



To: Ramon Trias

From: Craig E. Leen, City Attorney for the City of Coral Gables

A handwritten signature in blue ink, appearing to be "CL", is written over the "From:" line.

RE: Legal Opinion Regarding Zoning Determination

Date: May 12, 2015

Laura requested a meeting with me regarding 2915 Segovia (Lots 4 and 22). I informed her in November of 2013, based on my review of the recorded covenant, that the lots would be treated as separate building sites as long as the lots are deeded separately and the garage is demolished prior to issuance of a building permit for Lot 22. This was consistent with opinions I have given on this form of covenant. This is an older form where the City would allow for two lots to be treated as separate building sites if a contingency (such as being deeded separately combined with demolition of the structure tying them together) occurred. It remains my opinion, pursuant to section 2-201(e)(1) and (8) of the City Code, and section 2-702 of the Zoning Code, that the instructions in the recorded covenant should be followed. As long as the contingency is met (or is a condition of issuance of a permit), the lots should be treated as separate building sites, and should be permitted to proceed through the City process.

Herbello, Stephanie

From: Leen, Craig
Sent: Tuesday, May 12, 2015 7:12 PM
To: Herbello, Stephanie
Cc: Ramos, Miriam; Figueroa, Yaneris; Chen, Brigitte
Subject: FW: Zoning Determination
Attachments: PonceCat.Declaration.pdf; PonceCat.Deeds.Segovia.Catalonia..pdf; PonceCat.deeds.Segovia.Catalonia.pdf; PonceCat.Lot4Lot22 surveys.pdf

Please place in the opinion folder.

Craig E. Leen, City Attorney
*Board Certified by the Florida Bar in
City, County and Local Government Law*
City of Coral Gables
405 Biltmore Way
Coral Gables, Florida 33134
Phone: (305) 460-5218
Fax: (305) 460-5264
Email: cleen@coralgables.com



CORAL GABLES
THE CITY BEGINS HERE

Celebrating 90 years of a dream realized.

From: Leen, Craig
Sent: Tuesday, May 12, 2015 6:25 PM
To: Trias, Ramon
Cc: Laura Russo
Subject: FW: Zoning Determination

Ramon,

Laura requested a meeting with me regarding 2915 Segovia (Lots 4 and 22). I informed her in November of 2013, based on my review of the recorded covenant, that the lots would be treated as separate building sites as long as the lots are deeded separately and the garage is demolished prior to issuance of a building permit for Lot 22. This was consistent with opinions I have given on this form of covenant. This is an older form where the City would allow for two lots to be treated as separate building sites if a contingency (such as being deeded separately combined with demolition of the structure tying them together) occurred. It remains my opinion, pursuant to section 2-201(e)(1) and (8) of the City Code, and section 2-702 of the Zoning Code, that the instructions in the recorded covenant should be followed. As long as the contingency is met (or is a condition of issuance of a permit), the lots should be treated as separate building sites, and should be permitted to proceed through the City process.

Please call me if you have any questions.

Craig E. Leen, City Attorney

Board Certified by the Florida Bar in

City, County and Local Government Law

City of Coral Gables

405 Biltmore Way

Coral Gables, Florida 33134

Phone: (305) 460-5218

Fax: (305) 460-5264

Email: cleen@coralgables.com



CORAL GABLES
INCORPORATED 1925

Celebrating 90 years of a dream realized.

From: Russo Laura [<mailto:laura@laurarussolaw.com>]

Sent: Wednesday, May 06, 2015 4:35 PM

To: Leen, Craig

Cc: Russo Laura Esq

Subject: Zoning Determination

Good afternoon Craig,

This email is to refresh your memory on a meeting we had back in November 18th of 2013. You and I met to review the attached Declaration of Restrictive Covenants that ties Lot 4 to Lot 22, of Block 24, Biltmore Section, Plat Book 20 at Page. We discussed the language in the Declaration that anticipates the lots being separated. The Declaration specifically states "... and that if at any time in the future the said Lot 22, upon which said garage building will be located, is conveyed separate and apart from the remaining Lot 4, upon which said duplex residence is located, that such garage building will be removed therefrom at the expense of the undersigned, their heirs, personal representatives and assigns." For your review I have attached a copy of the recorded Declaration of Restrictive Covenants from 1952 and a copy of the surveys for the two lots.

You concluded that this language allowed Lot 22 to be a separate building site upon its conveyance separate and apart from Lot 4 with the subsequent demolition of the garage structure. Attached for your review are copies of the deeds from March 2014 showing that Lot 22 has been conveyed separate and apart from Lot 4. My client is proposing to replace the garage structure with a single family home on Lot 22 and the existing duplex structure on Lot 4 with another single family home.

