

TOPOGRAPHIC SURVEY

PREPARED BY:
GUNTER GROUP, INC.
LAND SURVEYING - LAND PLANNING
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 4507
9350 S.W. 22nd TERRACE
MIAMI, FLORIDA 33165
(305) 220-0073

LEGEND:

-  - CENTER LINE
-  - WATER METER
-  - WOOD POWER POLE
-  - STREET LAMP
-  - SPOT ELEVATION
-  - UTILITY HAND HOLE

ABBREVIATIONS:

- R/W RIGHT OF WAY
- (Meas) MEASURED
- (R) RECORD
- RES. RESIDENCE
- No. NUMBER
- CONC. CONCRETE
- CL CLEAR
- F.F.E. FINISH FLOOR ELEVATION

PROPERTY ADDRESS: 118 Florida Avenue, Coral Gables, Florida 33133.

LEGAL DESCRIPTION:

Lot 20, in Block 1-A, of COMBINED AND SUPPLEMENTAL MAP OF MACFARLANE HOMESTEAD PLAT AND ST. ALBAN'S PARK; according to the Plat thereof, as recorded in Plat Book 5, at Page 81, of the Public Records of Miami-Dade County, Florida.

FOR: Tyler Greenan.

SURVEYOR'S NOTES:

- 1) This survey was conducted for the purpose of a "Topographic Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
- 2) The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Standards of Practice requirements for a Suburban area (1 foot in 7,500 feet) as specified in Chapter 5J-17, Florida Administrative Code.
- 3) The North arrow direction shown herein is based on an assumed Meridian.
- 4) Bearings shown based on an assumed meridian of N90°00'00"W along the front boundary line of the subject property.
- 5) In some cases graphic representation have been exaggerated to more clearly illustrate a particular area where dimensions shall have preference over graphic location.
- 6) Legal description was provided by the client and is subject to any dedications, limitations, restrictions reservations or easements of record.
- 7) Examination of the Abstract of Title will have to be made to determine recorded instruments, if any, affecting the property; search of Public Records not performed by this office.
- 8) No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
- 9) This survey has been prepared for the exclusive use of the entities named hereon only and the certifications hereon do not extend to any unnamed parties.
- 10) Elevations shown referred to N.G.V.D. (1929); Miami-Dade County benchmark No.: L-399, elevation: 12.84 feet.
- 11) According to the National Flood Insurance Program, the subject property falls in Community No.: 120639, Panel No.: 0457, Suffix: L, Date of FIRM: 09-11-2009, Flood Zone: X.
- 12) Contact the appropriate authorities prior to any design work on the hereon-described parcel for Building and Zoning information.
- 13) Professional Land Surveyor and Mapper in responsible charge: Rolando Ortiz LS 4312, State of Florida.
- 14) This survey is not valid without the signature and the raised seal of a Florida Licensed Land Surveyor and Mapper.
- 15) The Digital Signature and Date, pursuant to Chapter 5J-17, Florida Administrative Code, under Section 5J-17.062. The "Digital Date" may not reflect the date of Survey or the latest revision date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

I hereby certify to Tyler Greenan; that the Sketch of Topographic Survey of the described property is true and correct to the best of my knowledge and belief, as recently surveyed and platted under my direction; also that meets the Standards of Practice set in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

By: Rolando Ortiz LS 4312
Professional Land Surveyor
& Mapper, State of Florida.

