Boundary Survey

Graphic Scale 1" = 20'

AFA & Company, Inc.

Land Surveyors

Prepared By:
AFA & COMPANY, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 7498
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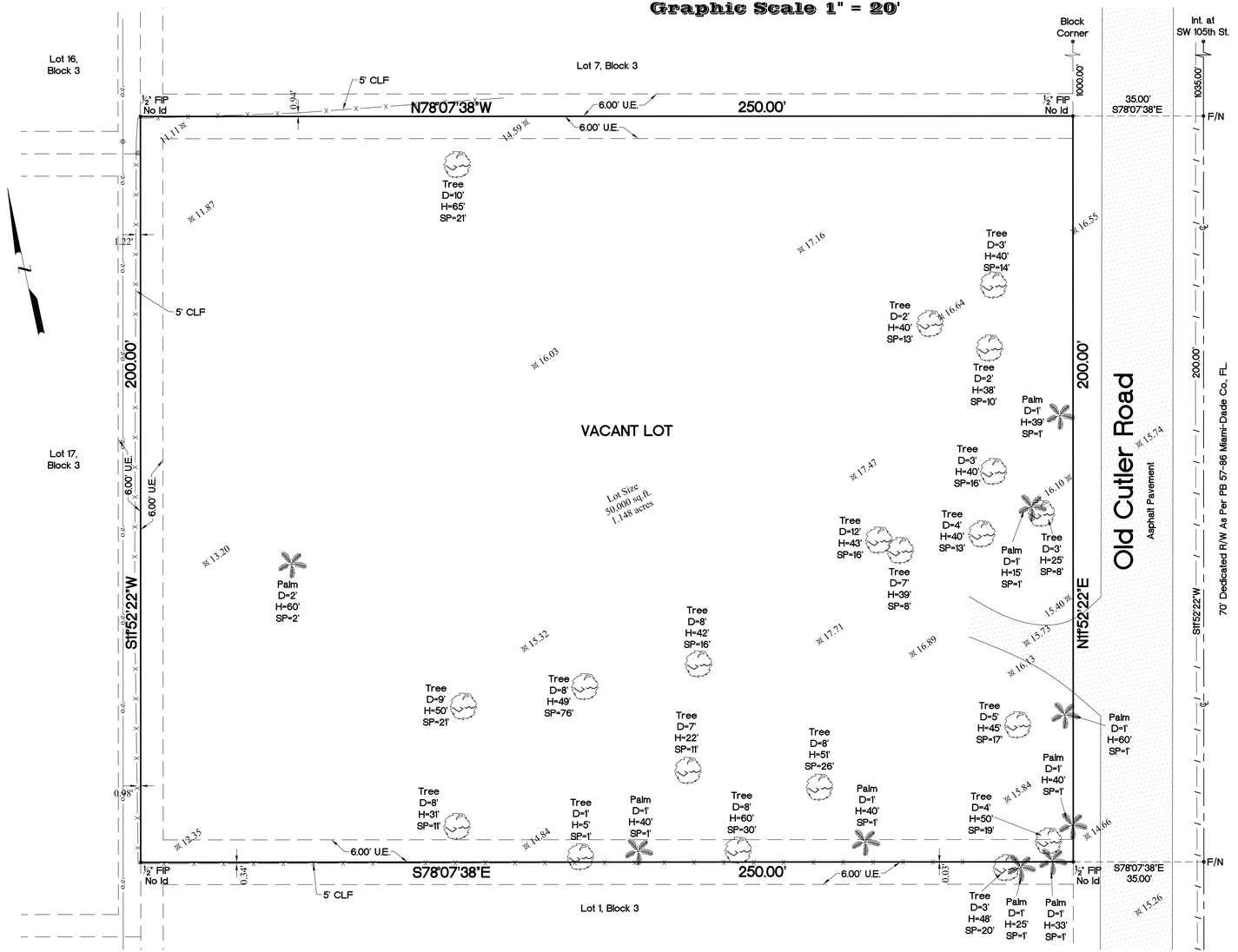
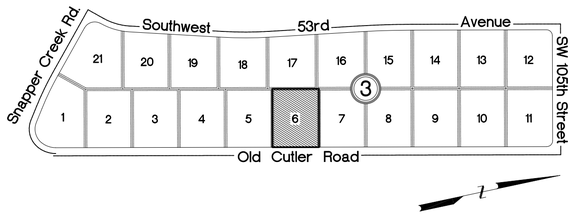


Location Sketch N.T.S.



