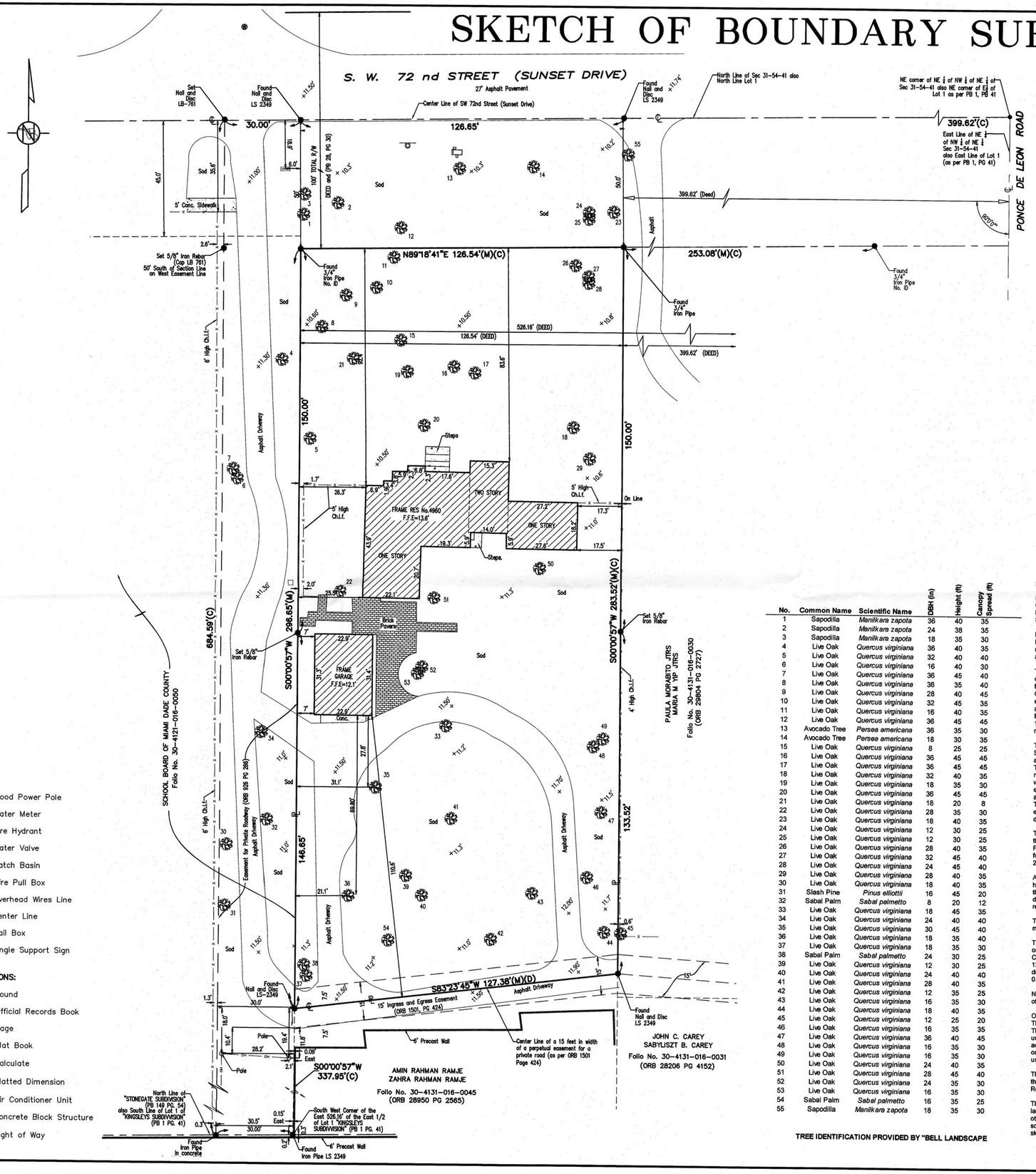
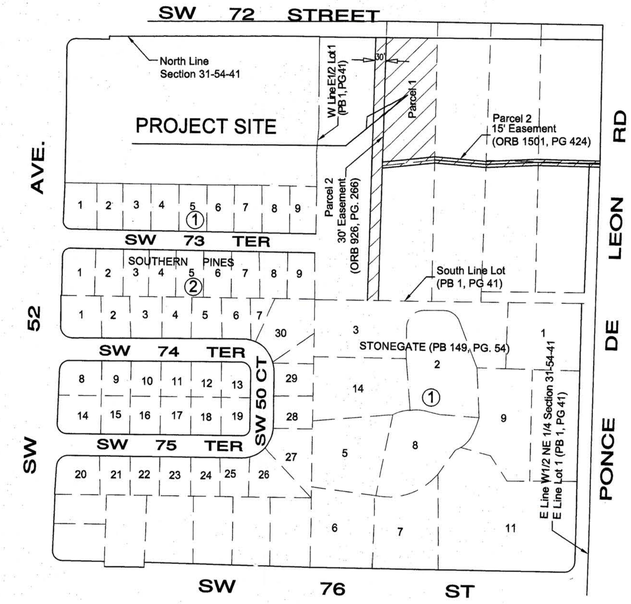
SKETCH OF BOUNDARY SURVEY





