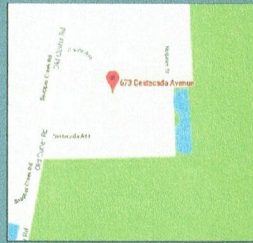


ORDERED BY:



MARKOWITZ
RINGEL
TRUSTY +
HARTOG
ATTORNEYS AT LAW



PROPERTY ADDRESS: 673 DESTACADA CIRCLE, CORAL GABLES, FLORIDA 33156

SURVEY NUMBER: FL1808.1954

FIELD WORK DATE: 8/23/2018

REVISION DATE(S): (REV'D 8/24/2018)

18081954
BOUNDARY SURVEY
MIAMI-DADE COUNTY

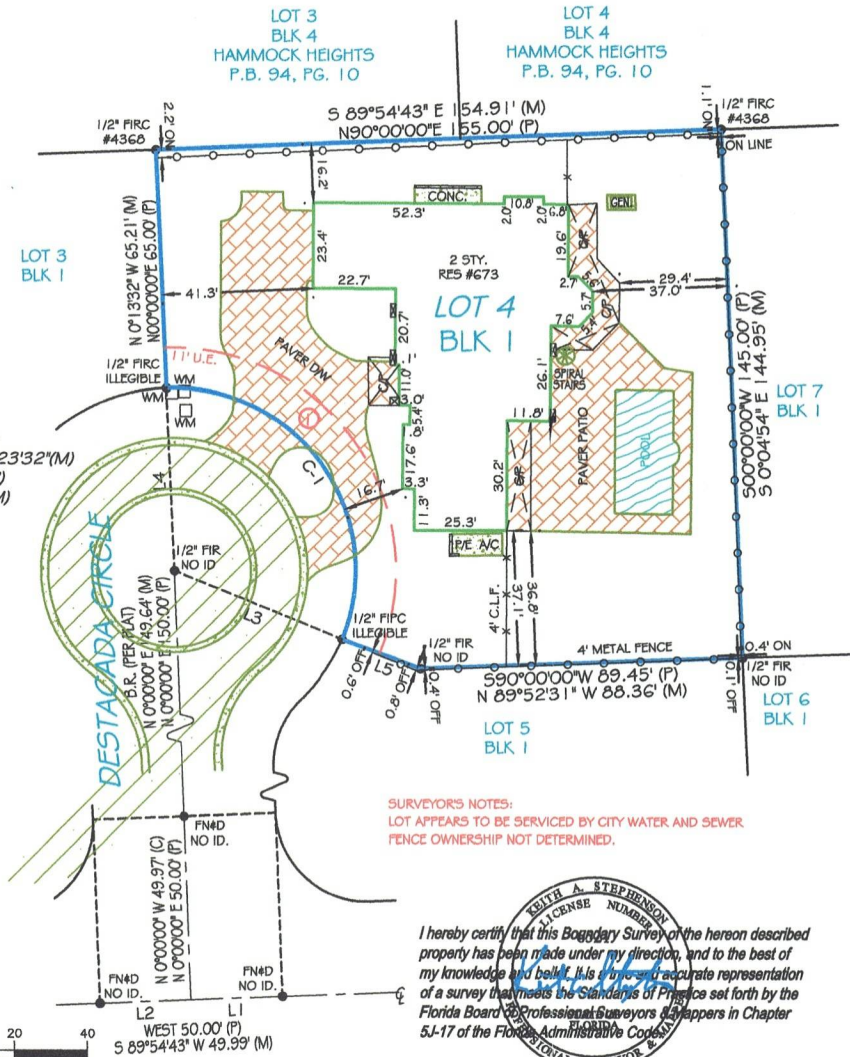
TABLE:

- L1 N 90°00'00" W 25.00' (P)
- S 89°54'43" W 25.07' (C)
- L2 N 90°00'00" W 25.00' (P)
- S 89°54'43" W 24.92' (C)
- L3 N 65°24'30" W 50.00' (P)
- N 65°41'04" W 49.65' (M)
- L4 N 00°00'00" E 50.00' (P)
- N 0°10'45" W 50.29' (M)
- L5 N 65°24'30" W 22.09' (P)
- N 66°47'00" W 22.96' (M)

C-1
R = 50.00' (P+M)
L = 100.00' (P) 99.83' (M)
Δ = 114°35'30" (P) 114°23'32" (M)
N 32°42'15" W, 84.15' (P)
N 32°41'46" W, 84.05' (M)



GRAPHIC SCALE (In Feet)
1 inch = 40' ft.



SURVEYOR'S NOTES:
LOT APPEARS TO BE SERVICED BY CITY WATER AND SEWER
FENCE OWNERSHIP NOT DETERMINED.

I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17 of the Florida Administrative Code.

KEITH A. STEPHENSON
State of Florida Professional Surveyor and Mapper
License No. 6521

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X AND X SHADED. THIS PROPERTY WAS FOUND IN THE CITY OF CORAL GABLES, COMMUNITY NUMBER 120639, DATED 09/11/09.