Abbreviations of Legend

AVE.	=AVENUE
ASPH	=ASPHALT
A/W	=ANCHORED WIRE
A/C	=AIR CONDITIONER
BLDG.	=BUILDING
B. COR.	=BLOCK CORNER
CAL.	= CALCULATED
C.B.	=CATCH BASIN
CLF	=CHAIN LINK FENCE
CONC	=CONCRETE
COL.	=COLUMN
C.U.P.	=CONCRETE UTILITY POLE
C.L.P.	=CONCRETE LIGHT POLE
CBS	=CONCRETE BLOCK STRUCTURE
C.M.E.	=CANAL MAINTENANCE EASEMENT
D	=DELTA
D/W	=DRIVEWAY
D.M.E.	=DRAINAGE & MAINTENANCE EASEMENT
ENC.	=ENCROACHMENT
E.T.P.	=ELECTRIC TRANSFORMER PAD
F.P.L.	=FLORIDA POWER AND LIGHT
F.H.	=FIRE HYDRANT
F.I.P.	=FOUND IRON PIPE
F.F.	=FINISH FLOOR
DH/F	=FOUND DRILL HOLE
F.R.	=FOUND REBAR
F/D	=FOUND DISC
F/N	=FOUND NAIL
I/F	=IRON FENCE
L	=LENGHT
L.M.E.	=LAKE MAINTENANCE EASEMENT
L.F.E.	=LOWEST FLOOR ELEVATION
L.P.	=LIGHT POLE
MEAS.	=MEASURED
M.H.	=MAN HOLE
M/L	=MONUMENT LINE
N.G.V.D.	=NATIONAL GEODETIC VERTICAL DATUM
N.T.S.	=NOT TO SCALE
O.E.	=OVERHEAD ELECTRIC LINE
O/L	=ON LINE
P.C.P.	=PERMANENT CONTROL POINT
P.M.	=PARKING METER
P.C.	=POINT OF CURVATURE
P/W	=PARKWAY
PL.	=PLANTER
P.O.C	=POINT OF COMMENCEMENT
P.O.B	=POINT OF BEGINNING
R	=RADIUS
RES	=RESIDENCE
R/W	=RIGHT OF WAY
S.D.H.	=SET DRILL HOLE
S/N	=SET NAIL
S.I.P.	=SET IRON PIPE
SDWLK	=SIDEWALK
ST	=STREET
T	=TANGENT
U.E.	=UTILITY EASEMENT
W/F	=WOODD FENCE
W.V.	=WATER VALVE
W.U.P.	=WOOD UTILITY POLE
	=WOOD FENCE
	=IRON FENCE
	=CBS WALL
	=CHAIN LINK FENCE
	=OVERHEAD ELEC.
	=CENTER LINE
	=EASEMENT
+15.00'	=DENOTES ELEVATIONS
	=BUILDING
	=DISTANCE
	=CATCH BASIN
	=P.M.B. METER
	=W.U.P.
	=STATE ROAD
	=US HIGHWAY
	=INTERSTATE
	=MONITORY WELL

CERTIFIED ONLY TO:
ADF Reef, LLC, a Florida limited liability company
Jorge Luis Lopez-Garcia, P.A.
Old Republic National Title Insurance Company

PROPERTY ADDRESS:
10840 Old Cutler Road
Coral Gables, Florida 33156

LEGAL DESCRIPTION:
Lot 6, Block 3, of: "SNAPPER CREEK LAKES SUBDIVISION", according to the Plat Thereof as Recorded in Plat Book 57, Page 86, of the Public Records of Miami-Dade County, Florida.

ELEVATION INFORMATION
National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929

Comm Panel	120639
Panel #	0467
Firm Zone:	"X"
Date of Firm:	09-11-2009
Base Flood Elev.	N/A
F.Floor Elev.	N/A
Garage Elev.	N/A
Suffix:	"L"
Elev. Reference to NGVD 1929	

JOB #	20-832
DATE	08-12-2020
PB	57-86

Surveyors Notes:

#1 Land Shown Hereon were not abstracted for Easement and /or Right of Way Records. The Easement / Right of Way Show on Survey are as per plat of record unless otherewise noted.
#2 Benchmark: Miami-Dade County Public Works Dep. BM #: CG-642; Elev. +15.87
#3 Bearings as Shown hereon are Based upon Old Cutler Road, S11°52'22"W
#4 Please See Abbreviations
#5 Drawn By: A. Torres
#6 Date: 8-12-2020
#7 Completed Survey Field Date: 8-11-2020
#8 Disc No 2020, Station Surveying Scion
#9 Last Revised:
#10 Zoned Building setback line not determined

Surveyor's Notes:

#11 The herein captioned Property was surveyed and described based on the Legal Description Provided by Client.
#12 This Certification is Only for the lands as Described, it is not a certification of Title, Zoning, Easements, or Freedom of encumbrances. ABSTRACT NOT REVIEWED.
#13 There may be additional Restrictions not Shown on this survey that may be found in the Public Records of Said County Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
#14 Accuracy: The expected use of land, as classified in the Standards of Practice (53-17.052), is residential. The minimum relative distance accuracy for this type of boundary survey is 1.0 foot in 10,000.00' feet, the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
#15 Foundation and / or footing that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
#16 Not valid without the signature and original seal of a Florida Licensed Surveyor and Mapper. additions or deletions to survey maps or reports by other than the signing party or parties.
#17 Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
#18 Underground Utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
#19 Ownership subject to Opinion of Title.

AFA & Company, Inc.

Land Surveyors

Professional
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13050 S.W. 133rd Court
Miami Florida, 33186
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Fax: (206) 495-0778

This certifies that the survey of the property described hereon was made under my supervision & that the survey meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 5J-17.052 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
& That the Sketch hereon is a true and accurate representation thereof to the best of my knowledge and Belief, subject to notes and notations shown hereon.

Armando F. Alvarez
Professional Surveyor & Mapper #5526
State of Florida
Not Valid unless Signed & Stamped with Embossed Seal