

# LOCATION SKETCH

NOT TO SCALE



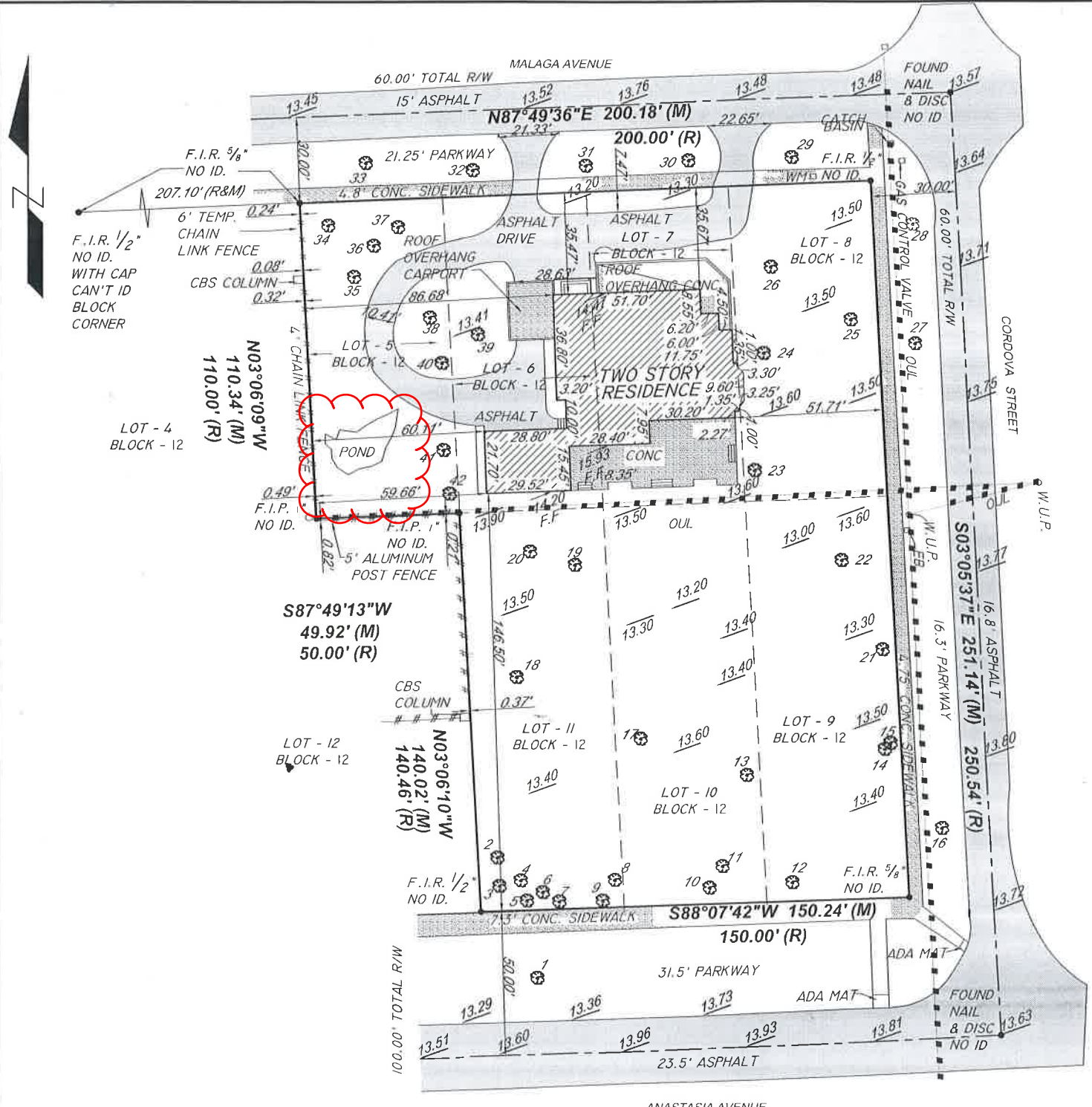
## LEGAL DESCRIPTION:

