

EXHIBIT “A”

GLOBAL DIMENSIONS INC.

Land Surveying Services

14770 SW 43rd WAY,
MIAMI, FL 33185.

PHONE: (305) 512-4225
FAX: (305) 512-1914

SCALE: 1"=20'

JOB NO: 0905-029

FIELD DATE: 06-02-09

TYPE OF PROJECT:

BOUNDARY SURVEY

FOR: FRANZ A. SCHMID & EUGENIA SCHMID

PROP. ADDR: 1029 VALENCIA AVENUE, CORAL GABLES, FL 33134

LEGAL DESCRIPTION:

CORAL GABLES

LOT: 18 & 19

BLOCK: 12

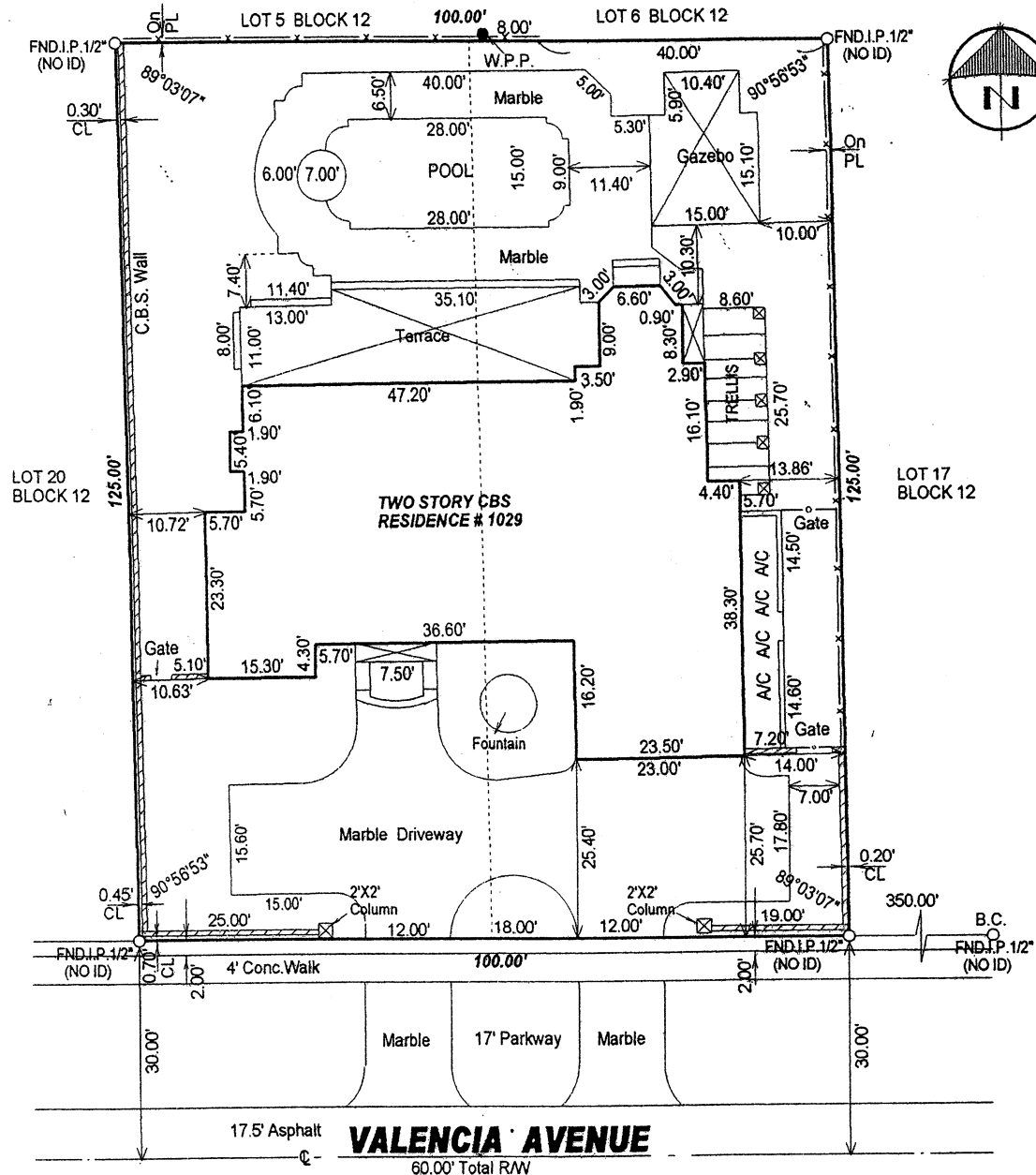
SUBDIVISION: SECTION "A"

PLAT BOOK: 5

PAGE: 102

OF: MIAMI-DADE

COUNTY, FLORIDA



THIS PROPERTY IS MORE THAN 2 MILES AWAY FROM THE MIAMI-DADE COUNTY LAKE BELT AREA.

SURVEYOR'S NOTES:

- 1.) THE SURVEY OF THE PROPERTY SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION FURNISHED BY CLIENT.
- 2.) UNLESS A COMPARISON IS SHOWN, ALL BEARING, ANGLES AND DISTANCES SHOWN ARE THE SAME AS PLAT VALUES.
- 3.) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT AND THE SAME, IF ANY MAY NOT BE SHOWN ON THE SKETCH.
- 4.) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENT WERE NOT LOCATED.
- 5.) FENCES TIES ARE TO THE CENTER LINE OF THE SAME.
- 6.) WALL TIES TO THE FACE OF THE SAME.
- 7.) ELEVATION WHEN SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM (1928) UNLESS OTHERWISE NOTED.
- 8.) THERE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN.

