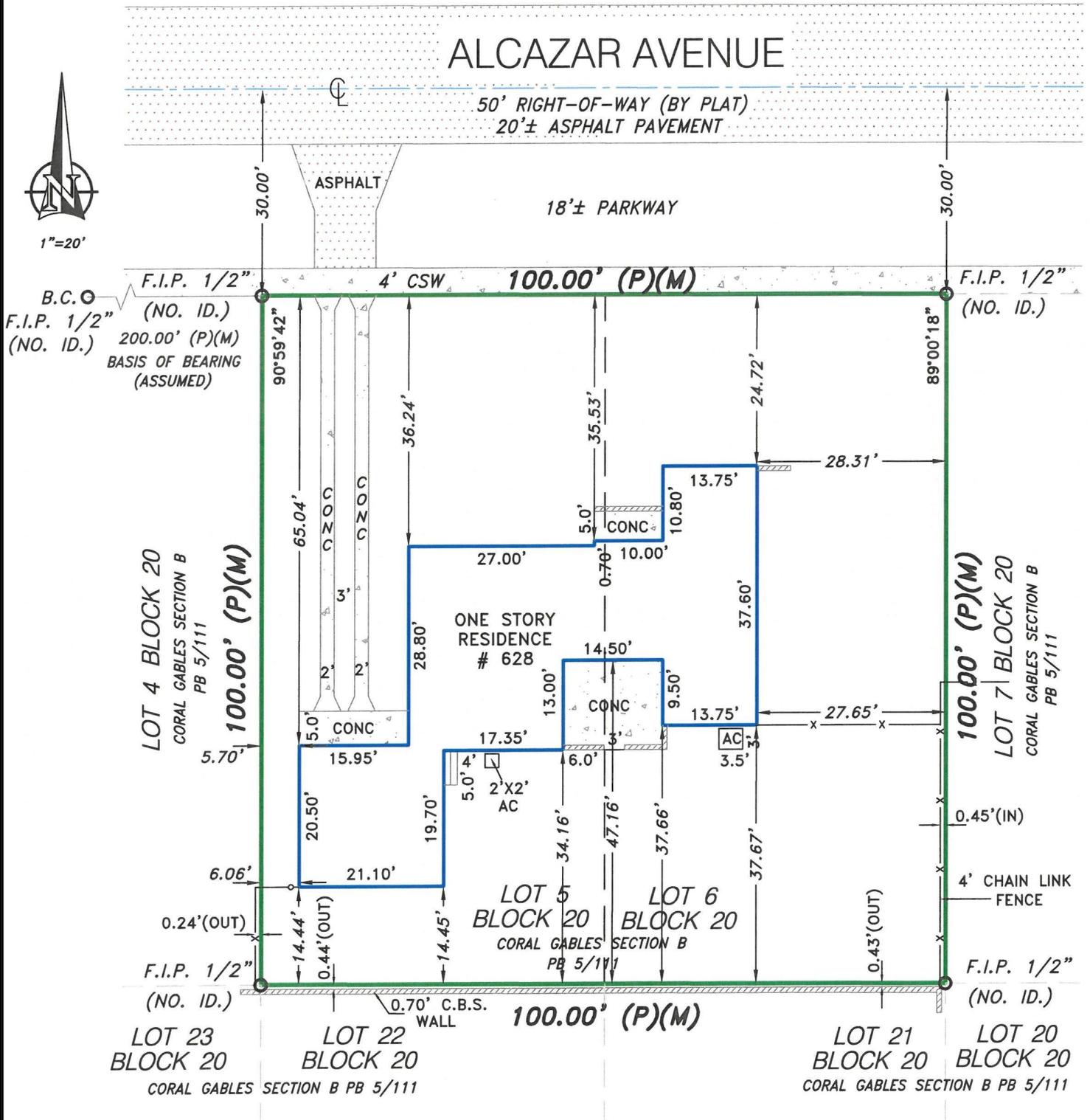




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This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.



Accepted By: \_\_\_\_\_

Property Address:  
628 Alcazar Avenue  
Coral Gables, FLORIDA 33134

Notes: NO NOTES

**SURVEYOR'S CERTIFICATION** I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION AND CONTROL WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 427-023 FLORIDA STATUTES.

M.E. Land Surveying, LLC  
P.O. Box 970685  
Miami, FL 33197  
Phone: (305) 740-3319  
Fax: (305) 669-3190  
LB#: 7989

SIGNED  
Efrain Lopez  
STATE OF FLORIDA

FOR THE FIRM  
P.S.M. No. 6792



NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND / OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER



# Surveyor's Legend

	LIMITED ACCESS RIGHT-OF-WAY LINE		FND FOUND IRON PIPE / PIN AS NOTED ON PLAT		B.R. BEARING REFERENCE		TEL. TELEPHONE FACILITIES
	PROPERTY LINE		LB# LICENSE # - BUSINESS		CENTRAL ANGLE OR DELTA		U.P. UTILITY POLE
	STRUCTURE LINE		LS# LICENSE # - SURVEYOR		R RADIUS		E.U.B. ELECTRIC UTILITY BOX
	CONCRETE BLOCK WALL		CALC CALCULATED POINT		RAD RADIAL		SEP. SEPTIC
	CHAIN LINK FENCE OR WIRE FENCE		SET SET PIN		N.R. NON RADIAL		D.F. DRAINFIELD
	WOOD FENCE		▲ CONTROL POINT		TYP. TYPICAL		A/C AIR CONDITIONER
	IRON FENCE		■ CONCRETE MONUMENT		I.R. IRON ROD		S/W SIDEWALK
	EASEMENT		⊕ BENCHMARK		I.P. IRON PIPE		D/WY DRIVEWAY
	CENTER LINE		ELEV ELEVATION		N&D NAIL & DISK		SCR. SCREENED
	WOOD DECK		P.T. POINT OF TANGENCY		PK NAIL PARKER-KALON NAIL		GAR. GARAGE
	ASPHALT		P.C. POINT OF CURVATURE		D.H. DRILL HOLE		ENCL. ENCLOSURE
	BRICK / TILE		P.R.M. PERMANENT REFERENCE MONUMENT		⊙ WELL		N.T.S. NOT TO SCALE
	WATER		P.C.C. POINT OF COMPOUND CURVATURE		⊠ FIRE HYDRANT		F.F. FINISHED FLOOR
	APPROXIMATE EDGE OF WATER		P.R.C. POINT OF REVERSE CURVATURE		⊙ M MANHOLE		T.O.B. TOP OF BANK
	COVERED AREA		P.O.B. POINT OF BEGINNING		O.H.L. OVERHEAD LINES		E.O.W. EDGE OF WATER
	TREE		P.O.C. POINT OF COMMENCEMENT		TRANS. TRANSFORMER		E.O.P. EDGE OF PAVEMENT
	POWER POLE		P.C.P. PERMANENT CONTROL POINT		CATV CABLE TV RISER		C.V.G. CONCRETE VALLEY GUTTER
	CATCH BASIN		M FIELD MEASUREMENT		W WATER METER		B.S.L. BUILDING SETBACK LINE
	C.U.E. COUNTY UTILITY EASEMENT		D DEED		P/E POOL EQUIPMENT		S.T.L. SURVEY TIE LINE
	I.E./E. INGRESS / EGRESS EASEMENT		C CALCULATED		CONC. CONCRETE SLAB		⊕ CENTER LINE
	U.E. UTILITY EASEMENT		L.M.E. LAKE OR LANDSCAPE MAINTENANCE EASEMENT		ESMT EASEMENT		R/W RIGHT-OF-WAY
	EP ELECTRIC POLE		R.O.E. ROOF OVERHANG EASEMENT		D.E. DRAINAGE EASEMENT		P.U.E. PUBLIC UTILITY EASEMENT
	PG. PAGE		CONC. CONCRETE		L.B.E. LANDSCAPE BUFFER EASEMENT		C.M.E. CANAL MAINTENANCE EASEMENT
	P.B. PLAT BOOK		CSW CONCRETE SIDEWALK		L.A.E. LIMITED ACCESS EASEMENT		A.E. ANCHOR EASEMENT
			B.C.R. BROWARD COUNTY RECORDS		ID IDENTIFICATION		BC BLOCK CORNER
			F.I.R. FOUND IRON PIN / REBAR				
			L CURVE LENGTH		WF WOOD FENCE		

### Property Address:

628 Alcazar Avenue  
Coral Gables, FLORIDA 33134

### Flood Information:

**Community Number:** 120639  
**Panel Number:** 12086C0294  
**Suffix:** L  
**Date of Firm Index:** 09/11/2009  
**Flood Zone:** X  
**Base Flood Elevation:**  
**Date of Field Work:** 02/14/2024  
**Date of Completion:** 02/21/2024

### General Notes:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership
- This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map
- The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measure to an estimated horizontal positional accuracy of 1/10 foot.
- If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
- Examination of the abstract of title will have to be made to determine recorded instruments, if any, affect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat.
- Wall/fence ties shown are from the inside face of the wall/fence to the property line.
- Fence ownership is not determined.
- Bearings referenced to line noted B.R also are assumed.
- Dimensions shown are platted and measured unless otherwise shown.
- No identification found on property corners unless noted.
- Not valid unless sealed with the signing surveyors embossed seal.
- Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale.
- Elevations if shown are based upon NGVD 1929 unless otherwise noted.
- This is a BOUNDARY SURVEY unless otherwise noted.
- This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.
- This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.

### Legal Description:

Lot 5 and 6, of Block 20, of CORAL GABLES SECTION B, according to the plat thereof, as recorded in Plat Book 5, Page 111, of the public records of Miami-Dade County, FLORIDA

### Printing Instructions:

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper. Select ALL for Print Range, and the # of copies you would like to print out. Under the "Page Scaling" please make sure you have selected "None". Do not check the "Auto-rotate and Center" box. Check the "Choose Paper size by PDF" checkbox, then click OK to print.

### Certified To:

**Trust No. 628 AC, dated April 1, 2016 Land Trust Service Corp.**  
**KRINZMAN, HUSS & LUBETSKY LLP d/b/a KRINZMAN HUSS LUBETSKY FELDMAN & HOTTE**  
**Old Republic National Title Insurance Company**  
its successors and/or assigns as their interest may appear.

### Please copy below for policy preparation purposes only:

*This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by Efrain Lopez, for M.E. Land Surveying, LLC., dated 02/21/2024 bearing Job # B-137236 :*  
a. NO NOTES

## M.E. Land Surveying, LLC

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