

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

Last day of field work was performed on June 05, 2024.

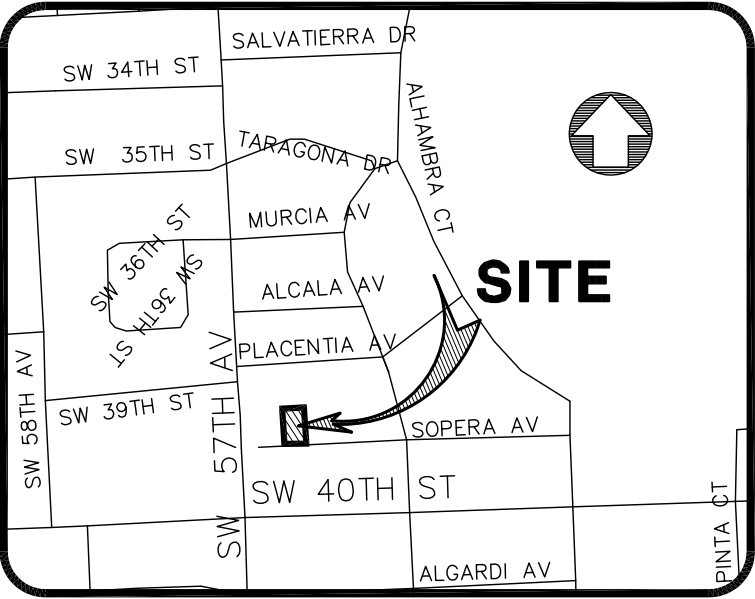
SECTION 2) LEGAL DESCRIPTION:

The West 1/2 of Lot 16, all of Lot 17 and the East 1/2 of Lot 18, in Block 56, of "CORAL GABLES COUNTRY CLUB SECTION, PART 4", according to the Plat thereof, recorded in Plat Book 10, Page 57 of the Public Records of Miami-Dade County, Florida.

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the "Standards of Practice for Land Surveying in the State of Florida", require for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.



VICINITY MAP
NOT TO SCALE

SECTION 4) SOURCES OF DATA:

Bearings as shown hereon are based upon the Centerline of Sopera Avenue; with an assumed bearing of N88°01'55"E, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community Number 120639 (City of Coral Gables), Map Panel No. 12086C0456, Suffix L, Map Revised Date: September 11, 2009.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number P-4056, Elevation 9.03 feet.

SECTION 5) LIMITATIONS:

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public records of this County. No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) CLIENT INFORMATION:

This Boundary Survey was prepared at the request of and certified to:

