

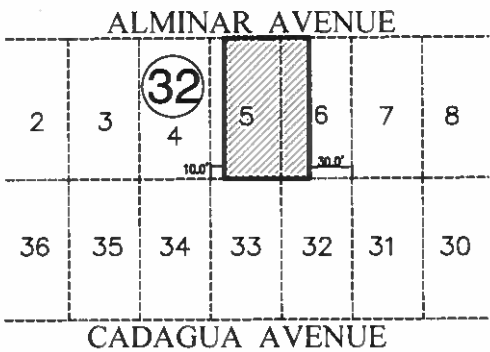


606 ALMINAR AVE

MAP OF BOUNDARY SURVEY



Property address:
606 Alminar Avenue
City: Miami
County: Miami-Dade
State: Florida Zip Code: 33146
Folio # 03-4120-022-3510



SUBJECT PROPERTY

LOCATION SKETCH
NOT TO SCALE



SURVEYOR'S REPORT:

1. MAP OF BOUNDARY SURVEY, Fieldwork date of data acquisition October 29th, 2020.
2. LEGAL DESCRIPTION:

Lot 5 less the West 10 feet and Lot 6 less East 30 feet, Block 32, of CORAL GABLES RIVERA SECTION PART-1, according to the Plat thereof, as recorded in Plat Book 28, at Page 31, of the Public Records of Miami-Dade County, Florida.
3. AREA:

Containing 6,000 Square Feet or 0.14 Acres more or less by calculations.
4. ACCURACY:

The accuracy obtained by measurement and calculations of a closed geometric figure was found to exceed this requirement. Linear 1 foot in 7,500 feet.
5. DATA OF SOURCES:

HORIZONTAL CONTROL:
-The Legal Description was furnished by client.
-North Arrow and Bearings refer to an assumed value of S89°48'23"W along the North line of the Subject Property, as per Plat Book 28, at Page 31 of the Public Records of Miami-Dade County, Florida.
This line is considered well-established and monumented

VERTICAL CONTROL:
Elevations are referred to N.G.V.D. 1929.
Benchmark used: Miami-Dade County Benchmark No. P-709 Elevation=12.05' (N.G.V.D. 1929)
located @ US HWY#1 and SW 42 Avenue.
6. FLOOD INFORMATION:

By scale determination this property is located in Flood Zone X, as per Federal Emergency Management Agency (FEMA), NFIP Community Name:City of Coral Gables and Community Number 120639 Map/Panel Number 12086C0457, Suffix L, FIRM Panel Effective/Revised Date 09-11-2009.

7. LIMITATIONS:

No research was made for other instruments than the existing in the plat and provided by client.
No determination was made as to how the site can be served with utilities.
Fences and walls ownership by visual means only; legal ownership not determined.
No underground utilities and/or structures(foundations) was located within or abutting the Subject property.

SURVEYOR'S CERTIFICATION:

I certify: This Map of Boundary Survey meets all applicable requirements of the Florida Minimum Technical Standards as contained Chapter 5J-17. Unless indicated to the contrary, the measured distance and directions shown on the Map of Boundary Survey are the same as the deed distances and directions.
Not valid without the signature and the original raised seal of Florida Licensed Surveyor and Mapper. Additions or deletions to Map of Boundary Survey by other than signing party or parties is prohibited without written consent of the signing party or parties.

This Survey Map and Report are not full and complete without the other.



FormTech
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State of Florida LB # 7980
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Seal: Job # 20-10074

Date: 10-29-2020
Esgeria L. Formoso, P.S.M.
State of Florida License # 8860

MAP OF BOUNDARY SURVEY

Tree Legend

SYMBOL	COMMON NAME
	Palm Tree
	Canaria Palm
	Banyan Tree
	Unknown Tree
	Mahogany

DIMENSIONS:

DIAMETER(IN)—HEIGHT(FT)—CANOPY(FT)
4"—10"—12"

