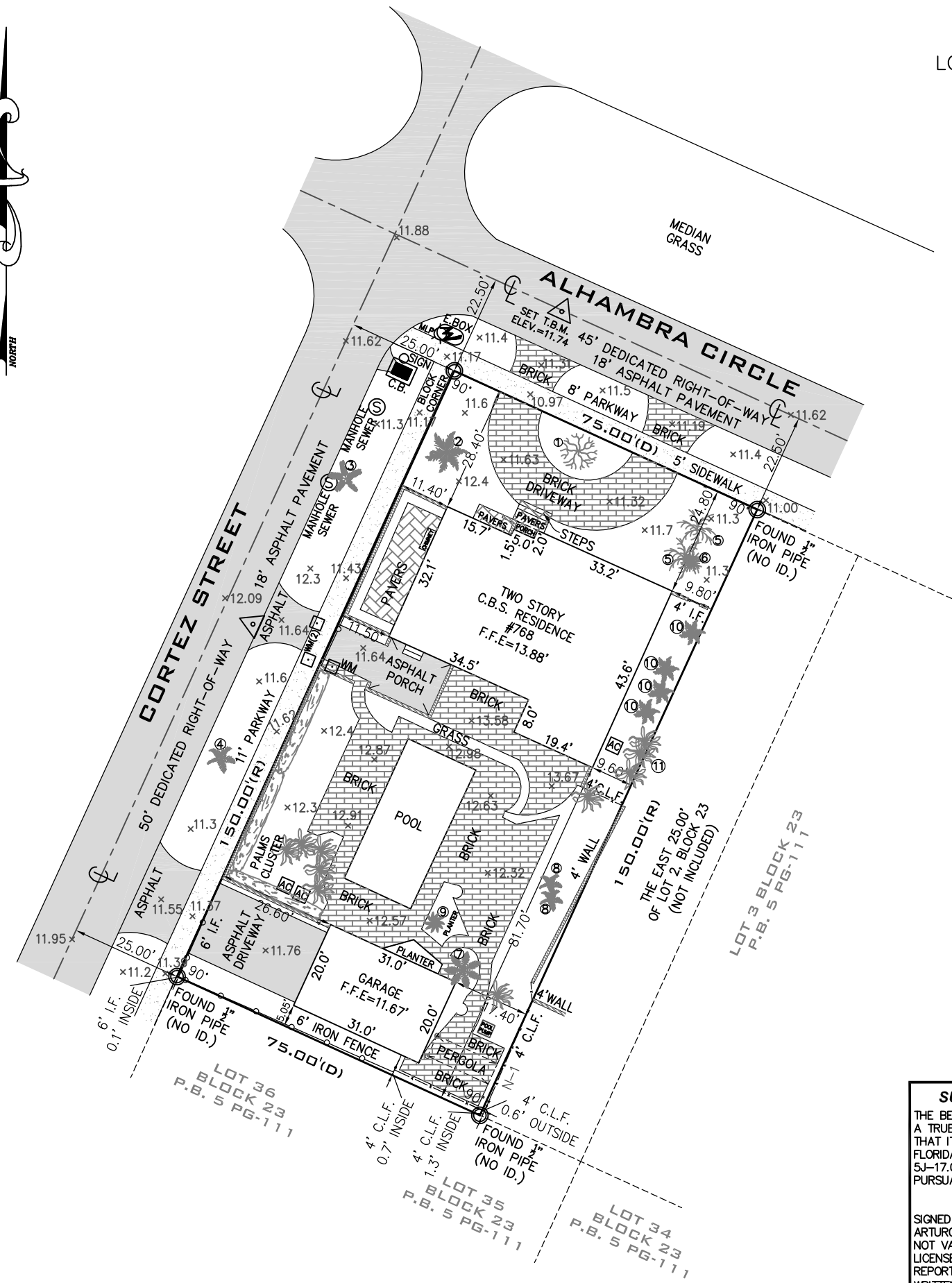
PROPERTY ADDRESS:  
FOLIO NO. 03-4108-001-3900  
  
768 ALHAMBRA CIRCLE,  
CORAL GABLES, FLORIDA-33134

AREA OF PROPERTY: 11,250 SQUARE FEET AND/OR 0.258 ACRES MORE OR LESS.

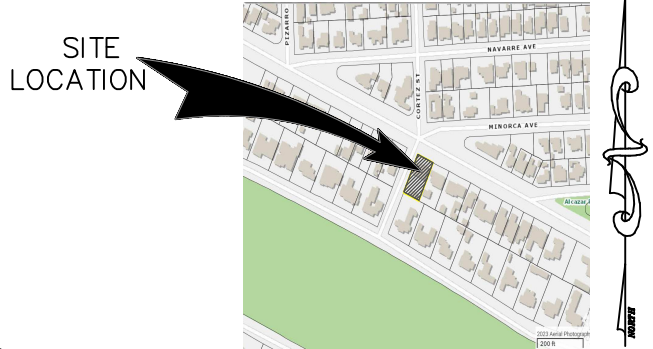
CERTIFIED TO:  
  
THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.  
  