City staff is not allowing the Board of Architects to review the plans for the single family homes for preliminary approval until he presents documentation that Lot 22 is a separate building site.

I respectfully request that you confirm that Lot 22 is a separate building site subject to the demolition of the existing garage which must be accomplished before the City's issuance of a building permit for the new house.

Should you need any additional information, please do not hesitate to call me.

Best regards,

Laura

Laura L. Russo
2655 LeJeune Road, PH 2-B
Coral Gables, Florida 33134
Tel: 305-476-8300
Fax: 305-476-8383
Cell: 305-801-9002
laura@laurarussolaw.com

NOTICE: This e-mail is from a law firm, Laura L. Russo, Esq., LLC, and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer and do not copy or disclose it to anyone else. If you are not an existing client of Laura L. Russo, Esq., LLC, do not construe anything in this e-mail to make you a client unless it contains a specific statement to that effect and do not disclose anything to Laura L. Russo, Esq., LLC in reply that you expect it to hold in confidence. If you properly received this e-mail as a client, co-counsel or retained expert of Laura L. Russo, Esq., LLC, you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.

2715 *Segovia*

181

UUUUUUUU PAGE 111

DECLARATION OF RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned PHILIP BIEBER and MARY BIEBER, his wife, are the owners of the fee simple title to the following described property situated in the City of Coral Gables, Florida:

Lots 4 and 22, Block 24, BILTMORE SECTION, according to the plat thereof, recorded in Plat Book 20 at Page 28, of the Public Records of Dade County, Florida;

AND WHEREAS a duplex residence building owned by the undersigned is situated upon Lot 4 of the above described property and it is the desire of the undersigned to construct a two-car garage on Lot 22 of said described property, said lot being separate and apart from the duplex residence described above;

NOW, THEREFORE, in consideration of the premises and of the issuance by the City of Coral Gables of a building permit for the construction of the aforesaid garage building upon said Lot 22, separate from the duplex residence owned by the undersigned and situated on said Lot 4, the undersigned PHILIP BIEBER and MARY BIEBER, his wife, do hereby declare and agree that they will not convey the said Lot 22 upon which said garage building will be situated, separate and apart from said Lot 4 above upon which the said duplex residence is located, and that they will hold the said Lots 4 and 22 together as one tract; and that if at any time in the future the said Lot 22 upon which

WHEREAS, the undersigned PHILIP BIEBER and MARY BIEBER, his wife, are the owners of the fee simple title to the following described property situated in the City of Coral Gables, Florida:

Lots 4 and 22, Block 24, BILTMORE SECTION, according to the plat thereof, recorded in Plat Book 20 at Page 28, of the Public Records of Dade County, Florida;

AND WHEREAS a duplex residence building owned by the undersigned is situated upon Lot 4 of the above described property and it is the desire of the undersigned to construct a two-car garage on Lot 22 of said described property, said lot being separate and apart from the duplex residence described above;

NOW, THEREFORE, in consideration of the premises and of the issuance by the City of Coral Gables of a building permit for the construction of the aforesaid garage building upon said Lot 22, separate from the duplex residence owned by the undersigned and situated on said Lot 4, the undersigned PHILIP BIEBER and MARY BIEBER, his wife, do hereby declare and agree that they will not convey the said Lot 22 upon which said garage building will be situated, separate and apart from said Lot 4 above upon which the said duplex residence is located, and that they will hold the said Lots 4 and 22 together as one tract; and that if at any time in the future the said Lot 22, upon which said garage building will be located, is conveyed separate and apart from the remaining Lot 4, upon which said duplex residence is located, that such garage building will be removed therefrom at the expense of the undersigned, their heirs, personal representatives and assigns.

The said PHILIP BIEBER and MARY BIEBER, his wife, hereby declare that this said covenant is intended to and shall constitute a restrictive covenant concerning the use, enjoyment and title to the said Lots 4 and 22 above described, and shall constitute covenants running with the land and shall be binding upon the said PHILIP BIEBER and MARY BIEBER, his wife, their heirs, personal representatives and assigns.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, at Coral Gables, Dade County, Florida, this the 10th day of March, 1952.

