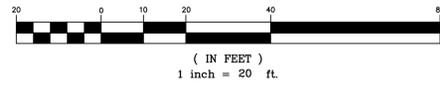


SKETCH OF BOUNDARY SURVEY

GRAPHIC SCALE



SURVEYOR'S NOTES:
The property described on this Sketch of Boundary Survey is the same property as described in Schedule "A", Title Insurance Policy Number: FA-35-102025, Date of Policy: May 6th, 1998 at 10:35 AM issued by First American Title Insurance Company. No updated Title Commitment or Opinion of Title were given to the surveyor at the time of survey.

All distances as shown hereon are based on the US Survey foot.

The total area of the surveyed parcel as described herein contains 15,373.26 square feet more or less (0.35) acres more or less. The square footage was calculated up to the existing property line based on survey field occupation and legal description provided.

The square footage of the existing house is 3,016.55 square feet more or less. The square feet as shown hereon were determined at the ground house level line.

Bearings as depicted on this survey drawing are relative to the State Plane Coordinate System Florida East Zone, North American Datum of 1983, adjustment of 2011 (NAD) of 2011 (NAD83/2011) where the Northerly boundary line of the subject property bears N 86°54'13" E, State Plane Coordinates.

At the time of Survey, The National Flood Insurance Rate Map for Florida, Community Panel No. 120636 (City of Coral Gables) 12086 C, 0457 L, FIRM Date 09/11/2009 and Revised with an effective date of 09/11/2009, published by the United States Department of Housing and Urban Development, delineates the herein described parcel of land to be situated outside the Special Flood Hazard Area designated by the Federal Emergency Management Agency (FEMA). Subject property lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain.

All elevations as shown on this survey drawing are referred to the National Geodetic Vertical Datum, 1929 (NGVD).

BENCHMARK REFERENCES:

Coral Gables BM # 666
BM Elevation 11.22 feet (NGVD-1929 Datum)
CARDENA ST ESCOBAR AVE NW COR PKGW POC FSW

Coral Gables BM # 70
BM Elevation 11.69 feet (NGVD-1929 Datum)
PALMARTO ST ESCOBAR AVE SW COR PKBW POC BSW

The floor and garage elevations as shown on this survey drawing were taken from the outside of the house only. No access was available to the surveyor to the inside of the house at the time of survey. There may be different levels of elevation inside the house not known to the surveyor.

Although care was taken with the identification of the tree noted hereon, an arborist, landscape architect, botanist, environmental specialist or others with advanced education in dendrology should be utilized if critical identification of the tree is required. Shrubs and vines has not been located.

The location of the trees as shown on this survey drawing are compiled from such field surveys deemed necessary by Jorge L. Cabrera, PSM, therefore the resultant of said dimensions shown hereon could vary slightly within one to two feet more or less.

Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plats and legal description provided to the surveyor and also from the Miami-Dade County Public Records/ Property Appraiser Office and no claims as to ownership are made or implied.

Adjacent properties were not investigated at the time of this Survey.

Distances from property lines to fences or walls may slightly varies due to their irregularity and composition. Fences or walls not always travel on a straight line and in most cases meander through trees, hedges, vines and heavy landscaping usually located along boundary lines, therefore the resultant of said dimensions as shown hereon may vary slightly within 0.30' to 0.50' of a foot more or less.

The legal ownership of the fences and/or walls as shown hereon was not determined, and the locations as shown are based on the recovered boundary monumentation and calculations.

Any fencing, walls, entrance features and landscaping could be subject to a "Safe Sight Distance Triangle" rule.

Call 811 or visit www.sunshine811.com before digging.

In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions.

The dimensions and directions shown hereon are in substantial agreement with record and calculated values unless otherwise noted.

Obstructed corners are witnessed by improvements.

There is no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

There is no observable evidence of recent street or sidewalk construction and or repairs within the Public Right of Way.

There are no additional changes in street right of way lines completed or proposed which have been made known to the Surveyor and are disclosed on the survey drawing.

Property is subject to restrictions, conditions, limitations, easements, and reservations of record and existing zoning ordinances.

There may be restrictions not shown on this survey that may affect the future development of this property. Such restrictions could be found in the Public Records or Building and Zoning Department of Miami-Dade County, Florida and the City of Coral Gables.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments for Right-of-Way other than shown on the recorded plat or stated in the legal description, as it appears on this drawing.

Only the above ground visible surface indications of the underground utilities have been located. There may be other underground utilities in addition to those evidenced by visible appearances as shown on this sketch. Underground utility references based on limited information provided by the utility company. Owner of this agent should verify all utility locations with the appropriate utility provider before using.

The scope of this survey is to define the boundary lines as defined by the deed and referenced plats, and show all above ground improvements.