-GREG BARRY , MICHELLE SERRUYA

SURVEYOR'S NOTES:  
1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.  
2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT 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 BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, AN EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.  
4.) ACCURACY: THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET, THE ACCURACY OBTAINED BY FIELD MEASUREMENT AND OFFICE CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS.  
5.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.  
6.) TYPE OF SURVEY: BOUNDARY SURVEY  
7.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29)  
8.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. SURVEY FEET  
9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.  
10.) 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.  
11.) ENCUMBRANCES NOT SHOWN ON THE PLAT.  
12.) THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.  
13.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.  
14.) WALL TIES ARE TO THE FACE OF THE WALL.  
15.) FENCE OWNERSHIP NOT DETERMINED.  
16.) BASIS OF BEARINGS REFERENCED TO LINE NOTED AS B.B.  
17.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.  
18.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.  
19.) THE SOURCES OF DATA USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS "CORAL GABLES SECTION B " RECORDED IN PLAT BOOK 5, AT PAGE 111.  
20.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 30 FEET.

# MAP OF BOUNDARY SURVEY



LOCATION MAP  
SECTION 8, TOWNSHIP 54 SOUTH, RANGE 41 EAST  
LYING AND BEING IN MIAMI-DADE COUNTY FLORIDA  
(NOT TO SCALE)



NO.	TREES	DESCRIPTION (FEET)		
		DIAMETER	HIGH	CANOPY
1	TREE	0.6	14	18
2	PALM	1.1	22	14
3	TREE	1.0	20	18
4	TREE	1.4	28	20
5	(2)TREE	0.35	4	6
6	PALM	0.2	17	5
7	3 ARECA PALM TREE	0.2	18	6
8	2 ARECA PALM TREE	0.3	18	6
9	TREE	0.5	16	16
10	(4)TREE	0.4	18	6
11	AREA PALM 2'X2'			

SURVEYOR'S CERTIFICATION:  
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THROUGH 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, PURSUANT TO CHAPTER 42.02, FLORIDA STATUTES.  
  
SIGNED \_\_\_\_\_ FOR THE FIRM  
ARTURO MENDIGUTIA, P.S.M. STATE OF FLORIDA No. 5844-STATE OF FLORIDA  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 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 AND/OR NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

LB No. 7633  
PROFESSIONAL SURVEYORS AND MAPPERS  
8532 S.W. 8th STREET, SUITE "282"  
MAMI, FL 33144  
PHONE: (305) 556-4002 FAX: (305) 556-4003  
WWW.LMSURVEYING.COM  
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ABBREVIATIONS AND LEGEND:

A/C	=DENOTES AIR CONDITIONING UNIT
B.B.	=DENOTES BASIS OF BEARINGS
ASPH.	=DENOTES ASPHALT
P	=DENOTES PROPERTY LINE
B.M.	=DENOTES BENCH MARK
C.B.S.	=DENOTES CONCRETE BLOCK STUCCO
CONC.	=DENOTES CONCRETE
L.P.	=DENOTES LIGHT POLE
CB	=DENOTES CATCH BASIN
C	=DENOTES CENTERLINE
M.E.	=DENOTES MONUMENT LINE
L.M.E.	=DENOTES LAKE & MAINTENANCE EASEMENT
D.E.	=DENOTES DRAINAGE EASEMENT
D.H.	=DENOTES DRILL HOLE
(M)	=DENOTES MEASURE
(R)	=DENOTES RECORD
WPP	=DENOTES WOOD POWER POLE
U.E.	=DENOTES UTILITY EASEMENT
P.B.	=DENOTES PLAT BOOK
PG.	=DENOTES PAGE
P.C.P.	=DENOTES PERMANENT CONTROL POINT
P.O.B.	=DENOTES POINT OF BEGINNING
TYP.	=DENOTES TYPICAL
M.H.W.	=DENOTES MEAN HIGH WATER LINE
--	=DENOTES WOOD FENCE
-x-	=DENOTES CHAIN LINK FENCE
-o-	=DENOTES IRON FENCE
o	=DENOTES FOUND IRON PIPE (NO ID.)
o	=DENOTES FOUND NAIL AND DISC
△	=DENOTES ASPHALT PAVEMENT
X.XX	=DENOTES ELEVATIONS
BRICK	=DENOTES BRICK
CONC PAD	=DENOTES CONCRETE PAD

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

MAP OF BOUNDARY SURVEY	FLOOD ZONE:		X
	ELEVATION:		N/A
	COMMUNITY:		120639
	PANEL:		12086C0294
	DATE OF FIRM:		09-11-2009
	SUFFIX:		L
	ORIGINAL FIELD WORK SURVEY DATE		09-18-2024
	BENCH MARK:		P-510
	ELEVATION:		11.78
	DATE	DRAWN BY	SCALE
	09-18-2024	J.FEE	1"=30'
	REVISION / UPDATE OF SURVEY		
	DATE	DESCRIPTION	
	N/A	N/A	
JOB No.			2409.0135