Signed, sealed and delivered in the presence of:

Philip Bieber (SEAL)

Thomas Mayes

Mary Bieber (SEAL)

Julia S. Bitch

State of Florida, County of Dade-

This instrument was filed for record the 11 day of March 1952 at 9:55 A.M. and duly recorded in Dade Book 3563 on Page 445 File No. BB 26052

STATE OF FLORIDA :
COUNTY OF DADE :

E. D. LEATHERMAN
Clerk Circuit Court

By J. P. Davis DC

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, PHILIP BIEBER and MARY BIEBER, his wife, to me well known to be the persons described in and

joyment and title to the said land and shall constitute covenants running with the land and shall be binding upon the said PHILIP BIEBER and MARY BIEBER, his wife, their heirs, personal representatives and assigns.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, at Coral Gables, Dade County, Florida, this the 10th day of March, 1952.

Signed, sealed and delivered in the presence of:

Thomas Mayes

Julia S. Pritch

Philip Bieber (SEAL)

Mary Bieber (SEAL)

State of Florida, County of Dade

This instrument was filed for record the 11 day of March 1952 at 9:55 A.M. and duly recorded in Dade Book 3563 on Page 442 File No. BB 26652

STATE OF FLORIDA :

COUNTY OF DADE :

E. B. LEATHERMAN
Notary Circuit Court

By J. P. Davis D.C.

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, PHILIP BIEBER and MARY BIEBER, his wife, to me well known to be the persons described in and who executed the foregoing instrument, and acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Coral Gables, Dade County, Florida, this 10th day of March, 1952.

Julia S. Pritch
Notary Public, State of Florida

My Commission Expires: 12/31/53

Return to: (enclose self-addressed stamped envelope)
Name:

Address:
This Instrument Prepared by: Peter B. Cagle
Address: 2655 Ponce de Leon Blvd., Suite 320
Coral Gables, FL 33134

Property Appraiser's Parcel Identification (Folio) Number(s): 03-4117-008-3980

Grantee(s) S.S.#(s):
Name:
Grantor(s) S.S.#(s):
Name:



CFN 2014R0185054
OR Bl: 29066 Pg 0432; (1pg)
RECORDED 03/13/2014 11:20:29
DEED DOC TAX 1,512.00
SURTAX 1,134.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA
LAST PAGE

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WARRANTY DEED (STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture, made this 5 day of March, 2014, Between THOMAS REARDON, a single man and ERNEST COSCIA, a single man, of the County of Miami-Dade, State of Florida, grantor, and PonceCat Catalonia, a Delaware limited liability company whose post office address is 2990 Ponce de Leon Blvd., Suite 50, Coral Gables, FL,

Witnesseth that said grantor, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida, to-wit:

Lot 22, Block 24, CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, at Page 28, of the Public Records of Miami-Dade County, Florida

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written. Signed sealed and delivered in our presence:

Witness: Peter B. Cagle

Witness: Jillian Lasky

Thomas Reardon
4400 Palmarito St., Coral Gables, FL 33146

Ernest Coscia
4400 Palmarito St., Coral Gables, FL 33146

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 5 day of March, 2014, by Thomas Reardon, a single man and Ernest Coscia, a single man, who personally known to me or who ha produced a as identification and did take an oath.

NOTARY PUBLIC:

Print Name:

My Commission Expires:

State of Florida at Large (Seal)



Return to: (enclose self-addressed stamped envelope)
 Name:
 Address:
 This Instrument Prepared by: Peter B. Cagle
 Address: 2555 Ponce de Leon Blvd., Suite 320
 Coral Gables, FL 33134
 Property Appraiser's Parcel Identification (File) Number(s): 03-4117-008-3860
 Grantee(s) S.S. # (s)
 Name
 Grantor(s) S.S. # (s)
 Name

CFN 2014R0185053
 DR BK 29066 Pg 0431 (1pg)
 RECORDED 03/13/2014 11:20:29
 DEED DOC TAX 2,838.00
 SURTAX 2,128.50
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA
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This Indenture, made this 5 day of March, 2014, Between THOMAS REARDON, a single man and ERNEST COSCIA, a single man, of the County of Miami-Dade, State of Florida, grantor*, and PonceCat Segovia, LLC, a Delaware limited liability company whose post office address is 2990 Ponce de Leon Blvd., Suite 50, Coral Gables, FL, grantee*,

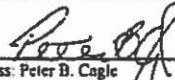
Witnesseth that said grantor, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida, to-wit:


Lot 4, Block 24, CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, at Page 28, of the Public Records of Miami-Dade County, Florida

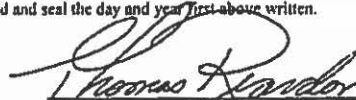
and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**Grantor* and *grantee* are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written. Signed sealed and delivered in our presence:


 Witness: Peter B. Cagle


 Witness: Jillian Lasky


 Thomas Reardon
 4400 Palmarito St., Coral Gables, FL 33146


 Ernest Coscia
 4400 Palmarito St., Coral Gables, FL 33146

STATE OF Florida
 COUNTY OF Miami-Dade

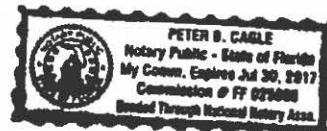
The foregoing instrument was acknowledged before me this 5 day of March, 2014, by Thomas Reardon, a single man and Ernest Coscia, a single man, who personally known to me or who has produced a as identification and did take an oath.