LOTS 5 THROUGH 11, INCLUSIVE BLOCK 12, "CORAL GABLES COUNTRY CLUB SECTION, PART ONE, A SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 108, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

## SURVEYOR'S NOTES:

- 1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.
- 2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
- 4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
- 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
- 6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929.
- 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
- 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
- 9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
- 10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
- 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS
- 12) THE BASIS OF BEARING IS GEODETIC NORTH, BASED ON A STATIC GPS OBSERVATION WITH A REFERENCE LINE OF AT: SOUTH RIGHT OF WAY OF MALAGA AVENUE = (N87°49'36"E)

#	TYPE	DBH	CANOPY	HIGHT
1	COCONUT PALM	1'	15'	20'
2	POINCIANA	2.5'	40'	40'
3	POINCIANA	1.5'	40'	40'
4	POINCIANA	4'	25'	40'
5	HARDWOOD	2.5'	25'	30'
6	HARDWOOD	1.5'	25'	40'
7	HARDWOOD	1.5'	25'	40'
8	HARDWOOD	6'	100'	45'
9	HARDWOOD	1'	30'	35'
10	HARDWOOD	4'	40'	35'
11	HARDWOOD	1.5'	20'	25'
12	RUBBER TREE	6'	50'	30'
13	BANYAN	12'	100'	50'
14	PALM	0.75'	20'	20'
15	PALM	0.35'	7'	15'
16	OAK	0.5'	15'	20'
17	MANGO	1.5'	25'	25'
18	OAK	1.5'	45'	35'
19	MANGO	2'	25'	40'
20	OAK	2'	30'	20'
21	AVOCADO	5'	80'	30'
22	OAK	5'	40'	30'
23	OAK	4'	50'	40'
24	OAK	8'	75'	40'
25	BANYAN	4'	100'	40'
26	OAK	1.5'	30'	35'
27	HARDWOOD	1'	20'	25'
28	HARDWOOD	1.25'	25'	30'
29	OAK	1.5'	45'	35'
30	OAK	0.75'	30'	20'
31	HARDWOOD	1.5'	40'	40'
32	HARDWOOD	1.5'	40'	40'
33	HARDWOOD	0.75'	15'	30'
34	PALM	4'	40'	40'
35	HARDWOOD	1'	20'	35'
36	HARDWOOD	2'	40'	40'
37	OAK	1.25'	20'	30'
38	AVOCADO	1.25'	20'	30'
39	AVOCADO	2'	20'	30'
40	LOQUIAT	4'	50'	40'
41	OAK	1.5'	20'	20'
42	AVOCADO	1'	20'	20'
43	POINCIANA	1.5'	20'	30'
44	HARDWOOD			



