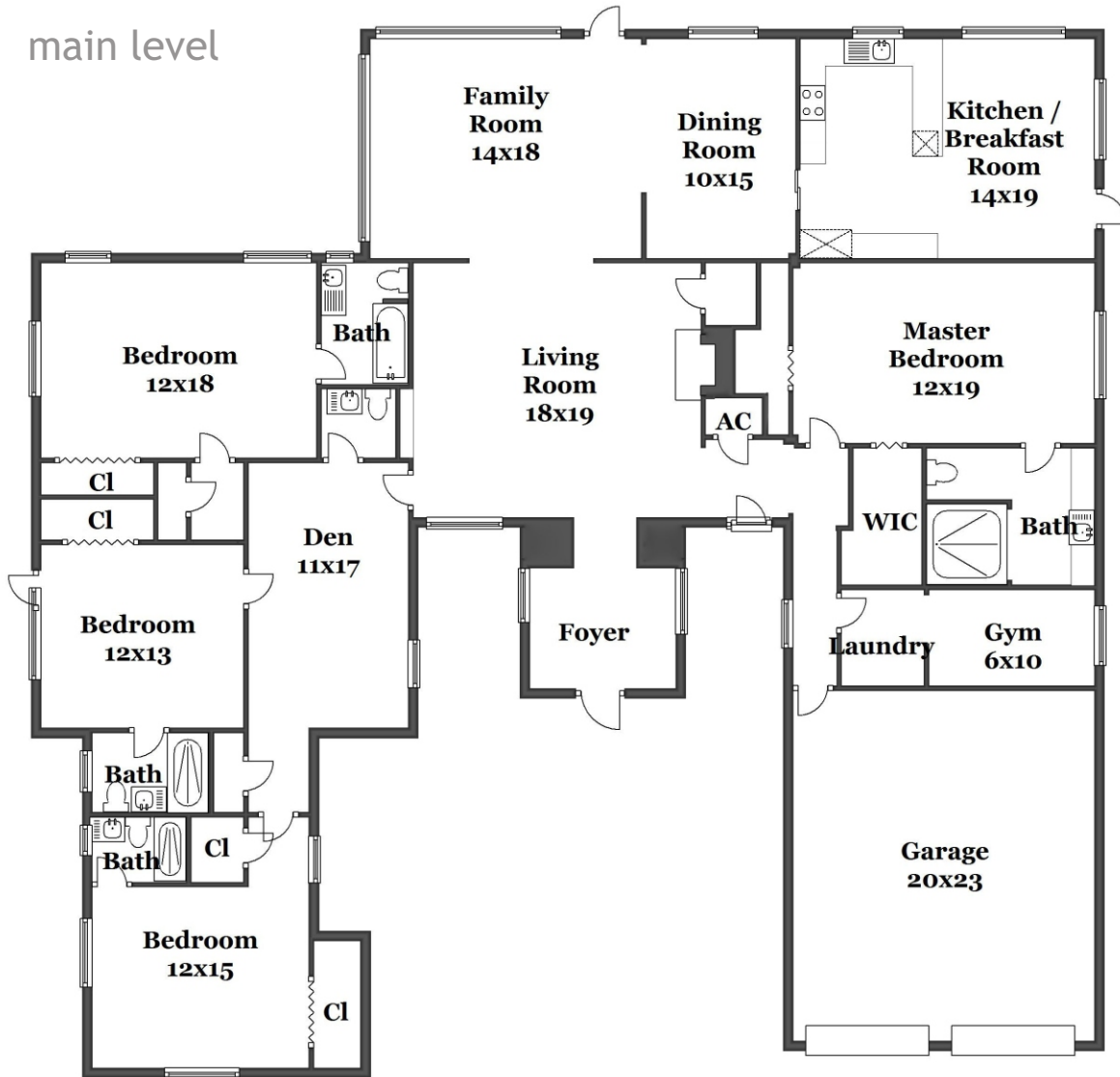


Property Type: Single Family | Bedrooms: 4 | Full Bath: 4.5
Square Feet: 3, 426 Adj | Year Built: 1953 | Lot Size: 12,500

MLS Number: A1966430

main level



EXCLUSIVE AFFILIATE OF
CHRISTIE'S
INTERNATIONAL REAL ESTATE

EWM Realty
INTERNATIONAL

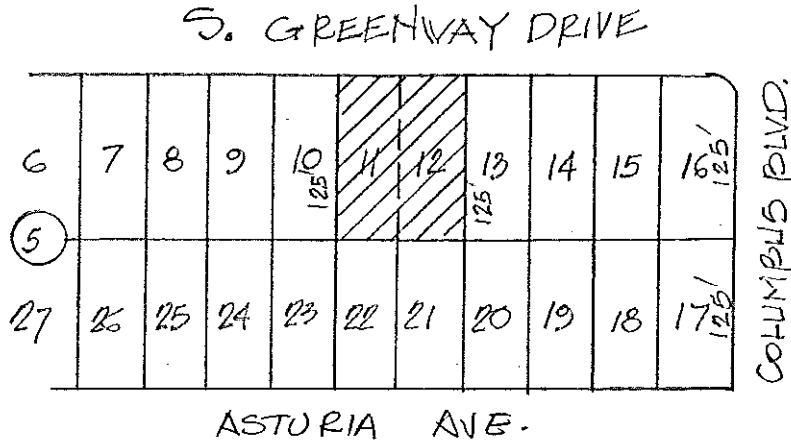
ASHLEY  CUSACK

REAL ESTATE

Ashley Cusack, EWM Realtors
ashleycusack.com
305.798.8685 mobile
305.960.5330 office

email: ashley@ashleycusack.com
website: ashleycusack.com

LOCATION MAP (N.T.S.)



