

BOUNDARY SURVEY

Property Address:

3210 SW 19 TERRACE MIAMI, FLORIDA 33145
Folio # 01-4109-010-0330

LEGAL DESCRIPTION:

Lot 193, Block 9, of "CORALGATE SEC B" according to the plat thereof as recorded in Plat Book 50 at Page 10 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- 1) The Legal Description was provided by the Client from most recent County Records available.
- 2) This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances.
ABSTRACT NOT REVIEWED.
- 3) There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of **ABSTRACT OF TITLE** will have to be made to determine recorded instruments, if any affecting this property.
- 4) No attempt was made by this firm to locate underground utilities, foundations and/or footings of buildings, walls or fences except as shown hereon.
- 5) 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.
- 6) Contact the appropriate authority prior to any design work on the herein-described parcel for Building and Zoning information.
- 7) The surveyor does not determine fence and/or wall ownership.
- 8) **Accuracy:**
The **Horizontal** positional accuracy of well-defined improvement on this survey is $\pm 0.2'$.
The **Vertical** accuracy of elevations of well-defined improvement on this survey is $\pm 0.1'$.
- 9) All measurements shown hereon are made in accordance with the United States Standard Feet.
- 10) Type of Survey: **BOUNDARY SURVEY.**
- 11) North arrow direction and/or Bearings are based on an assumed meridian as shown on the aforementioned Plat.
- 12) Elevations shown hereon are relative to **National Geodetic Vertical Datum of 1929.**
- 13) **Benchmark Used:** *Miami-Dade County Benchmark #648.* Elevation = **+10.61'.**
- 14) **Flood Zone Data:**
FEMA/Panel # **120650/0313/L** Dated: **9/11/09** Flood Zone: **"X"** Base Flood Elevation = **N/A**
- 15) This SURVEY has been prepared for the exclusive use of the entities named hereon.
The Certificate does not extend to any unnamed party:

A.) CACERES KEY INC
B.)
C.)
D.)

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY:

That this survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

Field Book: Electronic Files

Field Date: **March 23, 2021**

Job Number: **RP21-0418**

- ☒ FOR THE FIRM: ROYAL POINT LAND SURVEYORS, INC. LB# 7282
JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER LS# 6231 STATE OF FLORIDA.
☐ PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER LS# 5880 STATE OF FLORIDA.