FIDEL S. FERREIRO AND JULIETTE PEREZ

SECTION 7) SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

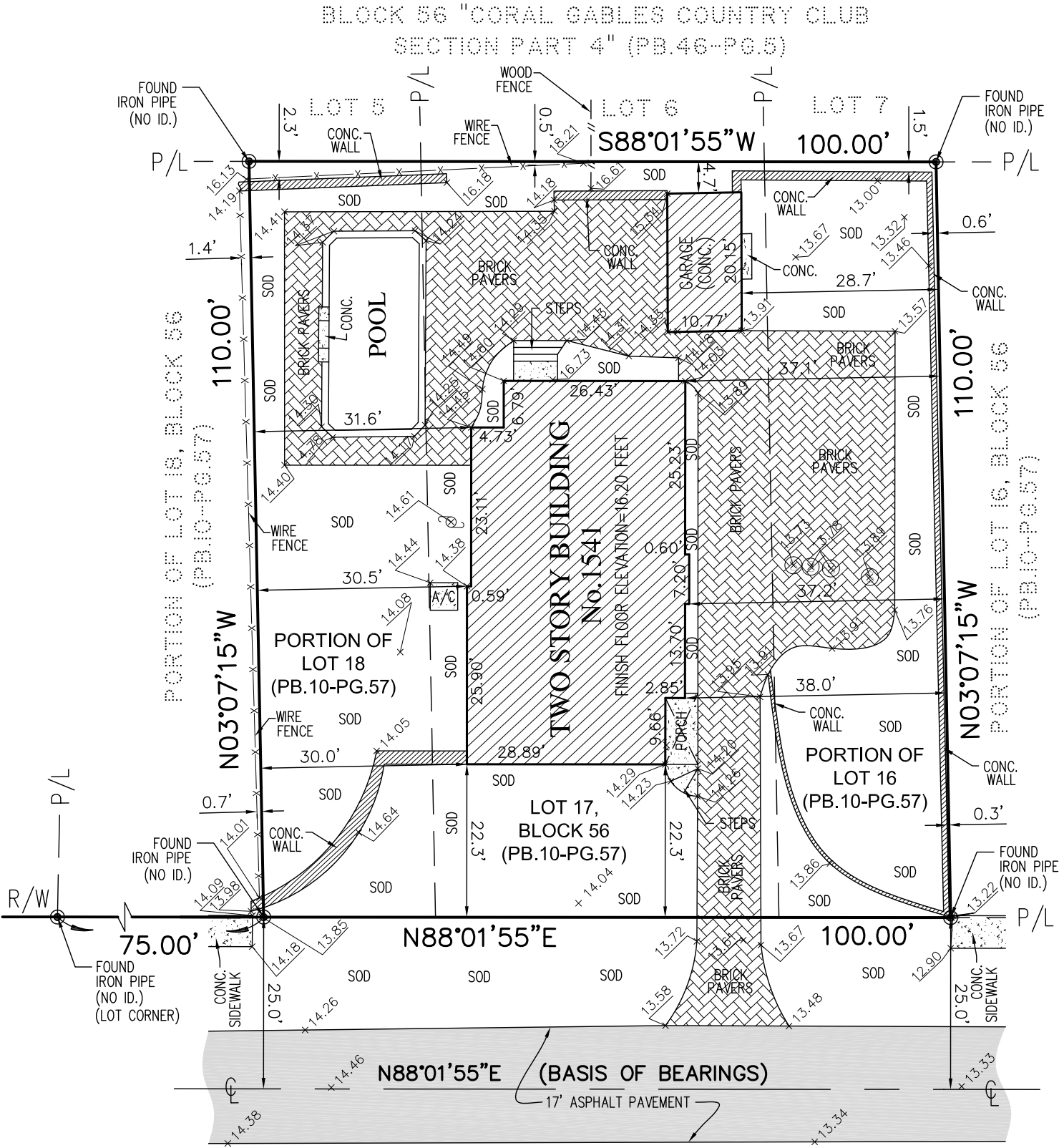
BENNY SUAREZ SURVEYING INC., a Florida Corporation
Florida Certificate of Authorization Number LB8104

By: Benigno J. Suarez, PSM Date: 06/07/2024
Registered Surveyor and Mapper LS6583
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

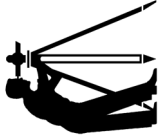
ABBREVIATIONS
AND LEGEND

- = CENTRAL ANGLE
- = WOOD FENCE
- = WIRE FENCE
- = C.B.S. WALL
- = FIRE HYDRANT
- = WATER METER
- = ELECTRIC BOX
- = CONCRETE
- = SPOT ELEVATION
- = CATCH BASIN
- = IDENTIFICATION
- = ASPHALT
- = SIDEWALK
- = AIR CONDITIONING PAD
- = ARC DISTANCE
- = CONCRETE BLOCK W/ STUCCO
- = BLOCK CORNER
- = MANHOLE
- = MONUMENT LINE
- = CENTER LINE
- = CONCRETE
- = FOUND IRON PIPE (NO ID.)
- = FOUND NAIL & DISK
- = FOUND REBAR
- = NOT TO SCALE
- = OFFICIAL RECORDS BOOK
- = PLAT BOOK
- = PERMANENT CONTROL POINT
- = PAGE
- = POINT OF BEGINNING
- = POINT OF COMMENCEMENT
- = PROPERTY LINE
- = RADIUS
- = RADIAL
- = RECORDED & MEASURED
- = RESIDENCE
- = RIGHT-OF-WAY
- = SECTION
- = FINISH FLOOR ELEVATION



SOPERA AVENUE

BENNY SUAREZ
SURVEYING INC.
4170 S.W. 152nd PATH, MIAMI, FLORIDA 33185
PH: (305) 807-8319 Email: benysuarez@msn.com



DESCRIPTION

DATE

No.

BOUNDARY SURVEY
1541 SOPERA AVENUE
CORAL GABLES, FL 33134

DATE:

06/07/2024

SCALE:

1"=20'

SHEET

1

OF 1 SHEETS