LOCATION MAP
Not to Scale

ZONING, ZONED STREET LINES, SET-BACKS, UNDERGROUND EASEMENTS AND RIGHT OF WAYS, ETC. FROM ABSTRACT TO BE VERIFIED AND/OR OBTAINED BY OWNER, ARCHITECT OR BUILDER BEFORE DESIGN OR CONSTRUCTION.

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LEGEND:

- Wood Power Pole
- Water Meter
- Fire Hydrant
- Water Valve
- Catch Basin
- Wire Pull Box
- Overhead Wires Line
- Center Line
- Mail Box
- Single Support Sign

ABBREVIATIONS:

Fnd	Found
ORB	Official Records Book
PG	Page
PB	Plat Book
(C)	Calculate
(P)	Platted Dimension
A/C	Air Conditioner Unit
CBS	Concrete Block Structure
R/W	Right of Way

No.	Common Name	Scientific Name	DBH (in)	Height (ft)	Canopy Spread (ft)
1	Sapodilla	*Manilkara zapota*	36	40	35
2	Sapodilla	*Manilkara zapota*	24	38	35
3	Sapodilla	*Manilkara zapota*	18	35	30
4	Live Oak	*Quercus virginiana*	36	40	35
5	Live Oak	*Quercus virginiana*	32	40	40
6	Live Oak	*Quercus virginiana*	16	40	30
7	Live Oak	*Quercus virginiana*	36	45	40
8	Live Oak	*Quercus virginiana*	36	35	40
9	Live Oak	*Quercus virginiana*	28	40	45
10	Live Oak	*Quercus virginiana*	32	45	35
11	Live Oak	*Quercus virginiana*	16	40	35
12	Live Oak	*Quercus virginiana*	36	45	45
13	Avocado Tree	*Persea americana*	36	35	30
14	Avocado Tree	*Persea americana*	18	30	35
15	Live Oak	*Quercus virginiana*	8	25	25
16	Live Oak	*Quercus virginiana*	36	45	45
17	Live Oak	*Quercus virginiana*	36	45	45
18	Live Oak	*Quercus virginiana*	32	40	35
19	Live Oak	*Quercus virginiana*	18	35	30
20	Live Oak	*Quercus virginiana*	36	45	45
21	Live Oak	*Quercus virginiana*	18	20	8
22	Live Oak	*Quercus virginiana*	28	35	30
23	Live Oak	*Quercus virginiana*	18	40	35
24	Live Oak	*Quercus virginiana*	12	30	25
25	Live Oak	*Quercus virginiana*	12	30	25
26	Live Oak	*Quercus virginiana*	28	40	35
27	Live Oak	*Quercus virginiana*	32	45	40
28	Live Oak	*Quercus virginiana*	24	45	40
29	Live Oak	*Quercus virginiana*	28	40	35
30	Live Oak	*Quercus virginiana*	18	40	35
31	Slash Pine	*Pinus elliottii*	16	45	20
32	Sabal Palm	*Sabal palmetto*	8	20	12
33	Live Oak	*Quercus virginiana*	18	45	35
34	Live Oak	*Quercus virginiana*	24	40	40
35	Live Oak	*Quercus virginiana*	30	45	40
36	Live Oak	*Quercus virginiana*	18	35	40
37	Live Oak	*Quercus virginiana*	18	35	30
38	Sabal Palm	*Sabal palmetto*	24	30	25
39	Live Oak	*Quercus virginiana*	12	30	25
40	Live Oak	*Quercus virginiana*	24	40	40
41	Live Oak	*Quercus virginiana*	28	40	35
42	Live Oak	*Quercus virginiana*	12	35	25
43	Live Oak	*Quercus virginiana*	16	35	30
44	Live Oak	*Quercus virginiana*	18	40	35
45	Live Oak	*Quercus virginiana*	12	25	20
46	Live Oak	*Quercus virginiana*	16	35	35
47	Live Oak	*Quercus virginiana*	36	40	45
48	Live Oak	*Quercus virginiana*	16	35	30
49	Live Oak	*Quercus virginiana*	16	35	30
50	Live Oak	*Quercus virginiana*	24	40	35
51	Live Oak	*Quercus virginiana*	28	45	40
52	Live Oak	*Quercus virginiana*	24	35	30
53	Live Oak	*Quercus virginiana*	16	35	30
54	Sabal Palm	*Sabal palmetto*	16	35	25
55	Sapodilla	*Manilkara zapota*	18	35	30

