

ALTA / ACSM LAND TITLE SURVEY

JOB Nº: 260079

BOUNDARY & TREE SURVEY OF CORRECTED PLAT CORAL GABLES SECTION C

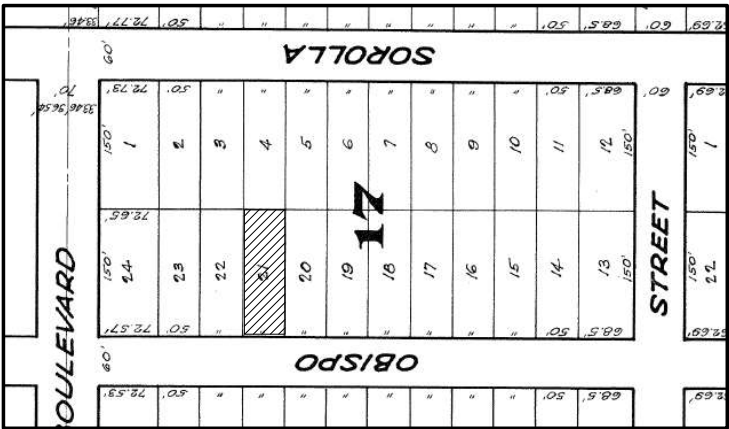
LOCATED IN SECTION 7, TOWNSHIP 54 SOUTH, RANGE 41 EAST,
MIAMI-DADE COUNTY, FLORIDA

TREE TABLE:

No	COMMON NAME	DBH(Ø) (Inches)	HEIGHT (Feet)	CANOPY (Feet)
1	Red Mangrove	4.5	19	2
2	Cabbage Palm	3.6	27	3
3	Royal Palm	14.4	30	3
4	Royal Palm	24	35	3
5	Canary Isle Palm	3.6	18	2
6	Royal Palm	19.2	28	4
7	Live Oak	3.5	8	4
8	Cabbage Palm	3.5	18	2
9	Foxtail Palm	3.5	12	2
10	Royal Palm	3.4	28	4
11	Royal Palm	3.6	28	4
12	Royal Palm	3.8	28	4
13	Southern Magnolia	14.4	19	7
14	Crape Myrtle	14.5	17	7
15	Crape Myrtle	4.6	17	6
16	Jaboticaba	12.4	8	12
17	Magnolia	12.6	10	12
18	Royal Palm	42	28	4
19	Royal Palm	42	28	4
20	Royal Palm	42	28	4
21	Bamboo Palm	38.4	28	2
22	Bamboo Palm	38.4	28	3
23	Parrot Tree	16.6	31	25
24	Black Velvet	42	35	25
25	Dragon Tree	13.6	11	2
26	Bamboo Palm	4.8	17	1
27	Manila Palm	4.7	18	3
28	Black Walnut	28.8	35	25
29	Live Oak	28.8	35	25

IN CASE OF A DISPUTE AN ARBORIST REPORT WILL GOVERN.

LOCATION MAP
PROJECT SITE



PROPERTY ADDRESS:
1137 OBISPO AVE, CORAL GABLES, FLORIDA. 33134

FOLIO # 03-4107-014-1890

LEGAL DESCRIPTION:
LOT 21, BLOCK 17, "CORRECTED PLAT CORAL GABLES SECTION C", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, AT PAGE 26, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

CERTIFIED TO: WARREN OTTO WIOR AND PENELOPE MENCHACA WIOR

- SURVEYOR'S NOTES:
- The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
 - 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
 - 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.
 - Accuracy:
The expected use of the land, as classified in the Minimum Technical Standards (61G17-6FAC), is "Residential High Risk". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
 - Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon. Underground encroachments not located.
 - 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 are prohibited without written consent of the signing party or parties.
 - Contact the appropriate authority prior to any design work on the herein-described parcel for Building and Zoning information.
 - 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.
 - Area of the Property: 7,500 Sq.Ft
 - This survey does not reflect or determine ownership. Ownership subject to opinion of title.
 - Type of Survey: BOUNDARY & TREE SURVEY
 - The survey depicted here is covered by professional liability insurance. The liability of this survey is limited to the cost of the survey.
 - Elevations when shown refer to 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).

BM USED: P-4016
Elev(NGVD29): 9.83

COMMUNITY NAME AND NUMBER:	PANEL NUMBER AND SUFFIX:	FIRM PANEL EFFECTIVE DATE:
CITY OF CORAL GABLES: 120639	12086 C 0294 L	09 / 11 / 2009
COUNTY NAME: MIAMI-DADE	FLOOD ZONE:X	BASE FLOOD ELEVATION: N/A
STATE: FLORIDA		

VIZCAYA SURVEYING & MAPPING, INC.

13217 S.W. 46th LANE
MIAMI, FLORIDA 33175
PHONE: (305) 223-6060
E-Mail. RVIZCAYA.13@GMAIL.COM LB.# 8000

LEGEND AND ABBREVIATIONS:

A. = ARC
A/C = AIR CONDITIONER PAD
B.S. = BUILDING SETBACK
C.B. = CATCH BASIN
C.L.F. = CHAIN LINK FENCE
CL = CENTER LINE
CL. = CLEAR
CONC. = CONCRETE
C.B.S. = CONCRETE BLOCK STRUCTURE
Δ = DELTA
D.E. = DRAINAGE EASEMENT
ENC. = ENCROACHMENT
F.P.C.P. = FOUND PERMANENT CONTROL POINT
F.I.P. 1/2" = FOUND IRON PIPE 1/2"

F.I.R. 1/2" = FOUND IRON REBAR 1/2"
F.N. = FOUND NAIL
F.N.&D. = FOUND NAIL AND DISC
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
O/L = ON LINE
P.C. = POINT OF CURVATURE
P.C.P. = PERMANENT CONTROL POINT
F.P.R.M. = FOUND PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
R.P. = RADIUS POINT
R.&M. = RECORD AND MEASURE
S.N.&D. = SET NAIL & DISC
TYP. = TYPICAL
U.E. = UTILITY EASEMENT
WM = WATER METER

R/W=RIGHT OF WAY
M.F=METAL FENCE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION, AND THAT THIS SURVEY MEETS THE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ARTURO R. TOIRAC P.L.S.
PROFESSIONAL SURVEYOR AND MAPPER # 3102

SURVEYOR'S SEAL



Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

FIELD DATE :01-31-2026
DATE : 02-03-2026

REVISIONS :

1 _____
2 _____
3 _____
4 _____

DRAWN Y.C.

DESIGNED _____

CHECKED A.T.