NOTARY PUBLIC:


 Print Name:

My Commission Expires:

State of Florida at Large (Seal)



Return to: (enclose self-addressed stamped envelope)
Name:

Address:
This Instrument Prepared by: Peter B. Cagle
Address: 2666 Ponce de Leon Blvd., Suite 320
Coral Gables, FL 33134

Property Appraiser's Parcel Identification (Folio) Number(s): 03-4117-008-3980

Grantor(s) SS # (s):
Name:
Grantee(s) SS # (s):
Name:



CFN 2014R0185054
OR Bl: 29066 Pg 04321 (1pg)
RECORDED 03/13/2014 11:20:29
DEED DOC TAX 1,512.00
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HARVEY RUVIN, CLERK OF COURT
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Witnesseth that said grantor, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida, to-wit:

Lot 22, Block 24, CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, at Page 28, of the Public Records of Miami-Dade County, Florida

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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Signed sealed and delivered in our presence:

Witness: Peter B. Cagle

Witness: Jillian Lasky

Thomas Reardon
4400 Palmarito St., Coral Gables, FL 33146

Ernest Coscia
4400 Palmarito St., Coral Gables, FL 33146

STATE OF Florida
COUNTY OF Miami-Dade

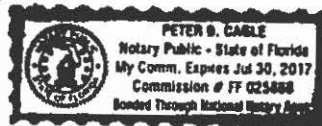
The foregoing instrument was acknowledged before me this 5 day of March, 2014, by Thomas Reardon, a single man and Ernest Coscia, a single man, who personally known to me or who ha produced a as identification and did take an oath.

NOTARY PUBLIC:

Print Name:

State of Florida at Large (Seal)

My Commission Expires:



Return to: (enclose self-addressed stamped envelope)
 Name:
 Address:
 This Instrument Prepared by: Peter B. Cagle
 Address: 2555 Ponce de Leon Blvd., Suite 320
 Coral Gables, FL 33134
 Property Appraisers Parcel Identification (Folio) Number(s) 03-4117-008-3860
 Grantee(s) S. S. # (s)
 Name
 Grantee(s) S. S. # (s)
 Name



CFN 2014R0185053
 OR Bk 29066 Pg 04311 (1ea)
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 MIAMI-DADE COUNTY, FLORIDA
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Witnesseth that said grantor, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida, to-wit:

Lot 4, Block 24, CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, at Page 28, of the Public Records of Miami-Dade County, Florida

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written. Signed sealed and delivered in our presence:

Peter B. Cagle
 Witness: Peter B. Cagle

Jillian Lasky
 Witness: Jillian Lasky

Thomas Reardon
 Thomas Reardon
 4400 Palmarito St., Coral Gables, FL 33146

Ernest Coscia
 Ernest Coscia
 4400 Palmarito St., Coral Gables, FL 33146

STATE OF Florida
 COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 5 day of March, 2014, by Thomas Reardon, a single man and Ernest Coscia, a single man, who personally known to me or who ha produced a as identification and did take an oath.

NOTARY PUBLIC:

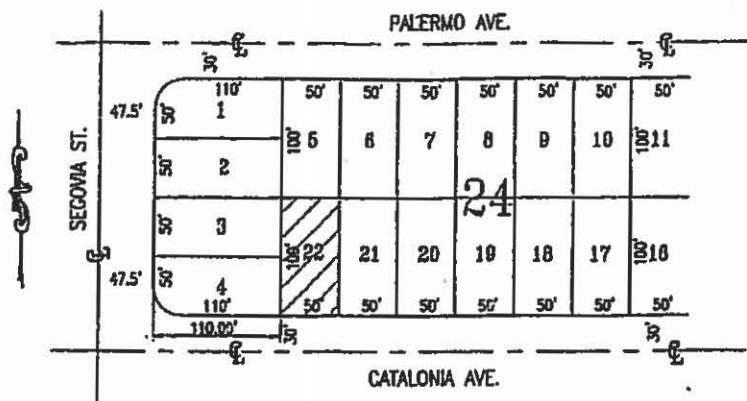
Peter B. Cagle

Print Name:

