

CHARLES W. CARR
PROFESSIONAL LAND SURVEYORS & MAPPERS

MAIL TO:
9245 S.W. 44th ST.
MIAMI, FL 33165

PHONE (305) 221-3416
FAX (305) 553-9903

MAP OF BOUNDARY SURVEY FOR:

SEE THE MAP OF BOUNDARY SURVEY, LANDS DESCRIBED IN PLAT BOOK 32 AT PAGE 63, MIAMI-DADE COUNTY, FL. REPORT AND MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR. THE SIGNATURE AND SEAL CAN BE FOUND AT THE END OF THIS REPORT. THE MAP AND REPORT ARE NOT COMPLETE WITHOUT THE SIGNATURE AND SEAL.

LEGAL DESCRIPTION:

THE WEST 30 FEET OF LOT 16 AND ALL OF LOT 17 BLOCK 29, SUBDIVISION "SECOND REVISED PLAT COUNTRY CLUB SECTION PART 2". ACCORDING TO THE PLAT THEREOF AS RECORDED PLAT BOOK 32 PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED TO:

ARTHUR E. ROSS JR. R.A.

PROPERTY ADDRESS:

923 CATALONIA AVENUE
CORAL GABLES, FLORIDA 33134

DATE OF FIELD SURVEY: APRIL 8TH, 2003.

ACCURACY:

THE EXPECTED USE OF THE LAND: AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 FAC) IS "SINGLE FAMILY RESIDENTIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT WITH A SOKKIA THEODOLITE AND A SOKKIA 200 FOOT STEEL TAPE AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.

DATA SOURCES:

THIS IS A RECERTIFICATION SURVEY OF THE MARCH 19TH, 2002 BOUNDARY SURVEY.

EASEMENTS:

UTILITY EASEMENTS RECORDED IN DEED BOOK 939, AT PAGE 435 AND PAGE 443, DEED BOOK 839 AT PAGE 106, DEED BOOK 1004 AT PAGE 496. THESE EASEMENTS OF RECORD STATE THAT THE EASEMENTS IS ALONG, ON, OVER AND/OR UNDER THE REAR PROPERTY LINES, AND ALONG THE SIDE LOT LINES WHERE APPLICABLE AND NECESSARY TO OBTAIN ACCESS TO THE REAR LOT LINES.

BOUNDARY INCONSISTENCIES:

NONE WERE NOTED BY MEASUREMENT OR CALCULATION.

SURVEYOR AT
CHARGE:
CHARLES W. CARR

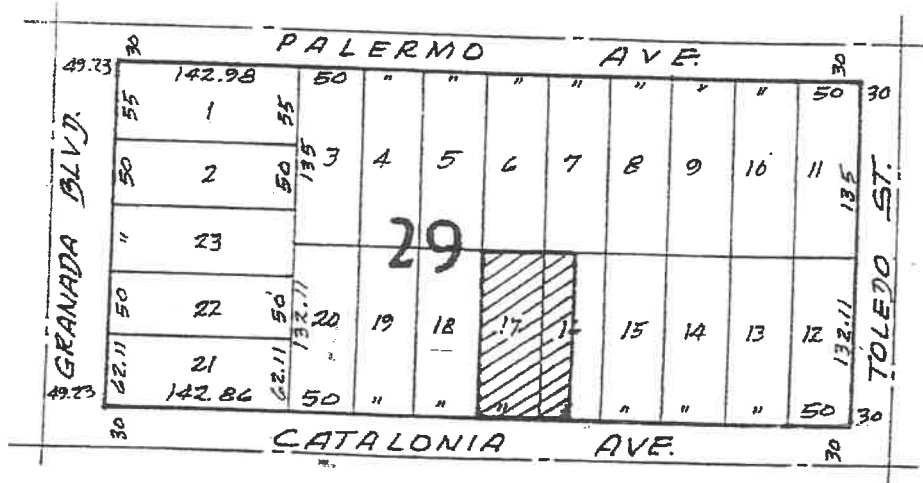
SIGNED: 

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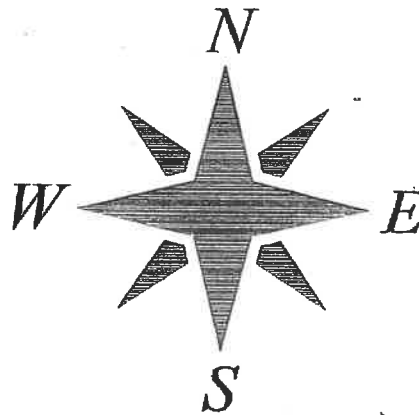
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SEE THE REPORT
PAGE 63, MIAMI
THE SIGNATURE
AND MAPPER. 1
THE MAP AND RE



