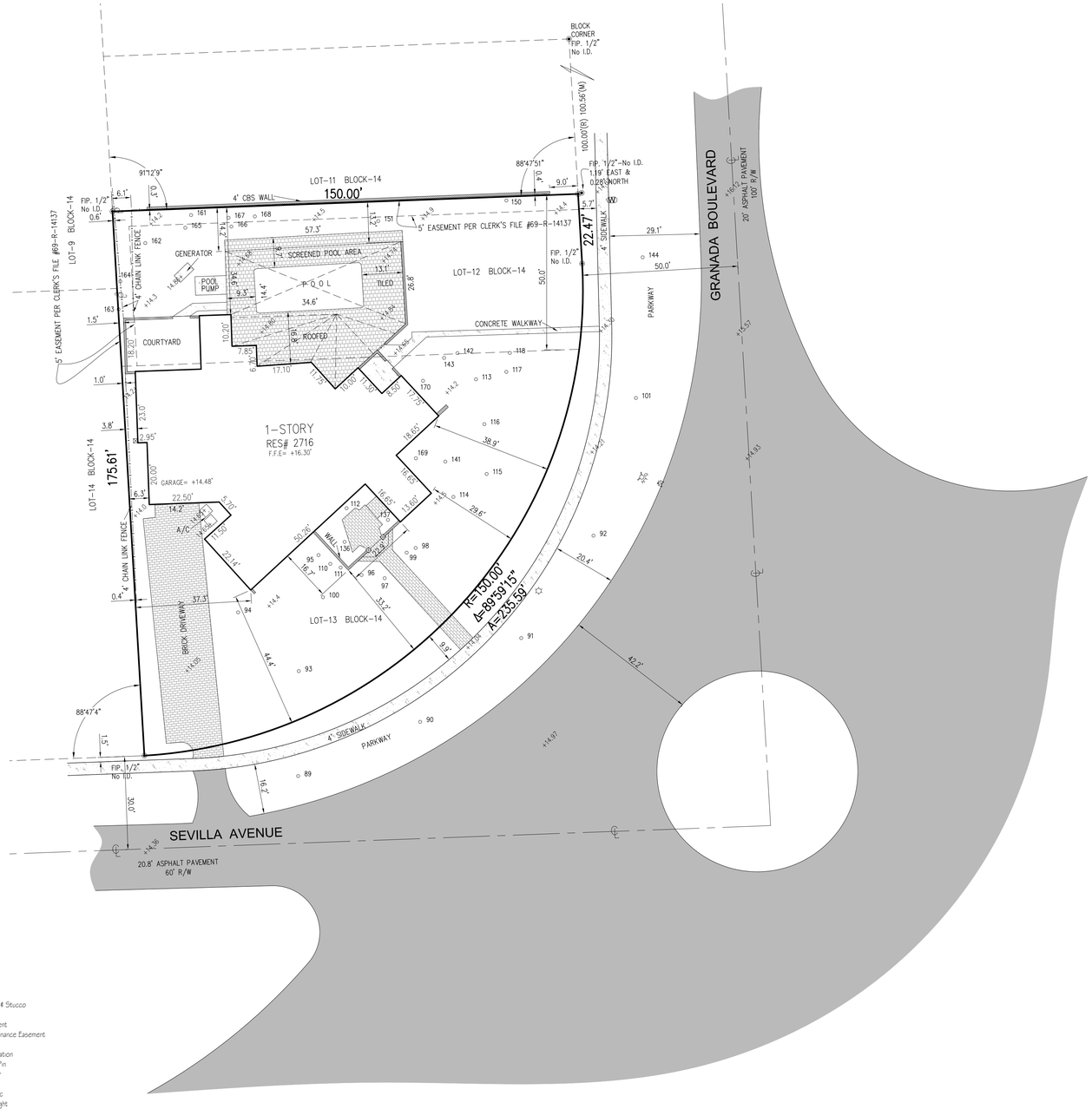
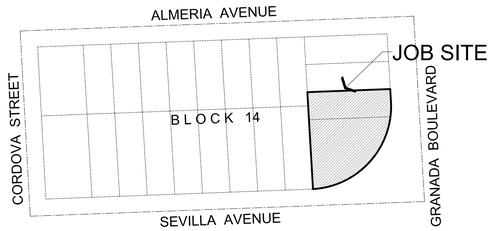
GRAPHIC SCALE

20' 0 10' 20' 40' 80'

(IN FEET)
1 inch = 20 ft.