LEGEND		SYMBOLS	
A/C	AIR CONDITIONER	CONCRETE	CONCRETE
AVE.	AVENUE	OVERHEAD UTILITY LINES	OVERHEAD UTILITY LINES
BLVD.	BOULEVARD	WIRE FENCE	WIRE FENCE
BM	BENCH MARK	WOOD FENCE	WOOD FENCE
CATV	CABLE TELEVISION BOX	PROPERTY CORNER	PROPERTY CORNER
C.B.	CATCH BASIN	WATER FLOW	WATER FLOW
CBS	CONCRETE BLOCK STRUCTURE	EXISTING GRADE ELEVATION	EXISTING GRADE ELEVATION
CHB	CHORD BEARING	PROPOSED GRADE ELEVATION	PROPOSED GRADE ELEVATION
CH	CHORD DISTANCE	WATER VALVE	WATER VALVE
COR	CORNER	SIGN	SIGN
CT	COURT	DRAINAGE MANHOLE	DRAINAGE MANHOLE
CL	CENTERLINE	SANITARY MANHOLE	SANITARY MANHOLE
CL	CLEAR	FIRE HYDRANT	FIRE HYDRANT
CONC.	CONCRETE	LIGHTING FIXTURE	LIGHTING FIXTURE
C.O.	CLEAN OUT	FIRE DEPARTMENT CONNECTION	FIRE DEPARTMENT CONNECTION
E.B.	ELECTRIC BOX		
ELEV.	ELEVATION		
ENCR.	ENCROACHMENT		
E.R.P.	ELEVATION REFERENCE POINT		
F.F.	FINISH FLOOR		
F.H.	FIRE HYDRANT		
I.C.V.	IRRIGATION CONTROL VALVE		
I.P.	IRON PIPE		
FPL	FLORIDA POWER & LIGHT		
F.I.P.	FOUND IRON PIPE		
F.I.R.	FOUND IRON ROD		
FND.	FOUND		
L	ARC LENGTH		
(L)	LEGAL		
L.P.	LIGHT POLE		
LB	LICENSED BUSINESS		
LS	LAND SURVEYOR		
(M)	MEASURED		
NAVD	NORTH AMERICAN VERTICAL DATUM		
NGVD	NATIONAL GEODETIC VERTICAL DATUM		
NO ID.	NOT IDENTIFIABLE		
NO.	NUMBER		
NTS	NOT TO SCALE		
O.R.B.	OFFICIAL RECORD BOOK		
ON/PL	ON PROPERTY LINE		
O.U.L.	OVERHEAD UTILITY LINES		
P.C.	POINT OF CURVATURE		
P.C.C.	POINT OF COMPOUND CURVATURE		
P.C.P.	PERMANENT CONTROL POINT		
PLS	PROFESSIONAL LAND SURVEYOR		
PSM	PROFESSIONAL SURVEYOR AND MAPPER		
PL	PROPERTY LINE		
P.O.B.	POINT OF BEGINNING		
P.O.C.	POINT OF COMMENCEMENT		
P.R.C.	POINT OF REVERSE CURVATURE		
P.R.M.	PERMANENT REFERENCE MONUMENT		
P.T.	POINT OF TANGENCY		
R	RADIUS		
(R)	RECORD		
R.E.	RIM ELEVATION		
R/W	RIGHT-OF-WAY		
SAN.	SANITARY		
S.I.P.	SET IRON PIPE		
S.I.R.	SET IRON ROD		
ST.	STREET		
T	TANGENT		
T.B.M.	TEMPORARY BENCH MARK		
TEL.	TELEPHONE		
TYP.	TYPICAL		
U.E.	UTILITY EASEMENT		
W/M	WATER METER		
W.V.	WATER VALVE		
W.U.P.	WOOD UTILITY POLE		

FLOOD ZONE: X
MAP & PANEL= 12086C0457
COMMUNITY No.: 120639
SUFFIX: L
DATE OF FIRM: 09-11-2009
BASE ELEV.= N/A
L.F. ELEV. = 14.20/14.47/15.93 NOTES LOWEST HABITABLE FLOOR ELEVATION.
ELEVATIONS SHOWN REFER TO N.G.V.D. 1929.
LOWEST ADJACENT GRADE = 13.50
B.M. # 46 ELEV. = 12.98 (CITY OF CORAL GABLES)
GARAGE ELEV.= 14.02
E.R.P. = 13.57

PROPERTY OF:  
1104 MALAGA AVENUE,  
CORAL GABLES, FLORIDA 33134



**A BOUNDARY SURVEY**  
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FRANCISCO F. FAJARDO  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 4767.

PROFESSIONAL SURVEYING AND MAPPING  
**LANNES AND GARCIA, INC.**  
LB # 2098  
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)  
4967 SW 75th AVENUE,  
MIAMI, FLORIDA 33155  
PH (305) 666-7909 FAX (305) 442-2530

269242-A  
FIELD DATE: 03/28/2022 SCALE: 1" = 50' DRAWN BY: J.L.J. DWG. No.: 269242