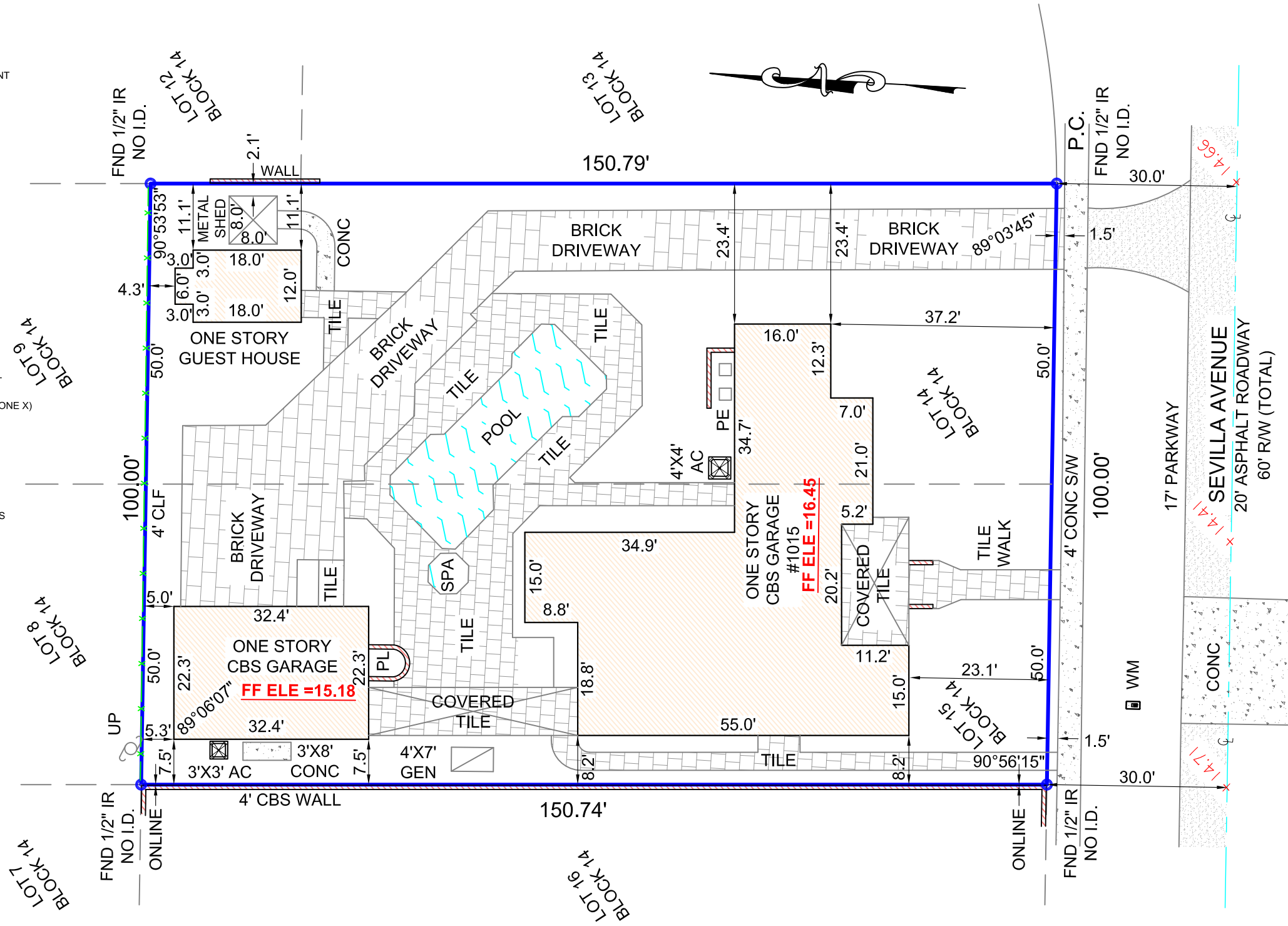


**GENERAL LEGEND:**

- A/C = AIR CONDITIONER
- AF = ALUMINUM FENCE
- BCR = BROWARD COUNTY RECORDS
- BM = BENCHMARK
- CB = CATCH BASIN
- CME = CANAL MAINTENANCE EASEMENT
- C/L = CENTERLINE
- CLF = CHAIN LINK FENCE
- CBS = CONCRETE BLOCK STRUCTURE
- CHATT = CHATTAHOOCHEE
- CONC = CONCRETE
- CO = CLEAN OUT
- D = DELTA (CENTRAL ANGLE)
- DE = DRAINAGE EASEMENT
- E = EAST
- EB = ELECTRIC BOX
- ELE = ELEVATION
- X 0.00' = ELEVATION
- EOP = EDGE OF PAVEMENT
- EOW = EDGE OF WATER
- FF = FINISHED FLOOR
- FDH = FOUND DRILLHOLE
- FH = FIRE HYDRANT
- FN = FOUND NAIL
- FND = FOUND
- GEN = GENERATOR
- IR = IRON ROD
- INV = INVERT
- L = ARC LENGTH
- LP = LIGHT POLE
- LME = LAKE MAINTENANCE EASEMENT
- N = NORTH
- N/A = NO BASE FLOOD (FOR FLOOD ZONE X)
- N&D = NAIL & DISC
- NO ID = NO IDENTIFICATION
- MF = METAL FENCE
- MH = MAN HOLE
- OH = OVERHEAD CABLES
- OR = OFFICIAL RECORD BOOK
- O/S = OFFSET
- PB = PLAT BOOK
- PBCR = PALM BEACH COUNTY RECORDS
- PC = POINT OF CURVATURE
- PG = PAGE
- PL = PLANTER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PE = POOL EQUIPMENT
- P&M = PLAT AND MEASURED
- PVCF = POLYVINYL CHLORIDE FENCE
- R = RADIUS
- R/W = RIGHT OF WAY
- S = SOUTH
- S/W = SIDEWALK
- SIR = SET 3/4" IRON ROD #6677
- SND = SET NAIL & DISC
- TYP = TYPICAL
- UE = UTILITY EASEMENT
- W = WEST
- WF = WOOD FENCE
- WM = WATER METER
- WV = WATER VALVE

- OVERHEAD CABLES (OH)
- POLYVINYL CHLORIDE FENCE (PVCF)
- CHAIN LINK FENCE (CLF)
- WOOD FENCE (WF)
- METAL FENCE (MF)
- ° DEGREE SYMBOL

- WATER METER
- LIGHT POLE
- AT&T BOX
- UTILITY POLE