No underground footings were located and no subsurface investigation was performed at the time of survey.

This survey is intended for the use of the parties to whom this survey is certified to and for. Any reproduction is not an original. This surveyor retains an original to verify these dated contents for validity.

This survey was conducted for the purpose of a "Boundary Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity. This survey does not reflect or determine legal ownership.

The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051(3)(b)15.b.i.ii of 1 foot in 10,000 feet for Commercial / High Risk Areas.

This sketch shown hereon in its graphic form is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format. This map is intended to be displayed at a scale of 1" = 20'.

LEGEND

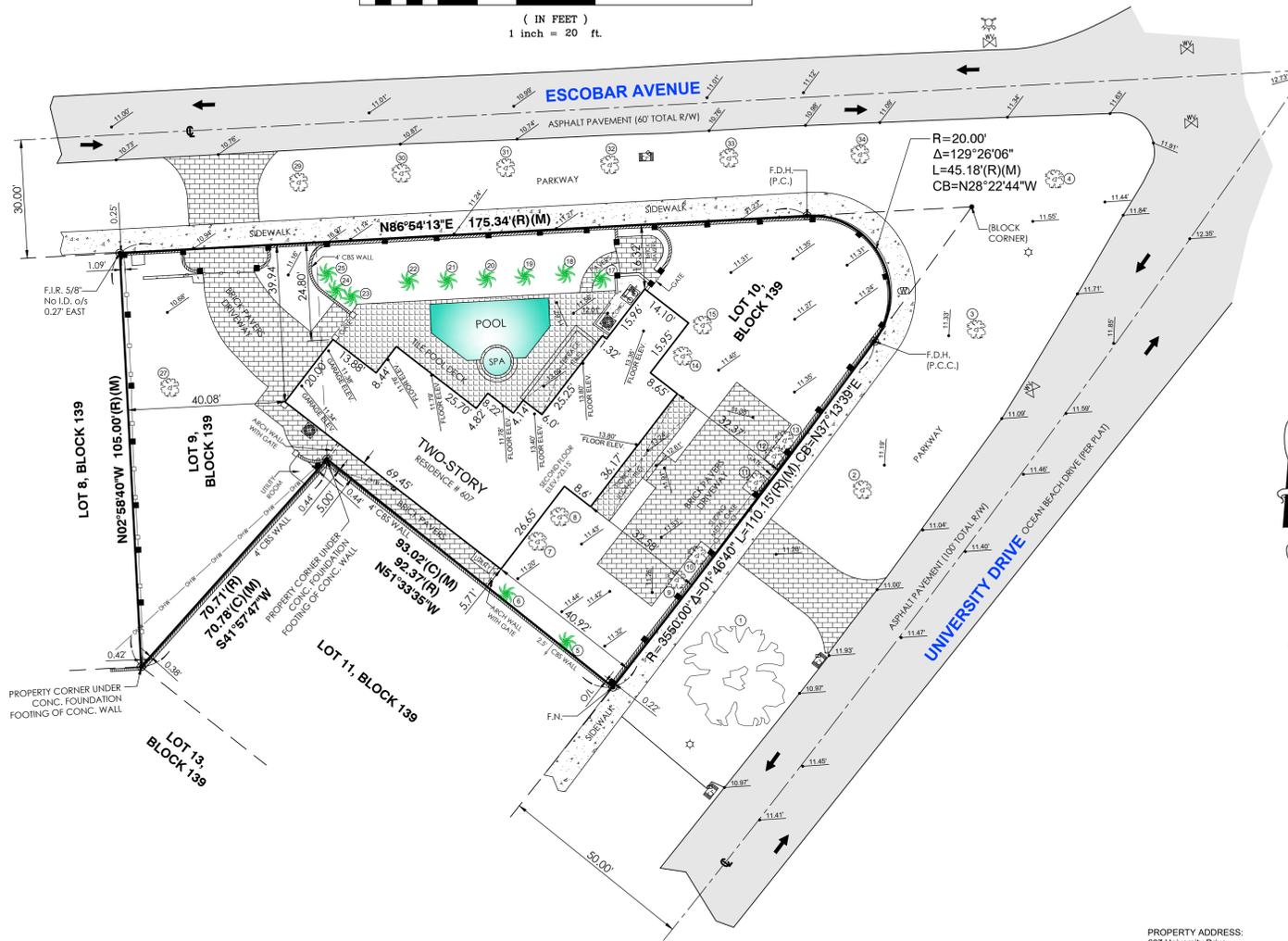
- (C) = Calculated
- CL = Clear
- CL = Center Line
- CONC. = Concrete
- CBS. = Concrete Block Stucco
- Δ = Delta
- ENC. = Encroachment
- F.F.EL. = Finish Floor Elevation
- F.I.P. = Found Iron Pipe
- F.I.R. = Found Iron Rod
- F.N. = Found Nail
- F.N.&D. = Found Nail & Disc
- I.D. = Identification
- L = Length
- (M) = Measured
- M = Monument Line
- O/L = On Line
- P = Property Line
- (P) = Plat
- P.C. = Point of Curvature
- P.C.C. = Point of Continuous Curvature
- P.B. = Plat Book
- PG. = Page
- R = Radius
- (R) = Record
- R/W = Right of Way
- U.E. = Utility Easement