State of Florida at Large (Seal)

My Commission Expires:





LEGAL DESCRIPTION:
 LOT 22, BLOCK 24, CORAL GABLES BUTMORE SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDER IN PLAT BOOK 20, PAGE 28 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

GENERAL NOTES

- 1) OWNERSHIP IS SUBJECT TO OPINION OF TITLE.
- 2) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- 3) (2.22) DENOTES THOSE ELEVATIONS REFERRED TO M.S.V. DATA.
- 4) LOCATION AND IDENTIFICATION OF UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED.
- 5) THIS PROPERTY IS WITHIN THE LIMITS OF THE FLOOD ZONE .
- 6) NO UNDERGROUND LOCATIONS WERE DONE BY THIS COMPANY.

CERTIFIED TO: DATE: SEPTEMBER 26, 2013

APPLICABLE ZONING, UNDERGROUND, ZONING AND BUILDING SET BACKS, MUST BE CHECKED BY OWNER, ARCHITECT OR BUILDER BEFORE DESIGN OR CONSTRUCTION BEGINS ON THIS PROPERTY.



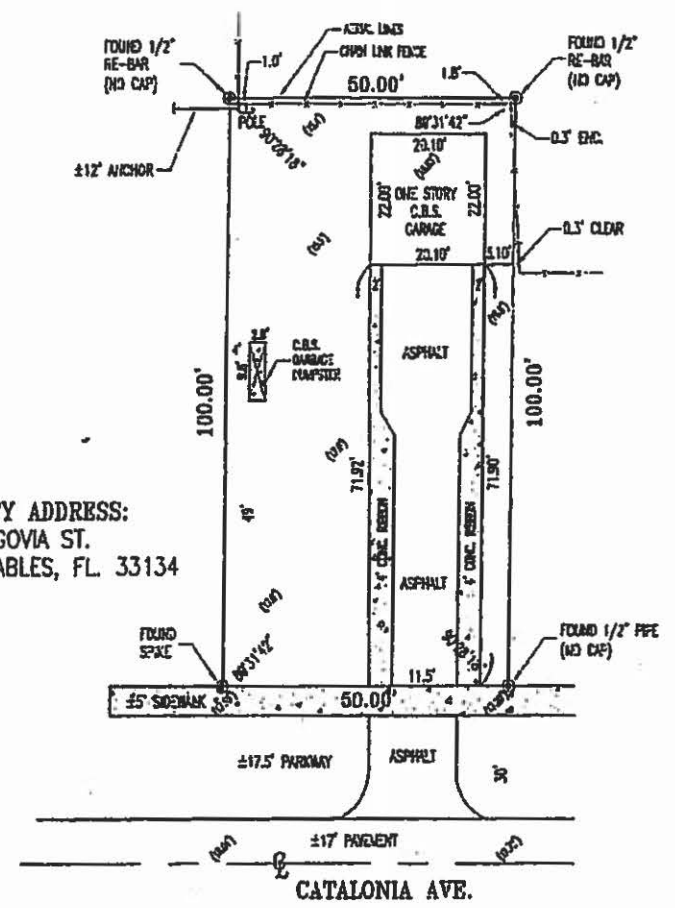
UNITEC
 SURVEYING, INC.
 L.B. No. 3333
 8187 NW 187th STREET, N-5
 MIAMI, FLORIDA, 33018
 PHONE: (305) 812-4940

I HEREBY CERTIFY: That the attached Plan of Survey of the above described property is true and correct to the best of my knowledge, information and belief, as recently surveyed and plotted under my direction, also that there are not survey-related encroachments other than those shown. This survey meets the minimum technical standards that those shown. This survey meets the minimum technical standards set forth by the Florida Board of Land Surveyors pursuant to chapter 81617-8, Florida Administrative Code, Section 472-027, F.A.C. Statutes.

