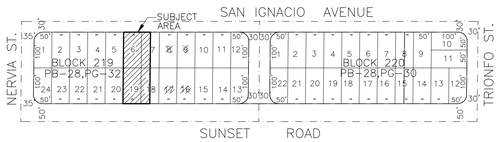
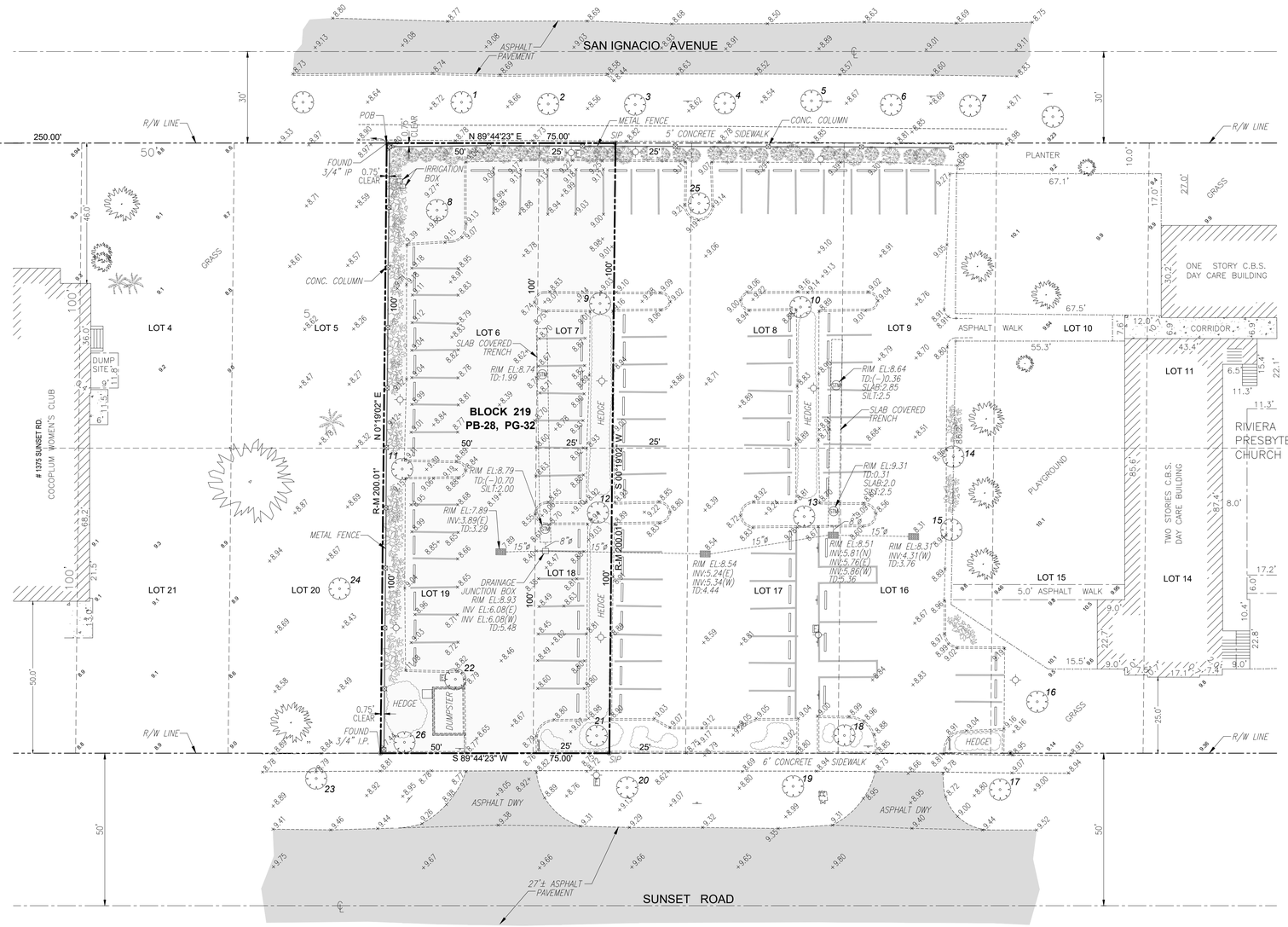
BOUNDARY & TOPOGRAPHIC SURVEY