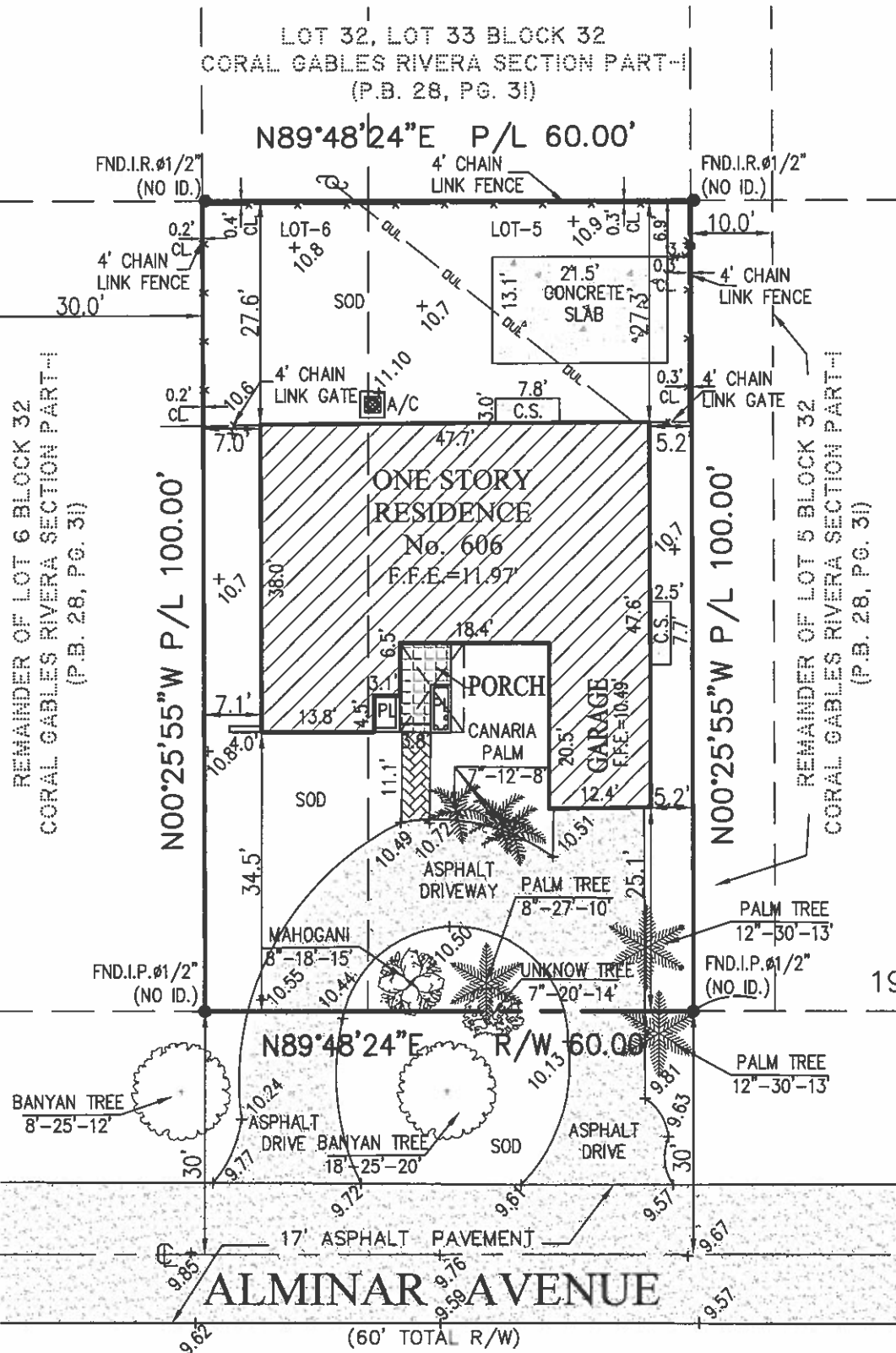
* Tree types are determined to the best of our ability and should be confirmed by botanist or a trained specialist.

Scale: 1" = 20'



GRAPHIC SCALE

P.B. 28-PG. 31



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ABBREVIATIONS & LEGEND

A Arc	Pg. Page	Unknown Manhole	Fire Hydrant	Chain Link Fence
FND Found	R/W Right-of-Way	Sewer Manhole	Electric Box	Wood Fence
U.E. Utility Easement	CL Center Line	Telephone Manhole	Light Pole	Metal or plastic Fence
IP Iron Pipe	ML Monument Line	Water Meter	Utility Pole	Overhead Utility line
IR Iron Rebar	TBM Temporary Benchmark	Water Valve	Concrete Light Pole	Spot Elevation
N&D Nail & Disc	PWY Parkway	Catch basin	Property Corner	
COL. Column	W/P Water Pump			
P.B. PLat Book	ENC Encroachment			



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