VICINITY MAP
NOT TO SCALE

TREE TABULATION DATA:

TREE ID #	TYPE	DIAMETER (IN.) @ 4.5' (B H)	HEIGHT (OAH) FT	SPREAD (FT)
89	OAK	14	20	20
90	OAK	15	20	25
91	OAK	15	20	25
92	TREE	18	30	30
93	OAK	18	20	20
94	ARECA PALM	4	15	10
95	OAK	10	18	15
96	PALM	4	12	5
97	PALM	4	12	5
98	PALM	4	12	5
99	PALM	6	12	5
100	PALM	18	20	15
101	TREE	10	12	10
110	PALM	3	20	5
111	PALM	3	20	5
112	5-PALMS	4	15	5
113	2-PALMS	5	10	5
114	PALM	3	12	5
115	TREE	24	35	40
116	PALM	4	15	5
117	PALM	12	12	10
118	PALM	4	12	5
136	TREE	4	12	10
137	PALM	3	12	5
138	PALM	3	12	5
141	PALM	10	12	10
142	PALM	3	10	5
143	PALM	3	10	5
144	OAK	15	20	25
150	2-PALMS	3	6	5
151	TREE	14	25	30
161	PALM	10	18	10
162	ARECA PALM	3	12	10
163	3-PALMS	4	15	10
164	ARECA PALM	3	12	10
165	TREE	10	18	15
166	ARECA PALM	3	12	10
167	ARECA PALM	3	10	5
168	PALM	4	10	5
169	TREE	12	15	10
170	2-PALMS	3	15	5

LEGEND

- Overhead Wire Line
- Wood Fence
- Chain Link Fence
- Iron Fence
- Monument Line
- Centerline
- Property Line

A = Arc
BRG = Beaning
CH = Chord
Δ = Delta
L = Length
R = Radius
T = Tangent
Ø = Diameter

+ 0.00' = Existing Elevations
CB = Catch Basin
W = Water Meter
= Electric Box
S = Sanitary Manhole
= Sprinkler Pump
= Wood Pole
= Conc. Pole
= Light Pole
= Fire Hydrant
= Water Valve
= Inlet
TV = Cable Tv Box
EM = Electric Meter Box
= Traffic Signal Box
= Gas Valve
= Monitoring Valve
M = Manhole

A/C = Air Conditioner
Conc. = Concrete
C.B.S. = Concrete Block & Stucco
(D) = Deed
D.E. = Drainage Easement
D.M.E. = Drainage Maintenance Easement
F.D.H. = Found Drill Hole
F.F.E. = Finish Floor Elevation
F.I.P. = Found Iron Pipe/Pin
F.I.R. = Found Iron Rebar
F.N. = Found Nail
F.N/D = Found Nail & Disc
F.P.L. = Florida Power Light
H = Height
L.M.E. = Lake Maintenance Easement
(M) = Measured
(P) = Platted
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
(R) = Record
Res. = Residence
S/P/R = Set Iron Pin/Rebar
S = Spread
U.E. = Utility Easement

PROPERTY ADDRESS:

2716 GRANADA BOULEVARD, CORAL GABLES, FLORIDA 33134
Folio# 03-4118-001-1370

LEGAL DESCRIPTION

Lots 12 and 13, in 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.

SURVEYOR'S NOTES:

1- 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.
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:** Miami-Dade County Benchmark **#P-510**. Elevation = **+11.72'**.
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:

- GABRIEL BUENAVENTURE TRS.

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

NO.	DATE	DESCRIPTION	BY	APP.

RECORD OF REVISION

ROYAL POINT LAND SURVEYORS, INC. L.B.# 7282
6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL. 33014 *** TEL: 305-822-6062 *** FAX.305-827-9669
info@RoyalPointLS.com

TYPE OF SURVEY: SKETCH OF SURVEY

PREPARED FOR:
GABRIEL BUENAVENTURE TRS.
2716 GRANADA BOULEVARD, CORAL GABLES, FLORIDA

DRAWN: J.G.
CHECKED: P.J.A.
SCALE: AS NOTED
FIELD DATE: 02/05/2025
JOB No.: RP25-0151

SHEET: 1 OF 1 SHEET

P:\SURVEYING\2716 GRANADA BOULEVARD_RP25-0151.dwg 2/27/2025