LOCATION MAP

SCALE: 1"=200'

GRAPHIC SCALE 1"=20'



TREE TABULATION		
TREE No.	DIAMETER (INCHES)	COMMON NAME
1	12	TREE
2	10	TREE
3	36	TREE
4	10	TREE
5	36	TREE
6	10	TREE
7	24	TREE
8	12	TREE
9	24	TREE
10	24	TREE
11	24	TREE
12	24	TREE
13	24	TREE
14	20	TREE
15	20	TREE
16	12	TREE
17	24	TREE
18	24	TREE
19	24	TREE
20	24	TREE
21	24	TREE
22	6	TREE
23	36	TREE
24	20	OAK
25	24	TREE
26	18	TREE

LEGEND:

- EXISTING FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING COMMUNICATION MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING FPL MANHOLE
- EXISTING CONCRETE POLE
- EXISTING LIGHT POLE
- EXISTING WOOD POLE
- EXISTING CATCH BASIN
- EXISITING ELECTRIC BOX
- EXISTING WATER VALVE
- EXISTING IRRIGATION VALVE
- EXISTING WATER METER
- EXISTING SIGN
- EXISTING TRAFFIC SIGNAL BOX
- EXISTING CLEAN-OUT
- EXISTING SPOT LIGHT
- EXISTING PARKING METER
- EXISTING PRESSURE VACUUM BREAKER
- EXISTING GAS VALVE
- EXISTING SANITARY VALVE
- EXISTING TRAFFIC LIGHT POLE
- EXISTING WALK LIGHT
- EXISTING GUY WIRE ANCHOR
- +0.00 EXISTING ELEVATION
- BOTT BOTTOM
- ℄ CENTER LINE
- FDH FOUND DRILL HOLE
- ENC ENCROACHMENT
- ELEC ELECTRIC
- FIP FOUND IRON PIPE
- GH GARBAGE HOLE
- INV INVERT
- FND FOUND NAIL & DISC
- SIP SET IRON PIPE
- SND SET NAIL & DISC
- ONL ON LINE
- R/W LINE RIGHT OF WAY
- WLP WOOD LIGHT POLE
- POB POINT OF BEGINNING
- PROPERTY LINE

CERTIFIED TO:

CITY OF CORAL GABLES, A MUNICIPAL CORPORATION
EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA
HOLLAND & KNIGHT LLP
WFG NATIONAL TITLE INSURANCE COMPANY

SURVEYOR'S NOTES:

LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, OR EASEMENTS OF RECORD.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NORTH ARROW AND BEARINGS ARE REFERRED TO AN ASSUMED VALUE OF S 89°44'23" W, FOR THE CENTER LINE OF SUNSET ROAD, AS PER PLATS OF RECORD (28-30),(28-32)

ELEVATIONS ARE REFERRED TO N.G.V. DATUM (MSL -1929) BASED UPON CITY OF CORAL GABLES BENCH MARK No. 265 LOCATED AT NE CORNER OF SUNSET ROAD AND NERVIA ST. ELEV. 8.60 FT.

ACCORDING TO THE N.F.I.P. MAPS THIS PROPERTY FALLS WITHIN FLOOD ZONE "X", (COMMUNITY PANEL No. 120639-0276-J, REVISED MARCH 2 OF 1994.)

LOCATION OF EXISTING UNDERGROUND UTILITIES HAS NOT BEEN MADE BY THE SURVEYOR, EXCEPT THOSE SHOWN ON THIS MAP.

REPRODUCTIONS OF THIS DRAWING ARE NOT VALID, UNLESS EMBOSSED WITH THE SURVEYOR'S SEAL.