[Signature]
 MAZARO D. ALONSO
 PROFESSIONAL LAND SURVEYOR
 CERTIFICATE No. 3580
 STATE OF FLORIDA

THIS IS A BOUNDARY SURVEY

NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL

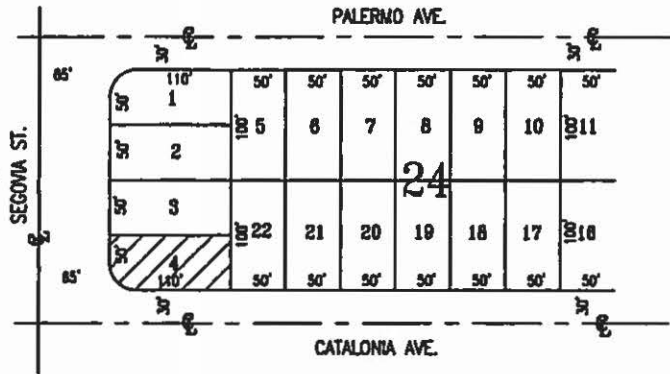


PROPERTY ADDRESS:
 2915 SEGOVIA ST.
 CORAL GABLES, FL. 33134

REVISIONS

A. ALL DIMENSIONS ARE TO CENTER LINE UNLESS OTHERWISE NOTED. B. ALL DIMENSIONS ARE TO CENTER LINE UNLESS OTHERWISE NOTED. C. ALL DIMENSIONS ARE TO CENTER LINE UNLESS OTHERWISE NOTED. D. ALL DIMENSIONS ARE TO CENTER LINE UNLESS OTHERWISE NOTED. E. ALL DIMENSIONS ARE TO CENTER LINE UNLESS OTHERWISE NOTED. F. ALL DIMENSIONS ARE TO CENTER LINE UNLESS OTHERWISE NOTED. G. ALL DIMENSIONS ARE TO CENTER LINE UNLESS OTHERWISE NOTED. H. ALL DIMENSIONS ARE TO CENTER LINE UNLESS OTHERWISE NOTED. I. ALL DIMENSIONS ARE TO CENTER LINE UNLESS OTHERWISE NOTED. J. ALL DIMENSIONS ARE TO CENTER LINE UNLESS OTHERWISE NOTED. K. ALL DIMENSIONS ARE TO CENTER LINE UNLESS OTHERWISE NOTED. L. ALL DIMENSIONS ARE TO CENTER LINE UNLESS OTHERWISE NOTED. M. ALL DIMENSIONS ARE TO CENTER LINE UNLESS OTHERWISE NOTED. N. ALL DIMENSIONS ARE TO CENTER LINE UNLESS OTHERWISE NOTED. O. ALL DIMENSIONS ARE TO CENTER LINE UNLESS OTHERWISE NOTED. P. ALL DIMENSIONS ARE TO CENTER LINE UNLESS OTHERWISE NOTED. Q. ALL DIMENSIONS ARE TO CENTER LINE UNLESS OTHERWISE NOTED. R. ALL DIMENSIONS ARE TO CENTER LINE UNLESS OTHERWISE NOTED. S. ALL DIMENSIONS ARE TO CENTER LINE UNLESS OTHERWISE NOTED. T. ALL DIMENSIONS ARE TO CENTER LINE UNLESS OTHERWISE NOTED. U. ALL DIMENSIONS ARE TO CENTER LINE UNLESS OTHERWISE NOTED. V. ALL DIMENSIONS ARE TO CENTER LINE UNLESS OTHERWISE NOTED. W. ALL DIMENSIONS ARE TO CENTER LINE UNLESS OTHERWISE NOTED. X. ALL DIMENSIONS ARE TO CENTER LINE UNLESS OTHERWISE NOTED. Y. ALL DIMENSIONS ARE TO CENTER LINE UNLESS OTHERWISE NOTED. Z. ALL DIMENSIONS ARE TO CENTER LINE UNLESS OTHERWISE NOTED.

BENCH MARK USED: CENTER LINE & CENTER LINE CATALONIA AND SEGOVIA, ELEVATION: 19.02'



LEGAL DESCRIPTION:
 LOT 4, BLOCK 24, CORAL GABLES BELMORE SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDER IN PLAT BOOK 20, PAGE 28 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

GENERAL NOTES

- 1) OWNERSHIP IS SUBJECT TO OPINION OF TITLE.
- 2) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- 3) (ELEV.) DENOTES THOSE ELEVATIONS REFERRED TO M.S.L.V. DATUM.
- 4) LOCATION AND IDENTIFICATION OF UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED.
- 5) THIS PROPERTY IS WITHIN THE LIMITS OF THE FLOOD ZONE X.
- 6) NO UNDERGROUND LOCATIONS WERE DONE BY THIS COMPANY.

CERTIFIED TO: ALBERTO PEREZ DATE: SEPTEMBER 09, 2013
 ANGLES REVISED: SEPTEMBER 30, 2013

APPLICABLE ZONING, UNDERGROUND ZONING AND BUILDING SET BACKS, MUST BE CHECKED BY OWNER, ARCHITECT OR BUILDER BEFORE DESIGN OR CONSTRUCTION BEGINS ON THIS PROPERTY.