TREE IDENTIFICATION PROVIDED BY "BELL LANDSCAPE

SURVEYOR'S NOTES:

Bearings are based on an assumed meridian, where the North line of Lot 1 of the said CORRECTION OF MAP OF THE SUBDIVISION OF THE PROPERTY OF A.E. KINGSLEY, bears North 89°18'41" East. All distances as shown are based on the US Survey foot.

Elevations are referred to the National Geodetic Vertical Datum, 1929 (NGVD). Elevations are based on a City of Coral Gables Benchmark #381, the same being a PK nail and brass washer located in the Northeast corner of the intersection of Sunset Drive and Mentone Street in the concrete sidewalk, elevation 10.54 feet.

The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051(3)(b)15.b.ii FAC of 1 foot in 7,500 feet for Suburban Areas. The elevations as shown are based on a closed level loop to the benchmark noted above, and meets or exceeds the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051(3)(b)15.a FAC, of a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles.

The legal description is based on the Miami-Dade County Property Appraiser's Property Search Summary Report for Tax Folio No. 30-4131-016-0040, together with the adjoining parcels described in the Appraiser's Property Search Summary Reports for Tax Folio No.(s) 30-4131-016-0030, 30-4131-016-0045 and 30-4131-016-0050 and the referenced documents evidenced therein. No title search has been conducted by nor was a title report provided to this surveyor. There are no roadway dedications shown or easements or setback restrictions either noted and/or depicted thereon. Nor are there any other plottable restriction noted on the said plat of the CORRECTION OF MAP OF THE SUBDIVISION OF THE PROPERTY OF A.E. KINGSLEY. There may be easements, rights of way and/or other encumbrances affecting the subject property not disclosed hereon that a title report would evidence.

This SKETCH OF BOUNDARY SURVEY is based on: (i) recovered monumentation; (ii) the underlying plat of CORRECTION OF MAP OF THE SUBDIVISION OF THE PROPERTY OF A.E. KINGSLEY; (iii) the recorded description and (iv) the record plats for the REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 13 (Plat Book 28 at Page 30) and the plat of STONEGATE (Plat Book 149 at Page 54).

A comparison between measured, deed and calculated dimensions is delineated hereon. Measured dimensions (M) are based on the direct and indirect measurement of the recovered monumentation. Deed dimensions (D) are based on the description as described herein. Calculated dimensions (C) are a protraction based on the referenced record plats and field measurements.

The total area of the Surveyed Parcel as described herein contains 36,707 square feet more or less (0.84 Acres more or less).

