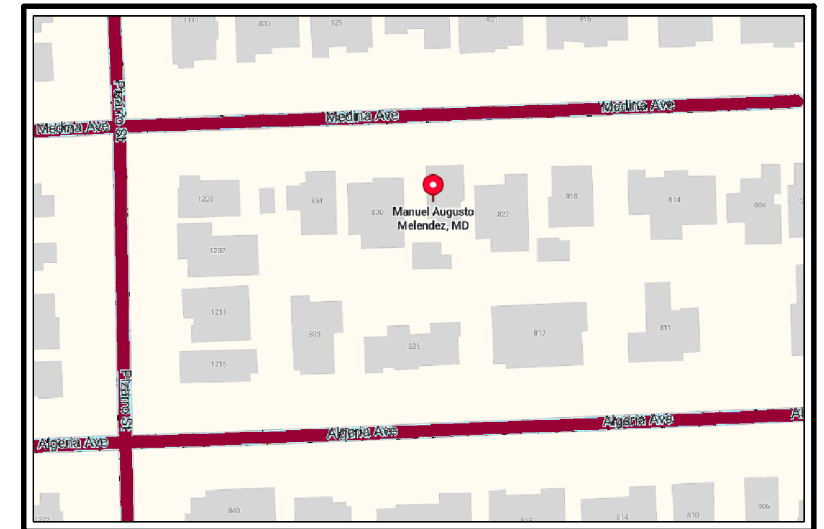
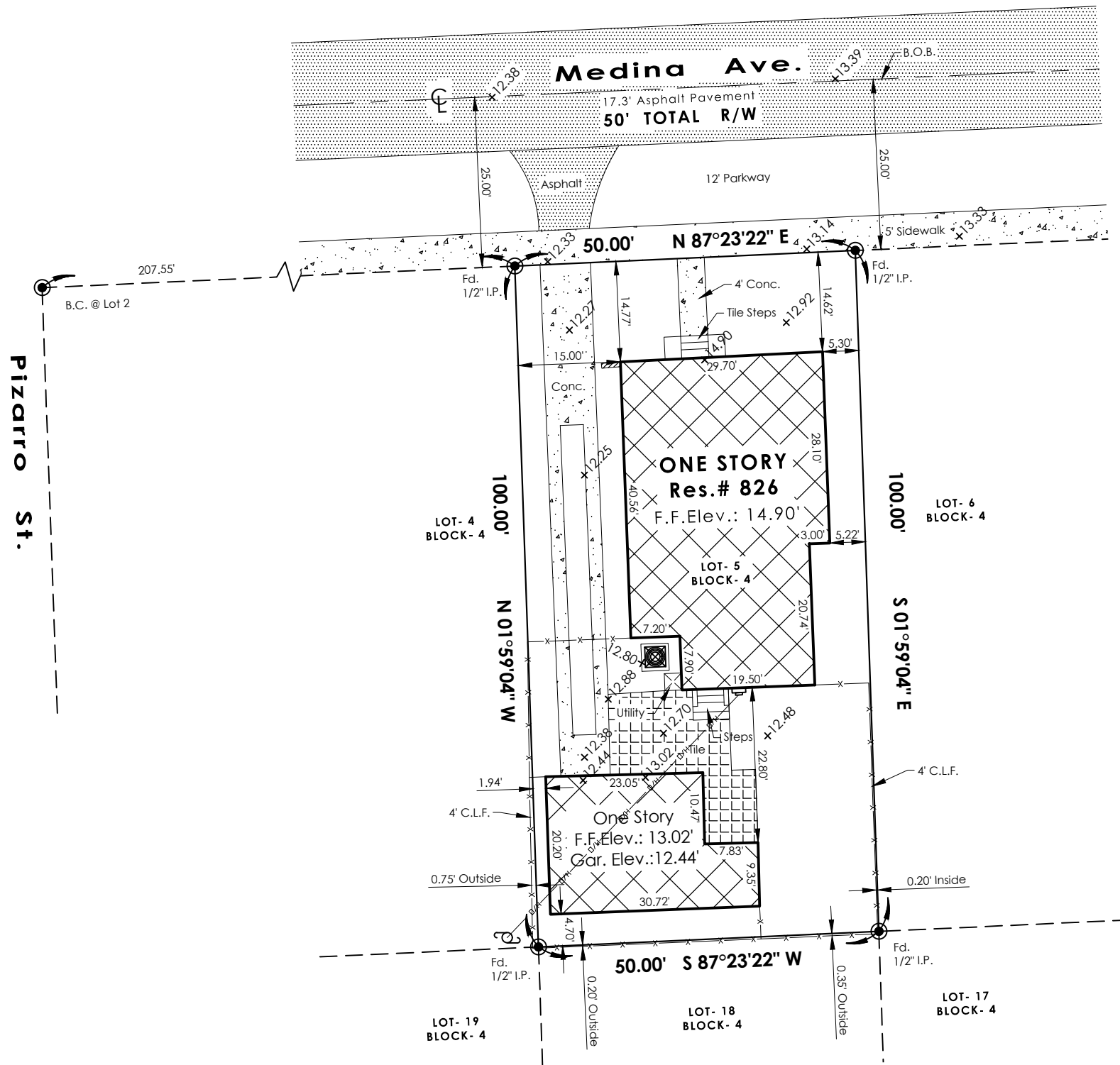