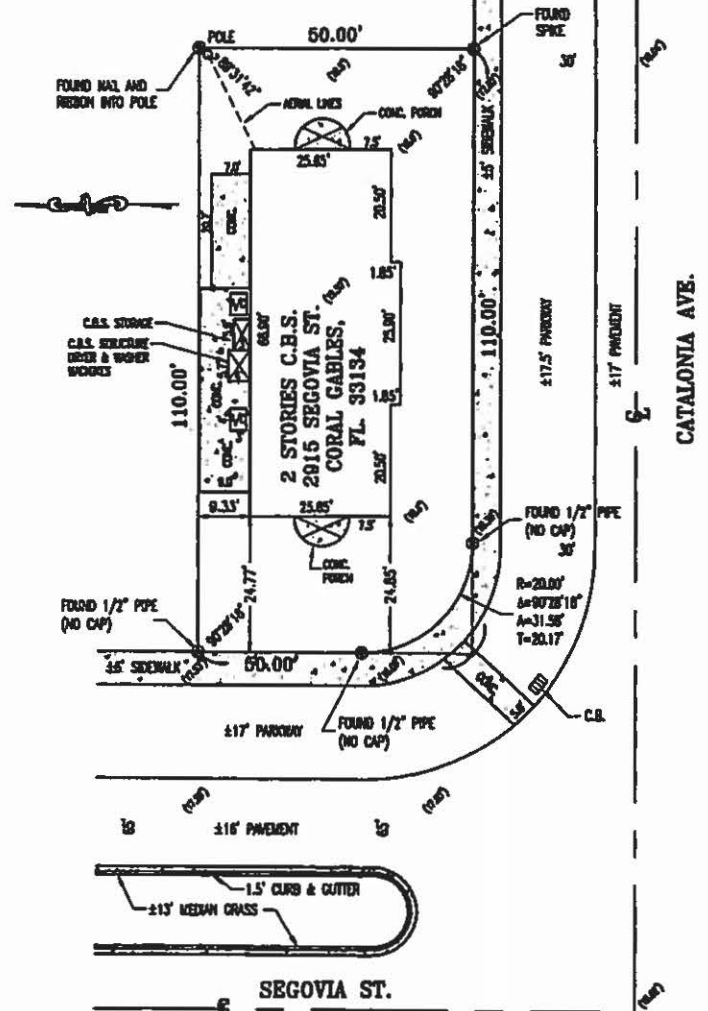
UNITEC
 SURVEYING, INC.
 L.B. No. 3333
 6187 NW 187th STREET, H-8
 MIAMI, FLORIDA, 33015
 PHONE: (305) 613-4840

I HEREBY CERTIFY that the attached Plan of Survey of the above described property is true and correct to the best of my knowledge, information and belief, as recently surveyed and plotted under my direction, also that there are no show-up-survey instruments other than those shown. This survey meets the minimum technical standards that those shown. This survey meets the minimum technical standards set forth by the Florida Board of Land Surveyors pursuant to chapter 61017-4, Florida Administrative Code, Section 472-027, Florida Statutes.