The Subject Property does not lie within a Special flood Hazard Area (SFHA) as shown on the National Flood Insurance Programs, Flood Insurance Rate Map for Miami-Dade County, Florida and Incorporated Areas Map No. 12086C0459L, Community No. 120635, bearing a revised date of September 11, 2009. Said map delineates the herein described land to be situated within Zone X, an area determined to be outside of the 0.2% annual chance floodplain.

No encroachments were noted by this survey, except as shown hereon. The ownership of the fences and/or walls as shown hereon was not determined.

Only the surface indications of the underground utilities have been located in the field. The location of underground utility lines on or adjacent to the property was not secured. The Surveyor has performed no subsurface investigation or determined the location of underground footers. It should be noted that there may be other underground utilities in addition to those evidenced by visible appurtenances shown on this sketch. The owner or his agent should verify all utility locations with the appropriate utility provider before using.

The names of the adjoining owners and the associated tax folio number are based on the web based the Miami-Dade County Property Appraiser's Property Search Summary Report.

This sketch shown hereon in its graphic form is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format of this Survey. This map is intended to be displayed at a scale of 1"=20' or smaller. At the maximum intended displayed scale the survey and sketch's positional accuracy value occupies 1/20" on the display.

LEGAL DESCRIPTION:

PARCEL 1 (Fee Parcel)

That portion of the East 526.16 feet, less the East 399.62 feet thereof, of the East 1/2 of Lot 1 of the CORRECTION OF MAP OF THE SUBDIVISION OF THE PROPERTY OF A.E. KINGSLEY, according to the Plat thereof, recorded in Plat Book 1 at Page 41, of the Public Records of Miami-Dade County, Florida, lying North of the centerline of that certain 15 foot ingress and egress easement recorded in Official Records Book 1501 at Page 424, of the Public Records of Miami-Dade County, Florida, less the North 50 feet thereof for highway purposes recorded in Official Records Book 21684 at Page 1346, of the Public Records of Miami-Dade County, Florida.

PARCEL 2 (Easement Parcel)

The right of use and interest in of that certain 30 foot private roadway easement described in the RIGHT OF WAY EASEMENT, recorded in Official Records Book 926 at Page 266, of the Public Records of Miami-Dade County, Florida; together with an interest in the perpetual easement for a 15 foot private road described in that certain Indenture, recorded in Official Records Book 1501 at Page 424, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S CERTIFICATION:

To: CHARLES P. FLICK, individually, and as Personal Representative of the Estate of Willis H. Flick, deceased and as Successor Trustee of the Willis H. Flick Revocable Trust under the Willis H. Flick Declaration of Trust dated October 8, 2003, amended February 19, 2009 and amended and restated in its entirety on June 25, 2009, and further amended March 22, 2010 and September 26, 2012, AND DUFFIELD W. MATSON, III and SARAH MATSON, husband and wife:

This is to certify to the herein named firm and/or persons, that in my professional opinion, this map or plat of the herein described property is true and correct as recently surveyed and platted under my direction. I further certify that this map or plat and the survey on which it is based meets the Minimum Technical Standard Requirements, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code, under Sections 5J-17.051 and 5J-17.052 and is a "BOUNDARY SURVEY" as defined in Section 5J-17.050(10)(b).

2/6/15 (Rev.)
Dated: September 12, 2014

E.R. BROWNELL & ASSOCIATES, INC.

Thomas Brownell, Executive Vice President
Professional Land Surveyor # 2891
State of Florida

The survey map and notes and/or report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Any additions or deletions to the survey map and notes and/or report by other than the signing party or parties is prohibited without written consent of the signing party or parties.

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215-011
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MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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Drawn by: KAB	Ref.	F.B. 1195	PLS/PSM No.:
Chk. by: AAP	Scale: 1:20	Date: 07/31/14	Certification No.

D.W. MATSON, III
4960 SUNSET DRIVE, MIAMI, FL

No.	Date	Apvd.	Job No.	Description
1	09/19/14	TB		Rev. Certified parties
2	10/10/14	TB		Rev. Tree List
3	02/06/15	TB		General Revisions (Pole Removed)

Sheet: 1 OF 1
J.N. 57786
Sk. No.
LS-3054

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