CERTIFIED TO:

FRANZ A. SCHMID & EUGENIA SCHMID

ABBREVIATIONS:

SWK= Sidewalk, CBS= Concrete Block Structure, CLP= Chain Link Fence, PL= Property Line, DUE= Drainage Utility Easement, IP= Iron Pipe, A/C= Air Conditioner Pad, PIC= Property Corner, DH= Drilled Hole, W/F= Wood Fence, RES= Residence, CL= Clear, RB= Retain, UE= Utility Easement, CONC= Conc. Slab, R/W= Right of Way, DE= Drainage Easement, C/L= Center Line, O= Diameter, TYP= Typical, M= Measured, R= Recorded, ENC= Encroachment, COM= Computer, ASP= Asphalt, UD= Wall & Disc., S= Set, FFE= Finish Floor Elevation, DIS= Offset, PIP= Power Pole, OHP= Overhead Powerline, WM= Water Meter.

(FLOOD ZONE INFORMATION)

ZONE: X COMM: 120639 PANEL: 12025C0190 SUFFIX: J DATE: 7-17-95 BASE: N/A

NOTE: ALL BEARING HEREON ARE BASED TO THE PLAT BEARING OF ON THE CENTER LINE OF PROPERTY LINE.

EASEMENT VIOLATIONS: ☐ YES ☒ NO

APPARENT VISIBLE ENCROACHMENTS: ☐ YES ☒ NO

COMMENTS:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF ABOVE SURVEY OF THE ABOVE DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION, AND MEETS MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 29 UNIFORM FLORIDA ADMINISTRATIVE CODE, PRESENT TO SECTION 472.07 FLORIDA STATUTES.

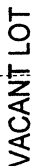
DAVID L. FUTCH

REGISTERED LAND SURVEYOR # 4843
STATE OF FLORIDA LB # 0008874

NOTE: NOT VALID UNLESS
SIGNED AND SEALED

SHEET 1 OF 1

SCALE: 1"=30'



FOR: FRANZ SCHMID AND EUGENIA SCHMID

CERTIFIED:
FRANZ SCHMID AND EUGENIA SCHMID
SHUTTS & BOWEN, LLP.
TICOR TITLE INSURANCE COMPANY

LEGAL DESCRIPTION:

LOT: 20, 21, 22, 23 BLOCK: 12 SUBDIVISION: CORAL GABLES SECTION A
PLAT BOOK: 5 PAGE: 102 OF: MIAMI-DADE COUNTY, FLORIDA

THIS PROPERTY IS MORE THAN 2 MILES AWAY FROM THE MIAMI-DADE COUNTY LAKE BELT AREA.

SURVEYOR'S NOTES:

- 1). THE SURVEY OF THE PROPERTY SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION FURNISHED BY CLIENT.
- 2). THE SAME AS PLAT VALUES.
- 3). THE LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR EASEMENTS OR OTHER INTERESTS.
- 4). UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS ARE NOT SHOWN ON THE SKETCH.
- 5). FENCES TIES ARE TO THE CENTER LINE OF THE SAME.
- 6). WALL TIES TO THE FACE OF THE SAME.
- 7). ELEVATION DATA SHOWN ARE BASED ON NATIONAL GEODEIC VERTICAL DATUM 1985.
- 8). THERE IS NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN.
- 9). THIS SURVEY IS FOR MORTGAGE PURPOSES ONLY, NOT TO BE USED FOR CONSTRUCTION PURPOSES.

(FLOOD ZONE INFORMATION)

ZONE: X COMM: 120639 PANEL: 12025C0190 SUFFIX: J DATE: 07-17-95 BASE: N/A

NOTE: ALL BEARING HEREON ARE BASED TO THE PLAT BEARING OF _____ PROPERTY LINE.
ON THE CENTER LINE OF _____

WEASEL VIOLATIONS: ☐ YES ☒ NO

APPARENT VISIBLE ENCROACHMENTS:

COMMENTS:

ABBREVIATIONS:

SWR= Sidewalk, CSB= Concrete Block Structure, CLF= Chain Link Fence, AC= Property Line, DUE= Drainage Utility Easement, DIF= Iron Pipe, AL= Air Conditioner Pad, PC= Property Corner, DHD= Drilled Hole, WFA= Wood Foundation, RES= Residence, CL= Clear, RB= Rubber, UE= Utility Easement, CONC= Conc. Slab, RW= Right of Way, DE= Drainage Easement, CL= Center Line, O= Diameter, TYP= Typical, N= Measured, R= Recalled, ENCR= Encroachment, COMP= Computer, ASPH= Asphalt, ND= Not a Disc., S= Set, FE= Finish Floor Elevation, QIP= Offset, PPS= Power Pole, QIP= Overhead Powerline, WVA= Water Meter.

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DAVID L. FUTCH
REGISTERED LAND SURVEYOR # 4843
STATE OF FLORIDA
B # 0006874