LEGAL DESCRIPTION:

PART OF RIVIERA PRESBYTERIAN CHURCH PARKING LOT:

LOTS 6 AND 19, AND THE WEST 25 FEET OF LOTS 7 AND 18 OF BLOCK 219, OF THE SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 14, AS RECORDED IN PLAT BOOK 28, AT PAGE 32, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FL.

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT NO.: FL20173774, ISSUING OFFICE FILE NO.: 032358.00100, ISSUING AGENT: HOLLAND AND KNIGHT LLP, ISSUING OFFICE: 701 BRICKELL AVE, SUITE 3300 MIAMI, FL. 33131. PREPARED BY WFG NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF FEBRUARY 11, 2020 @ 11:59 PM; THE FOLLOWING COMMENTS REFER TO THOSE ITEMS LISTED IN SCHEDULE B, PART II OF THE AFOREMENTIONED COMMITMENT:

ITEM 1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (NOT A SURVEY OR PLOTTABLE MATTER).

ITEM 2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY OR PLOTTABLE MATER).

ITEM 3. INTENTIONALLY DELETED.

ITEM 4. INTENTIONALLY DELETED.

ITEM 5. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY OR PLOTTABLE MATTER).

ITEM 6. INTENTIONALLY DELETED.

ITEM 7. INTENTIONALLY DELETED.

ITEM 8. TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE. (NOT A SURVEY OR PLOTTABLE MATTER).

ITEM 9. EASEMENTS, DEDICATIONS, RESTRICTIONS, COVENANTS AND CONDITIONS AS SET FORTH IN THE SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 14, RECORDED IN PLAT BOOK 28, PAGE 32. (ANY MATTERS ON THE HEREIN DESCRIBED PLAT AFFECTING THE SUBJECT PROPERTY IS SHOWN ON THIS SURVEY).

ITEM 10. COVENANT RUNNING WITH THE LAND IN FAVOR OF MIAMI-DADE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 19103, PAGE 598. (AFFECTS THE SUBJECT PROPERTY "NOT A SURVEY OR PLOTTABLE MATTER").

ITEM 11. THE FOLLOWING MATTERS DISCLOSED BY SURVEY PREPARED BY JUAN D. MARTINEZ DATED 02-26-2020:

DUMPSTER LOCATED IN THE SOUTHWEST PORTION OF PROPERTY; METAL COVER LOCATED ON LOT 18; CATCH BASIN LOCATED ON LOT 19; IRRIGATION BOX LOCATED IN NORTHEASTERLY PORTION OF PROPERTY. (REFER TO THIS SURVEY).

I HEREBY CERTIFY: THAT THE BOUNDARY SURVEY OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS RECENTLY SURVEYED AND PLATTED UNDER OUR DIRECTION, ALSO THAT THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE SHOWN, AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES, AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

BY: JUAN D. MARTINEZ
PROFESSIONAL SURVEYOR & MAPPER
CERTIFICATE NO. 4727.
STATE OF FLORIDA.

DEPARTMENT OF PUBLIC WORKS
DIVISION OF ENGINEERING

BOUNDARY & TOPOGRAPHIC SURVEY
RIVIERA PRESBYTERIAN CHURCH
PARKING LOT No. 19

SHEET TITLE

NO.	DATE	REVISIONS	BY:

ENGINEER OR ARCHITECT

CONSULTANT

PRO.NO.	DRAW	CHECK	APPR
–	C.M.	J.M.	J.M.
F.B.	SCALE	DATE	
–	1"=20'	03-18-2020	
SHEET NO.		FILE NO.	
1 OF 1			

Z:\CAD\04_CITY OF CORAL GABLES\CHURCHES\RIVIERA PRESBYTERIAN CHURCH\D\TOPOGRAPHIC SURVEY_2020-03-18.dwg [SURVEY] Mar 19, 2020 7:41am CMUNOZ