BOUNDARY SURVEY

SCALE: 1" = 20'



LOCATION MAP

NOT TO SCALE



PROPERTY ADDRESS: 826 Medina Ave. Coral Gables, FL. 33134

LEGAL DESCRIPTION: Lot 5, Block 4, of **REVISED PLAT OF CORAL GABLES GRANADA SECTION**, according to the plat thereof, recorded in Plat Book 8, Page 113, of the Public Records of Miami Dade County, Florida.

LEGEND AND ABBREVIATIONS

A= ARC DISTANCE	P.B.= PLAT BOOK	±0.00= ELEVATION	[Symbol] = CATCH BASIN
AC= AIR CONDITIONED UNIT	P.C.P.= PERMANENT CONTROL POINT	[Symbol] = WATER METER	[Symbol] = SANITARY SEWER
ADJ.= ADJACENT	P.G.= PAGE	[Symbol] = POWER POLE	[Symbol] = WATER VALVE
B.C.= BLOCK CORNER	P.O.B.= POINT OF BEGINNING	[Symbol] = LIGHT POLE	[Symbol] = TV BOX
BLDG.= BUILDING	P.O.C.= POINT OF COMMENCE	[Symbol] = FIRE HYDRANT	[Symbol] = FPL TRANS.
B.O.B.= BASIS OF BEARINGS	P.P.= POOL PUMP	[Symbol] = MANHOLE	[Symbol] = CONC. POWER POLE
CL.= CLEAR	R.= RADIUS		
C.L.F.= CHAIN LINK FENCE	RES.= RESIDENCE		
CONC.= CONCRETE	R/W= RIGHT-OF-WAY		
D.M.E.= DRAINAGE MAINT. EASEMENT	TYP.= TYPICAL		
ENC.= ENCROACHMENT	U.E.= UTILITY EASEMENT		
FD.= FOUND	W.F.= WOOD FENCE		
F.F.ELEV.: FINISHED FLOOR ELEVATION	W.M.= WATER METER		
I.F.= IRON FENCE	Ø= DIAMETER		
L.F.ELEV.: LOWEST FLOOR ELEVATION	C= CENTER LINE		

JOB NUMBER: 240985

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY AGENCY REVISED ON 9-11-09 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN:

ZONE X BASE FLOOD ELEV. N/A COMMUNITY NUMBER: 120639 PANEL NUMBER 0294 SUFFIX L

LEGAL NOTES

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATION, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORDS. LEGAL DESCRIPTION PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY. UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE. IF SHOWN BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1: 10000. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED.

CERTIFIED TO:

Manuel A. Melendez

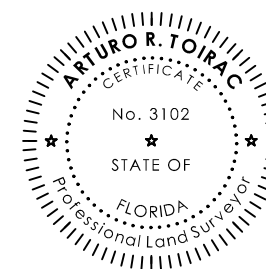
DATE OF FIELD WORK: September 17, 2024

REVISED ON:

I hereby certify that the attached Sketch of Survey of the herein described property is to the best of my knowledge and belief, a true and correct representation, of a field survey performed under my direction. And also meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in chapter 5J-17.050 thru 5J-17.052 F.A.C. pursuant to Section 472.027 F. S.

ARTURO R. TOIRAC P.S.M. 3102

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



ARTURO R. TOIRAC
PROFESSIONAL LAND SURVEYOR & MAPPER

14317 S.W. 45th Terrace Miami, Florida 33175

Tel: (305) 552-7504 Fax: (305) 229-8068

E-mail: enpav@yahoo.es

NOTES:

Before any construction the setbacks must be checked
The certificate does not extended to any unnamed party
Elevations are referred to City of Coral Gables BM BM# 56 Elev.= 13.13' of N.G.V.D. of 1929
There may be Easements recorded in Public Records not shown on this Survey.