PROPERTY ADDRESS: 1220 Greenway Drive Coral Gables, Florida 33134.

LEGAL DESCRIPTION: Lots 11 & 12, Block 5, "CORAL GABLES SECTION E", according to the plat thereof, as recorded in Plat Book 8, at Page 13, of the Public Records of Miami-Dade County, Florida.

FOR: OSCAR ROGER.

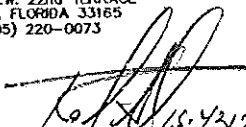
CERTIFY TO: OSCAR ROGER.
 UNION TITLE SERVICES, INC.
 COMMONWEALTH LAND TITLE INSURANCE COMPANY.
 THE NORTHERN TRUST COMPANY, its successors and/or assigns.

SURVEYOR'S NOTES:

- 1) This survey was conducted for the purpose of a "Boundary Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
 - 2) The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Minimum Technical Standards requirements for a Suburban area (1 foot in 7,500 feet) as specified in Chapter 61G17-6, Florida Administrative Code.
 - 3) This Survey does not reflect or determine ownership.
 - 4) Legal description was provided by the client and is subject to any dedications, limitations, restrictions reservations or easements of record.
 - 5) Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property; search of Public Records not performed by this office.
 - 6) No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
 - 7) This survey has been prepared for the exclusive use of the entities named hereon only and the certifications hereon do not extend to any unnamed parties.
 - 8) This survey was prepared for a Mortgage Transaction only; Not to be used for design and/or construction purposes without the consent of this office.
 - 9) Utility facilities within Utility Easements not noted as violations.
 - 10) Driveways or portions thereof within Roadways not noted as violations or encroachments.
 - 11) Foundations and/or footings underneath the ground surface that may cross beyond the boundary lines of the herein described parcel are not shown.
 - 12) All Iron Pipes or Re-Bard found and shown on the sketch of survey have no caps unless otherwise stated.
 - 13) Fence ownership determine by visual means only (if any); Legal ownership not determined.
 - 14) No search of records was made by this firm beside the record plat; therefore we do not imply or accept responsibility for any Easement, Dedication or Limitation for which information was not furnished.
 - 15) Contact the appropriate authorities prior to any design work on the hereon-described parcel for Building and Zoning information.
 - 16) Professional Land Surveyor and Mapper in responsible charge: Rolando Ortiz LS 4312, State of Florida.
 - 17) This survey is not valid without the signature and the raised seal of a Florida Licensed Land Surveyor and Mapper.
- I hereby certify to the above named firm and/or persons that the Sketch of Survey of the described property is true and correct to the best of my knowledge and belief, as recently surveyed and plotted under my direction; also that meets the Minimum Technical Standards set in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

ABBREVIATIONS:			
R/W	RIGHT OF WAY	ENC.	ENCROACH
(M.W.)	MEASURED	C.L.F.	CHAIN LINK FENCE
(R)	RECORD	W.F.	WOOD FENCE
(C/C)	CALCULATED	CONC.	CONCRETE
F.I.P.	FOUND IRON PIPE	C.P.	CONCRETE POLE
F.R.B.	FOUND RE-BARD	F/H	FIRE HYDRANT
F.D.H.	FOUND DRILL HOLE	M/H	MAN HOLE
F.N.	FOUND NAIL	W/M	WATER METER
F.N. & D	FOUND NAIL & DISC	W.P.	WOOD POLE
C.B.S.	CONCRETE BLOCK AND STUCCO	L.P.	LIGHT POLE
C/B	CATCH BASIN	P.C.P.	PERMANENT CONTROL POINT
(TYP)	TYPICAL	P.I.	POINT OF INTERSECTION
C	CENTER LINE	P.C.	POINT OF COMMENCE
M	MONUMENT LINE	P.T.	POINT OF TANGENCY
E	PROPERTY LINE	U.E.	UTILITY EASEMENT
CL	CLEAR	D.M.E.	DRAINAGE AND MAINTENANCE EASEMENT

PREPARED BY:
GUNTER GROUP, INC.
 LAND SURVEYING - LAND PLANNING
 FLORIDA CERTIFICATE OF AUTHORIZATION # LB 4507
 9350 S.W. 22nd TERRACE
 MIAMI, FLORIDA 33165
 (305) 220-0073