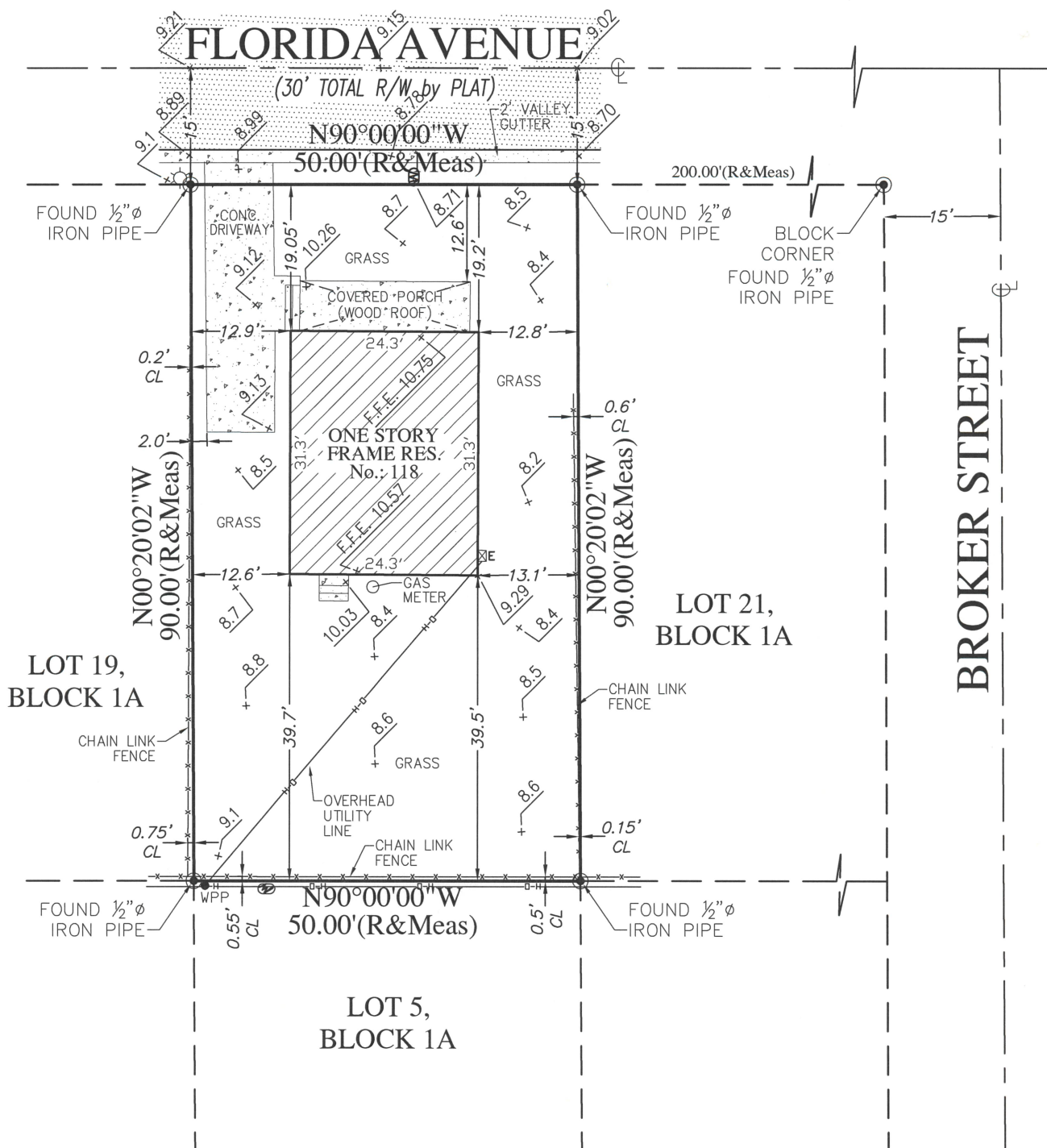
NOT VALID WITHOUT SHEET 2 OF 2
(SHEET 2 OF 2 CONTAINS SKETCH OF SURVEY)

118 Florida Avenue Coral Gables, Florida 33133.	JOB No.: 22-32759	SKETCH No.: 30619	DATE: 06-13-2022	SCALE: 1"=20'	SHEET: 1 OF 2
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NOT VALID WITHOUT SHEET 1 OF 2
(SHEET 1 OF 2 CONTAINS LOCATION MAP AND SURVEYORS NOTES)

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Coral Gables, Florida 33133.

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22-32759

SKETCH No.:
30619

DATE:
06-13-2022

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SHEET:
2 OF 2