LAZARD D. ALONSO
 PROFESSIONAL LAND SURVEYOR
 CERTIFICATE No. 3040
 STATE OF FLORIDA

THIS IS A BOUNDARY SURVEY

NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL



REVISIONS
 5
 4
 3
 2
 1

A... B... C... D... E... F... G... H... I... J... K... L... M... N... O... P... Q... R... S... T... U... V... W... X... Y... Z... AA... AB... AC... AD... AE... AF... AG... AH... AI... AJ... AK... AL... AM... AN... AO... AP... AQ... AR... AS... AT... AU... AV... AW... AX... AY... AZ... BA... BB... BC... BD... BE... BF... BG... BH... BI... BJ... BK... BL... BM... BN... BO... BP... BQ... BR... BS... BT... BU... BV... BW... BX... BY... BZ... CA... CB... CC... CD... CE... CF... CG... CH... CI... CJ... CK... CL... CM... CN... CO... CP... CQ... CR... CS... CT... CU... CV... CW... CX... CY... CZ... DA... DB... DC... DD... DE... DF... DG... DH... DI... DJ... DK... DL... DM... DN... DO... DP... DQ... DR... DS... DT... DU... DV... DW... DX... DY... DZ... EA... EB... EC... ED... EE... EF... EG... EH... EI... EJ... EK... EL... EM... EN... EO... EP... EQ... ER... ES... ET... EU... EV... EW... EX... EY... EZ... FA... FB... FC... FD... FE... FF... FG... FH... FI... FJ... FK... FL... FM... FN... FO... FP... FQ... FR... FS... FT... FU... FV... FW... FX... FY... FZ... GA... GB... GC... GD... GE... GF... GG... GH... GI... GJ... GK... GL... GM... GN... GO... GP... GQ... GR... GS... GT... GU... GV... GW... GX... GY... GZ... HA... HB... HC... HD... HE... HF... HG... HH... HI... HJ... HK... HL... HM... HN... HO... HP... HQ... HR... HS... HT... HU... HV... HW... HX... HY... HZ... IA... IB... IC... ID... IE... IF... IG... IH... II... IJ... IK... IL... IM... IN... IO... IP... IQ... IR... IS... IT... IU... IV... IW... IX... IY... IZ... JA... JB... JC... JD... JE... JF... JG... JH... JI... JJ... JK... JL... JM... JN... JO... JP... JQ... JR... JS... JT... JU... JV... JW... JX... JY... JZ... KA... KB... KC... KD... KE... KF... KG... KH... KI... KJ... KK... KL... KM... KN... KO... KP... KQ... KR... KS... KT... KU... KV... KW... KX... KY... KZ... LA... LB... LC... LD... LE... LF... LG... LH... LI... LJ... LK... LL... LM... LN... LO... LP... LQ... LR... LS... LT... LU... LV... LW... LX... LY... LZ... MA... MB... MC... MD... ME... MF... MG... MH... MI... MJ... MK... ML... MM... MN... MO... MP... MQ... MR... MS... MT... MU... MV... MW... MX... MY... MZ... NA... NB... NC... ND... NE... NF... NG... NH... NI... NJ... NK... NL... NM... NN... NO... NP... NQ... NR... NS... NT... NU... NV... NW... NX... NY... NZ... OA... OB... OC... OD... OE... OF... OG... OH... OI... OJ... OK... OL... OM... ON... OO... OP... OQ... OR... OS... OT... OU... OV... OW... OX... OY... OZ... PA... PB... PC... PD... PE... PF... PG... PH... PI... PJ... PK... PL... PM... PN... PO... PP... PQ... PR... PS... PT... PU... PV... PW... PX... PY... PZ... QA... QB... QC... QD... QE... QF... QG... QH... QI... QJ... QK... QL... QM... QN... QO... QP... QQ... QR... QS... QT... QU... QV... QW... QX... QY... QZ... RA... RB... RC... RD... RE... RF... RG... RH... RI... RJ... RK... RL... RM... RN... RO... RP... RQ... RR... RS... RT... RU... RV... RW... RX... RY... RZ... SA... SB... SC... SD... SE... SF... SG... SH... SI... SJ... SK... SL... SM... SN... SO... SP... SQ... SR... SS... ST... SU... SV... SW... SX... SY... SZ... TA... TB... TC... TD... TE... TF... TG... TH... TI... TJ... TK... TL... TM... TN... TO... TP... TQ... TR... TS... TU... TV... TW... TX... TY... TZ... UA... UB... UC... UD... UE... UF... UG... UH... UI... UJ... UK... UL... UM... UN... UO... UP... UQ... UR... US... UT... UY... UZ... VA... VB... VC... VD... VE... VF... VG... VH... VI... VJ... VK... VL... VM... VN... VO... VP... VQ... VR... VS... VT... VU... VV... VW... VX... VY... VZ... WA... WB... WC... WD... WE... WF... WG... WH... WI... WJ... WK... WL... WM... WN... WO... WP... WQ... WR... WS... WT... WU... WV... WW... WX... WY... WZ... XA... XB... XC... XD... XE... XF... XG... XH... XI... XJ... XK... XL... XM... XN... XO... XP... XQ... XR... XS... XT... XU... XV... XW... XX... XY... XZ... YA... YB... YC... YD... YE... YF... YG... YH... YI... YJ... YK... YL... YM... YN... YO... YP... YQ... YR... YS... YT... YU... YV... YW... YX... YZ... ZA... ZB... ZC... ZD... ZE... ZF... ZG... ZH... ZI... ZJ... ZK... ZL... ZM... ZN... ZO... ZP... ZQ... ZR... ZS... ZT... ZU... ZV... ZW... ZX... ZY... ZZ

BENCH MARK USED: CENTER LINE & CENTER LINE CATALONIA AND SEGOVIA, ELEVATION: 16.02'