 Rolando Ortiz LS 4312

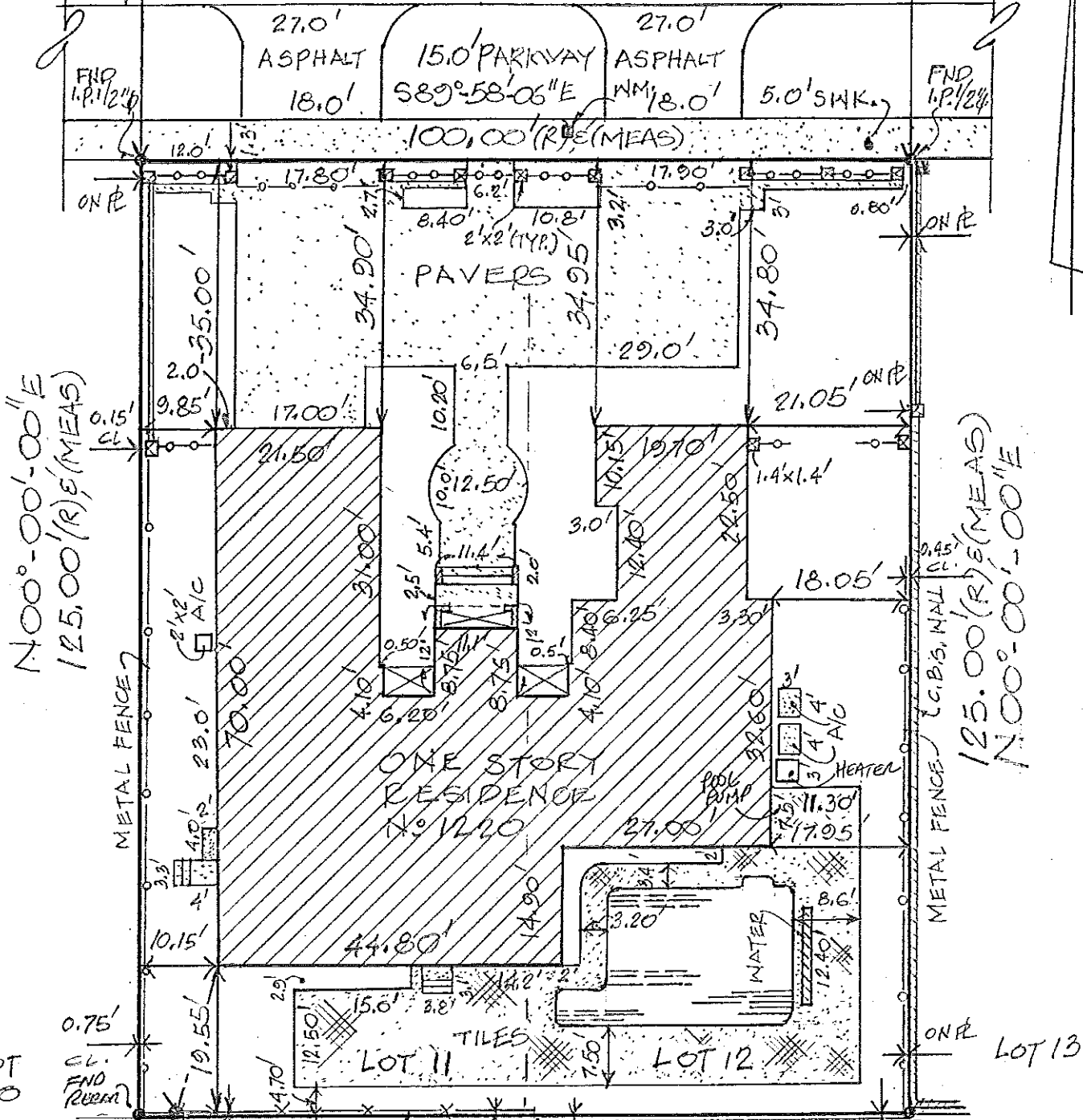
BY: ROLANDO ORTIZ LS 4312
 OR: RICARDO ORTIZ LS 5629
 PROFESSIONAL LAND SURVEYOR
 & MAPPER, STATE OF FLORIDA.

DATE:	JOB NUMBER:	SKETCH NUMBER:	DRAWN BY:	REVISIONS:
07-03-2012	12-28702	26012	L/R	

SKETCH OF SURVEY SCALE 1" = 20.00'

S. GREENWAY DRIVE

18.0' ASPHALT PAVEMENT



N 00°-00'-00\"/>

125.00' (R)E (MEAS)
 N 00°-00'-00\"/>

NOTE: BEARINGS SHOWN BASED WOOD ON AN ASSUMED POLE MERIDIAN. FRONT BOUNDARY LINE IS (S89°58'06\"/>

LOT 22 100.00' (R)E (MEAS) S 89°-58'-06\"/>

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM THE SUBJECT PROPERTY FALLS IN FLOOD ZONE:	COMMUNITY No. 1	PANEL No. 1	SUFFIX:	DATE OF FIRMA	FIRM ZONE:	BASED FLOOD ELEV. 1
	120639	0294	L	09-11-2009	X	N/A