CLIENT NUMBER: 18-0643R GEORGE

DATE: 08/24/18

BUYER: PHILLIP T. GEORGE AND PHILLIP T. GEORGE, JR.

SELLER: ROBERT AND LINDA SPIEGELMAN

CERTIFIED TO: PHILLIP T. GEORGE AND PHILLIP T. GEORGE, JR.; MARKOWITZ, RINGEL, TRUSTY & HARTOG, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; CITY NATIONAL BANK

This is page 1 of 2 and is not valid without all pages.

POINTS OF INTEREST

1. PAVER DRIVEWAY OVER 11' UTILITY EASEMENT



Thomas Ringel Special Thanks
305.670.5000 / tringel@mrthlaw.com
Two Datan Center, Suite 1800
9130 S. Dadeland Blvd. Miami, FL 33156



EXACTA LAND SURVEYORS, INC.

11940 Fairway Lakes Drive, Suite 1, Ft. Myers, FL 33913
LB# 7337 | P: 866.735.1916 | F: 866.744.2882

Please Remit Payment To: 2132 E9th St | Suite 310, Cleveland, OH 44115

LEGAL DESCRIPTION:

LOT 4, BLOCK 1, CUTLER OAKS ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGE 32, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

JOB SPECIFIC SURVEYOR NOTES:

THE BEARING REFERENCE OF NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST IS BASED ON THE CENTERLINE OF DESTACADA CIRCLE, LOCATED WITHIN CUTLER OAKS ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGE 32, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Exacta by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All corners marked as set are at a minimum a 1/2" diameter, 18" iron rebar with a cap stamped LB7337.
10. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5-17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
11. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
12. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
13. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logo or references to third party firms are for informational purposes only.
16. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
17. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

LINE TYPES: (UNLESS OTHERWISE NOTED)		SURFACE TYPES: (UNLESS OTHERWISE NOTED)		SYMBOLS: (UNLESS OTHERWISE NOTED)	
BOUNDARY LINE	IRON FENCE	ASPHALT	BRICK OR TILE	BENCH MARK	FIRE HYDRANT
STRUCTURE	OVERHEAD LINES	CONCRETE	COVERED AREA	CENTERLINE OF TIE	END OR SET MONUMENT
CENTERLINE	SURVEY TIE LINE	WATER	WOOD	CENTRAL ANGLE OF DELTA	GUYWIRE OR ANCHOR
CHAIN-LINK OR WIRE FENCE	WALL OR PARTY WALL			COMMON OWNERSHIP	MANHOLE
EASEMENT	WOOD FENCE			CONTROL POINT	TREE
EDGE OF WATER	VINYL FENCE			CONCRETE MONUMENT	UTILITY OR LIGHT POLE
				CATCH BASIN	WELL
				ELEVATION	