SYMBOLS

- AIR CONDITIONER
- CABLE TV
- CATCH BASIN
- CONCRETE POLE
- ELECTRIC BOX
- MANHOLE
- WATER PUMP
- WATER HEATER
- WATER METER
- WOOD POLE
- FIRE HYDRANT
- ELECTRIC METER ATTACHED TO WALL
- LIGHT POLE
- PALM
- WATER VALVE
- TREE
- TRAFFIC FLOW
- EXISTING ELEVATION
- COVERED AREA
- CHAIN LINK FENCE (C.L.F.)
- METAL FENCE (M.F.)
- OVERHEAD LINES
- PLASTIC FENCE (P.F.)
- WOOD FENCE (W.F.)
- WIRE FENCE (W.R.F.)
- CBS. WALL



CALL 811 OR VISIT WWW.SUNSHINE811.COM BEFORE DIGGING.
CALL BEFORE YOU DIG. IT'S THE LAW!



PROPERTY ADDRESS:
607 University Drive
Coral Gables, Florida 33134-7040

LEGAL DESCRIPTION:
Lots 9 and 10, in Block 139, of "CORAL GABLES COUNTRY CLUB SECTION PART SIX", according to the Plat thereof, as recorded in Plat Book 20, Page 1, of the Public Records of Miami-Dade County, Florida.

FOLIO NUMBER: 03 4117 004 2170 (Miami-Dade County Public Records/Property Appraiser's Office)

REFERENCES:
- Warranty Deed as recorded in Official Records Book 18091, Page 3655, of the Public Records of Miami-Dade County, Florida.

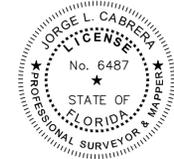
- Plat of "CORAL GABLES COUNTRY CLUB SECTION PART SIX", according to the Plat thereof, as recorded in Plat Book 20, Page 1, of the Public Records of Miami-Dade County, Florida.

CERTIFIED TO:
Humerto and Teresa Casariego

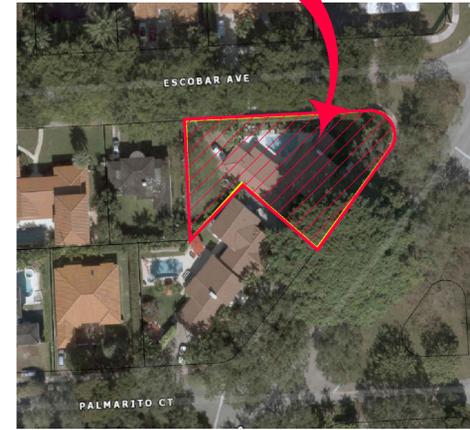
This is to certify to the above named firm and or persons that the "SKETCH OF BOUNDARY SURVEY" of the herein described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction, also there are no visible encroachments other than those shown. Owner or his representative furnished the legal description contained herein. Other recorded instruments may affect this property. Surveyor has not examined the abstract of title. Locations of utilities on or adjacent to the property were not secured unless specifically requested by owner. I further certify that this map or plat meets the Standards of Practice and the Minimum Technical Requirements, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code, under Sections 5J-17.051 and 5J-17.052 and is a "BOUNDARY SURVEY" as defined in Section 5J-17.050.

LAST REVISION
05/14/2025
JN 24-7979-REVISION 1

JORGE L. CABRERA
Professional Surveyor & Mapper, # 6487
State of Florida



SURVEY SITE



LOCATION MAP
NOT TO SCALE



JORGE L. CABRERA
Professional Surveyor and Mapper
State of Florida
PLS/PSM License No: 6487
2852 S.W. 149th Place, Miami, Florida 33185
Phone: (305) 302-2522 Fax: (305) 207-9537
Email: jorgecabreraps@gmail.com

No.	Date	Job No.	Description
1	05/14/2025	24-7979-REVISION 1	REVISED TO UPDATE

Prepared for:
Humerto and Teresa Casariego

CHECKED BY: JLC.
DRAWN BY: JF / ELF
FIELD DATE: 04/19/2024
DATE: 04/23/2024
SCALE: 1" = 20'
JOB No. 24-7979

SHEET:
1 OF 1