LEGEND & SYMBOLS

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|-----------------------------------|-----------------------------------|
| A - ARC LENGTH | BM - BENCH MARK |
| R - RADIUS | PWR TRAN - POWER TRANSFORMER |
| T - TANGENT | WV - WATER VALVE |
| C - CHORD | WM - WATER METER |
| Δ - DELTA (CENTRAL ANGLE) | P & T - POWER & TELEPHONE LINES |
| MEAS - MEASURED | MH - MANHOLE LID |
| CALC - CALCULATED | CB - CATCH BASIN |
| CP - PERMANENT CONTROL POINT | CO - CLEAN-OUT COVER |
| RM - PERMANENT REFERENCE MONUMENT | CL - CENTERLINE |
| C - POINT OF CURVE | CBS - CONCRETE BLOCK STRUCTURE |
| AW - RIGHT OF WAY | CLP - CONCRETE LITE POLE |
| M - BENCH MARK | CONC. - CONCRETE |
| ND IP - FOUND IRON PIPE | FPL - FLORIDA POWER & LIGHT |
| LR - CLEAR | EL - ELEVATION BASED ON 1929 NGVD |
| LF - CHAIN LINK FENCE | FND IR - FOUND IRON ROD |
| TP - TYPICAL (FOR SEVERAL) | ENCRO - ENCROACHMENT |
| A - NOT APPLICABLE | WMF - WIRE MESH FENCE |
| O.B. - POINT OF BEGINNING | DH - DRILL HOLE |
| J.C. - POINT OF COMMENCEMENT | N/D - NAIL & DISC |
| M - CONCRETE MONUMENT | CTY MON - COUNTY MONUMENT |
| IN SWR - SANITARY SEWER | PKG SP - PARKING SPACE |
| M - WATER MAIN | HYD - FIRE HYDRANT |
| W - WOOD FENCE | H C PKG - HANDICAP PARKING |
| | UE - UTILITY EASEMENT |



LOCATED IN:
THE CITY OF CORAL GABLES,
MIAMI-DADE COUNTY, FLORIDA.

LOCATION SKETCH

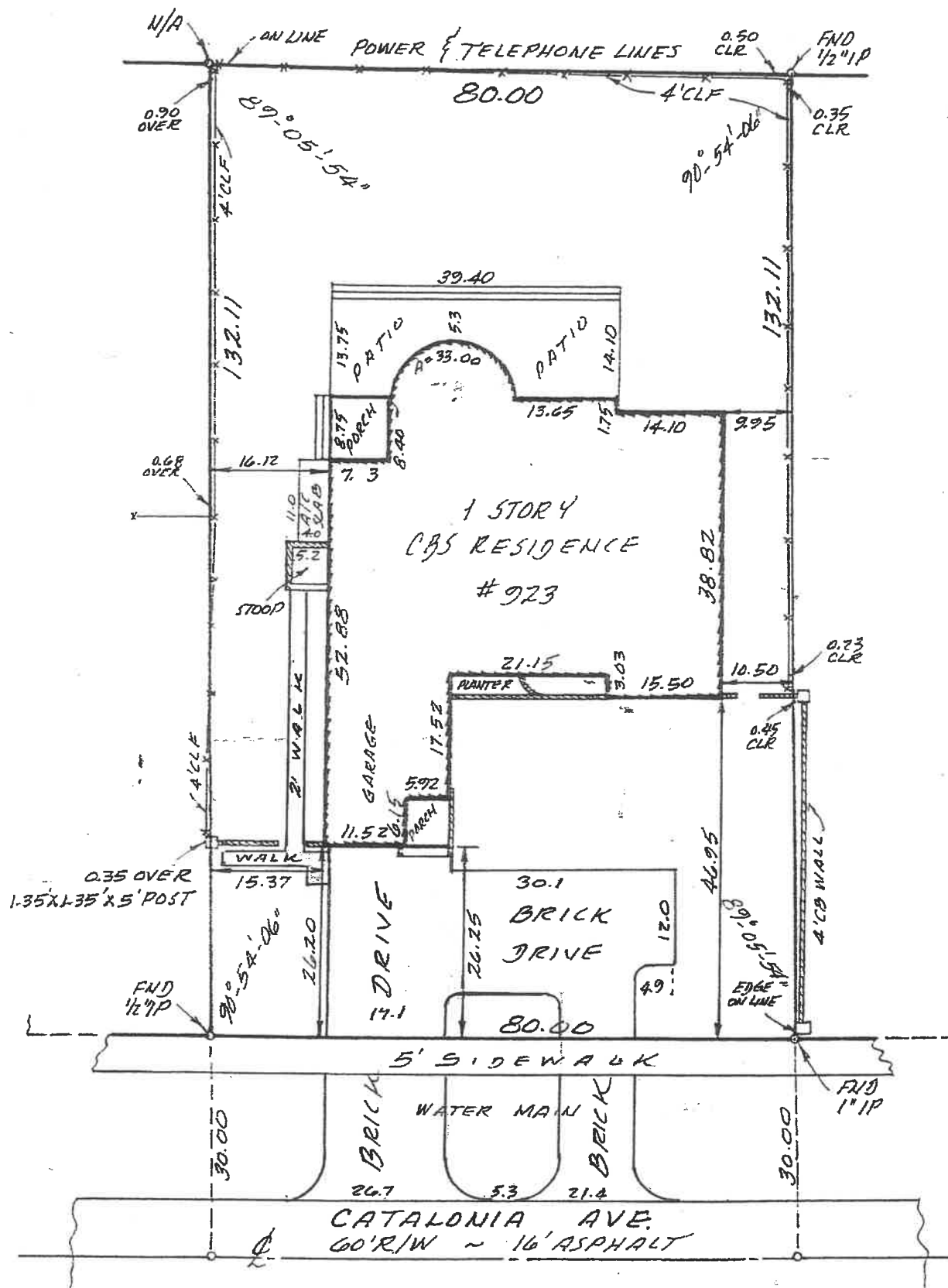
SCALE: 1 INCH = 150 FEET

LOT DETAILS

SCALE: 1 INCH = 20 FEET

SHEET 2 OF 2

SURVEY NUMBER: 02-03-191



LOT DETAILS:

SCALE: 1" = 20'