(C) CALCULATED	E.O.W. EDGE OF WATER	N.T.S. NOT TO SCALE	R.P. RADIUS POINT	A.E. ACCESS EASEMENT
(D) DEED	ELEV. ELEVATION	NAV088 NORTH AMERICAN VERTICAL DATUM OF 1988	R/W RIGHT OF WAY	A.N.E. ANCHOR EASEMENT
(F) FIELD	EM. ELECTRIC METER	NGVD29 NATIONAL GEODETIC VERTICAL DATUM OF 1929	RES. RESIDENCE	C.M.E. CANAL MAINTENANCE ESMT.
(M) MEASURED	ENCL. ENCLOSURE	O.C.S. ON CONCRETE SLAB	RGE. RANGE	C.U.E. COUNTY UTILITY ESMT.
(P) PLAT	ENT. ENTRANCE	O.G. ON GROUND	S.B.L. SET BACK LINE	D.E. DRAINAGE EASEMENT
(R) RECORD	EUB. ELECTRIC UTILITY BOX	O.R.B. OFFICIAL RECORD BOOK	S.C.L. SURVEY CLOSURE LINE	D.U.E. DRAINAGE AND UTILITY ESMT.
(S) SURVEY	FF. FINISHED FLOOR	O/R. OFFICIAL RECORD VOLUME	S.T.L. SURVEY TIE LINE	ESMT. EASEMENT
A.S.B.L. ACCESSORY SETBACK LINE	F.O.P. EDGE OF PAVEMENT	O/A. OVERALL	S.W. SEAWALL	I.E./E.E. INGRESS/EGRESS ESMT.
A/C AIR CONDITIONING	FIR. FOUND IRON PIPE & CAP	O/S. OFFSET	S/G.D. SET GLUE DISC	IR.R.E. IRRIGATION EASEMENT
B.C. BLOCK CORNER	FCM. FND. CONCRETE MONUMENT	OH. OVERHANG	S/W. SIDEWALK	L.A.E. LIMITED ACCESS ESMT.
B.F.P. BACKFLOW PREVENTOR	FIP. FOUND IRON PIPE	OH.L. OVERHEAD LINES	SCR. SCREEN	L.B.E. LANDSCAPE BUFFER ESMT.
B.R. BEARING REFERENCE	FPIC. FOUND IRON ROD & CAP	ON. INSIDE OF SUBJECT PARCEL	SEC. SECTION	L.E. LANDSCAPE ESMT.
B.R.L. BUILDING RESTRICTION LINE	FIRC. FOUND IRON ROD & CAP	P.B. PLAT BOOK	SER. SEPTIC TANK	L.M.E. LAKE OR LANDSCAPE MAINTENANCE EASEMENT
B/W. BAY/BOX WINDOW	FN. FOUND NAIL	P.C. POINT OF CURVATURE	SEW. SEWER	M.E. MAINTENANCE EASEMENT
B.L.D.G. BUILDING	FND. FOUND NAIL AND DISC	P.C.P. POINT OF COMPOUND CURVATURE	SIRC. SET IRON ROD & CAP	P.U.E. PUBLIC UTILITY EASEMENT
B.L.K. BLOCK	FND. FOUND	P.I. POINT OF INTERSECTION	SN&D. SET NAIL & DISC	R.O.E. ROOF OVERHANG ESMT.
BM. BENCHMARK	FPIN. FOUND PARKER-KALON NAIL	P.O.B. POINT OF BEGINNING	SQ.F.T. SQUARE FEET	S.W.E. SIDEWALK EASEMENT
BSMT. BASEMENT	FPIN&D. FOUND PK NAIL & DISC	P.O.C. POINT OF COMMENCEMENT	STY. STORY	S.W.M.E. STORM WATER MANAGEMENT EASEMENT
C. CURVE	FRSPK. FOUND RAILROAD SPIKE	P.P. PINCHED PIPE	SV. SEWER VALVE	T.O.B. TOP OF BANK
C.B. CONCRETE BLOCK	GAR. GARAGE	P.R.C. POINT OF REVERSE CURVATURE	T.B.M. TEMPORARY BENCHMARK	T.U.E. TECHNOLOGICAL UTILITY ESMT.
C.L.F. CHAIN LINK FENCE	GM. GAS METER	P.R.M. PERMANENT REFERENCE MONUMENT	TEL. TELEPHONE FACILITIES	U.E. UTILITY EASEMENT
C.O. CLEAN OUT	ID. IDENTIFICATION	PT. POINT OF TANGENCY	TWP. TOWNSHIP	
C.V.G. CONCRETE VALLEY GUTTER	ILL. ILLEGIBLE	P/E. POOL EQUIPMENT	TX. TRANSFORMER	
C/L. CENTER LINE	INT. INTERSECTION	P.G. PAGE	TYP. TYPICAL	
C/P. COVERED PORCH	INT. INTERSECTION	P.L. PROFESSIONAL LAND SURVEYOR	U.R. UTILITY RISER	
C/S. CONCRETE SLAB	INT. INTERSECTION	P.L.T. PLANTER	U.R. UTILITY RISER	
CATV. CABLE TV RISER	INT. INTERSECTION	PSM. PROFESSIONAL SURVEYOR AND MAPPER	V.F. VINYL FENCE	
CH. CHORD BEARING	INT. INTERSECTION	R. RADIUS OR RADIAL	W.F. WOODEN FENCE	
CHIM. CHIMNEY	INT. INTERSECTION		W/C. WITNESS CORNER	
CONC. CONCRETE	INT. INTERSECTION		W/F. WATER FILTER	
COR. CORNER	INT. INTERSECTION		WM. WATER METER/VALVE BOX	
CS/W. CONCRETE SIDEWALK	INT. INTERSECTION		WV. WATER VALVE	
D.F. DRAIN FIELD	INT. INTERSECTION			
D.H. DRILL HOLE	INT. INTERSECTION			
D/W. DRIVEWAY	INT. INTERSECTION			

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www.softpedia.com/get/System/File-Management/Hash-Calculator-RibB.shtml

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2. Save the Survey PDF onto your computer from www.surveystars.com or from the email sent from www.surveystars.com.

3. Click the square Browse button in the upper right hand corner of the Hash Calculator to find and select the saved Survey PDF document, and click the COMPUTE button in the lower right hand corner of the Hash Calculator.
4. Compare the 40 digit string of characters in the SHA-1 line to the 40 digit SHA-1 characters for the survey in the job file in www.surveystars.com which is also printed on the invoice for that survey.

5. If the 40 digit string of SHA-1 characters are exactly the same on the invoice for the survey file at www.surveystars.com as they are in the Hash Calculator, then this PDF is authentic. If the 40 digit string of characters does not match exactly, then this PDF has been tampered with and it is not authentic.

PRINTING INSTRUCTIONS:

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
2. Select a printer with legal sized paper.
3. Under "Print Range", click select the "All" toggle.
4. Under the "Page Handling" section, select the number of copies that you would like to print.
5. Under the "Page Scaling" selection drop down menu, select "None."
6. Uncheck the "Auto Rotate and Center" checkbox.
7. Check the "Choose Paper size by PDF" checkbox.
8. Click OK to print.

TO PRINT IN BLACK & WHITE:

1. In the main print screen, choose "Properties".
2. Choose "Quality" from the options.
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