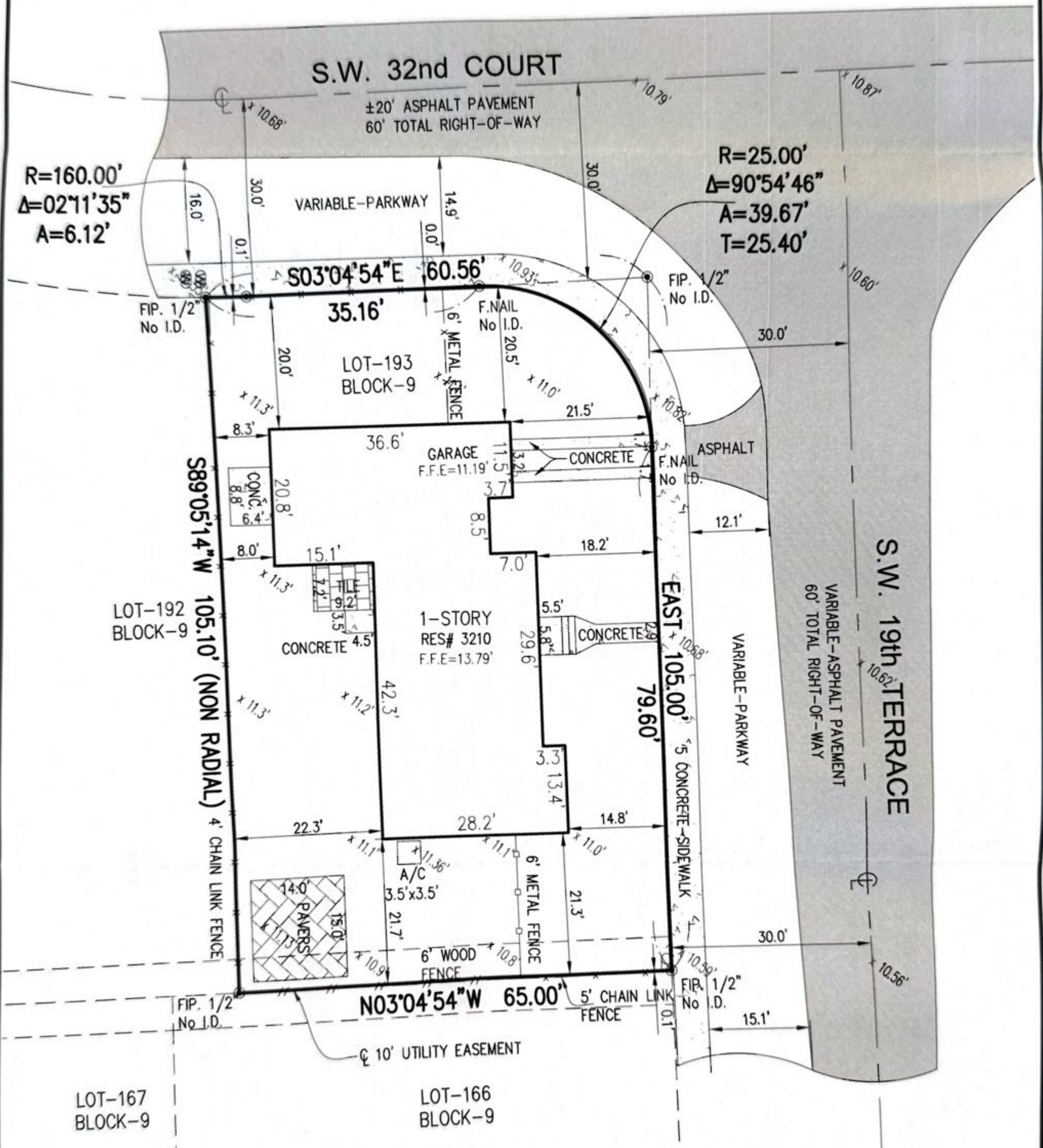


6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FLORIDA 33014
Phone: 305-822-6062 * Fax: 305-827-9669 * Email: info@royalpointLS.com

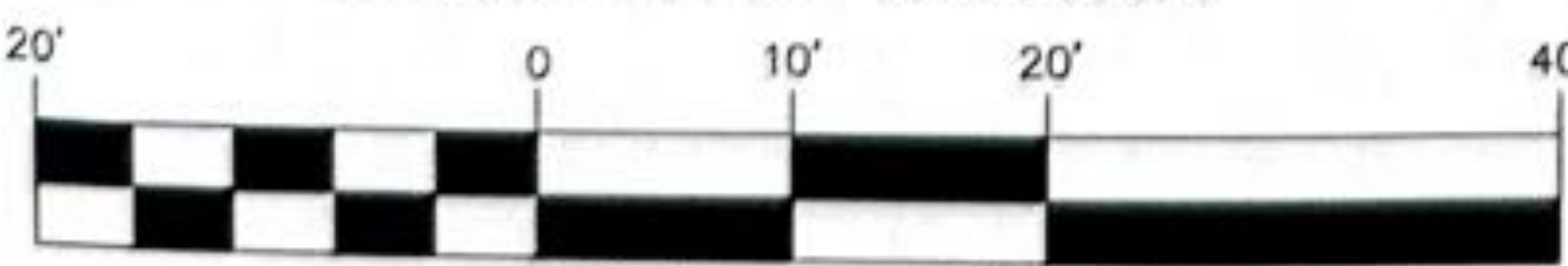
This Document is not full and complete without all Sheets, Containing a total of (2)

Sheet 1 of 2

BOUNDARY SURVEY



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

ROYAL POINT
LAND SURVEYORS, INC.

LB # 7282
PHONE: 305-822-6062 * FAX: 305-827-9669
6175 NW 153rd ST. SUITE 321, MIAMI LAKES FL 33014
Job # RP21-0418

A=Arc
BRG=Bearing
CH=Chord
Δ=Delta
L=Length
R=Radius
T=Tangent

LEGEND

- OH — Overhead Wire Line
- // — Wood Fence
- x — Chain Link Fence
- □ — Iron Fence
- M — Monument Line
- C — Centerline
- P — Property Line
- ▨ C.B.S.

- 0.00' = Existing Elevations
- ⊕ = Catch Basin
- ⊗ = Water Meter
- ⊙ = Electric Box
- ⊙ = Sanitary Manhole
- ⊗ = Sprinkler Pump
- ⊙ = Wood Pole
- ⊙ = Conc. Pole
- ⊙ = Light Pole
- ⊙ = Fire Hydrant
- ⊙ = Water Valve
- ⊙ = Inlet
- ⊙ = Florida Power Light Transformer
- ⊙ = Cable Tv Box
- ⊙ = Electric Meter Box

- A/C=Air Conditioner
- Conc.=Concrete
- C.B.S.=Concrete Block & Stucco
- D.E.=Drainage Easement
- D.M.E.=Drainage Maintenance Easement
- F.F.E.=Finish Floor Elevation
- F.I.P.=Found Iron Pipe/Pin
- F.I.R.=Found Iron Rebar
- F.N.=Found Nail
- F.N&D=Found Nail & Disc
- L.M.E.=Lake Maintenance Easement
- (M)=Measured
- (P)=Platted
- (R)=Record
- Res.=Residence
- SIP/R=Set Iron Pin/Rebar
- U.E.=Utility Easement