**LEGAL DESCRIPTION:**

LOTS 14 AND 15, BLOCK 14, 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.

**CERTIFICATIONS:**

**PETER & CATHERINE ESKRA**

**SURVEYORS NOTES:**

- (1.) ANGLES IF SHOWN ARE REFERENCED TO THE RECORD PLAT AND ARE AS MEASURED.
- (2.) LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
- (3.) NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
- (4.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.
- (5.) THERE MAY BE EXISTING RECORDED EASEMENTS CONTAINED IN THE PUBLIC RECORDS NOT DEPICTED HEREON THAT ONLY A THOROUGH TITLE SEARCH WOULD UNCOVER.
- (6.) **THIS SURVEY SHOULD BE USED FOR PERMITTING FOR KITCHEN EXPANSION AND DRIVEWAY.**
- (7.) ELEVATIONS (IF SHOWN) ARE REFERENCED TO THE NORTH AMERICAN GEODETIC DATUM OF 1929 (NGVD29) UNLESS OTHERWISE NOTED. BENCHMARK REFERENCE: MIAMI-DADE COUNTY BENCHMARK #528, ELEVATION = 15.85' (NGVD 1929)

**BOUNDARY SURVEY**

**PROPERTY ADDRESS:**  
1015 SEVILLA AVENUE,  
CORAL GABLES, FL 33134

<b>FLOOD ZONE:</b> X	<b>DATE OF SURVEY:</b>	<b>SCALE:</b> 1" = 20'
<b>BASE FLOOD:</b> N/A	FIELD LOCATION OF IMPROVEMENTS 09/25/2023	<b>CADD:</b> LJ
<b>COMMUNITY #:</b> 120639		<b>CHECKED BY:</b> EWD
<b>PANEL &amp; SUFFIX:</b> 0457 L		<b>INVOICE #:</b> 23- 59698
<b>DATE OF FIRM:</b> 9/11/2009		<b>SHEET #</b> 1 OF 1

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

ERNEST W DUNCAN PSM., STATE OF FLORIDA  
PROFESSIONAL SURVEYOR AND MAPPER LS 5182  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**ALL COUNTY SURVEYORS**

**PROFESSIONAL SURVEYORS AND MAPPERS**  
LICENSE NO. 6677  
(954) 777-4747  
5400 SOUTH UNIVERSITY DRIVE  
DAVIE, FLORIDA 33328 SUITE 216