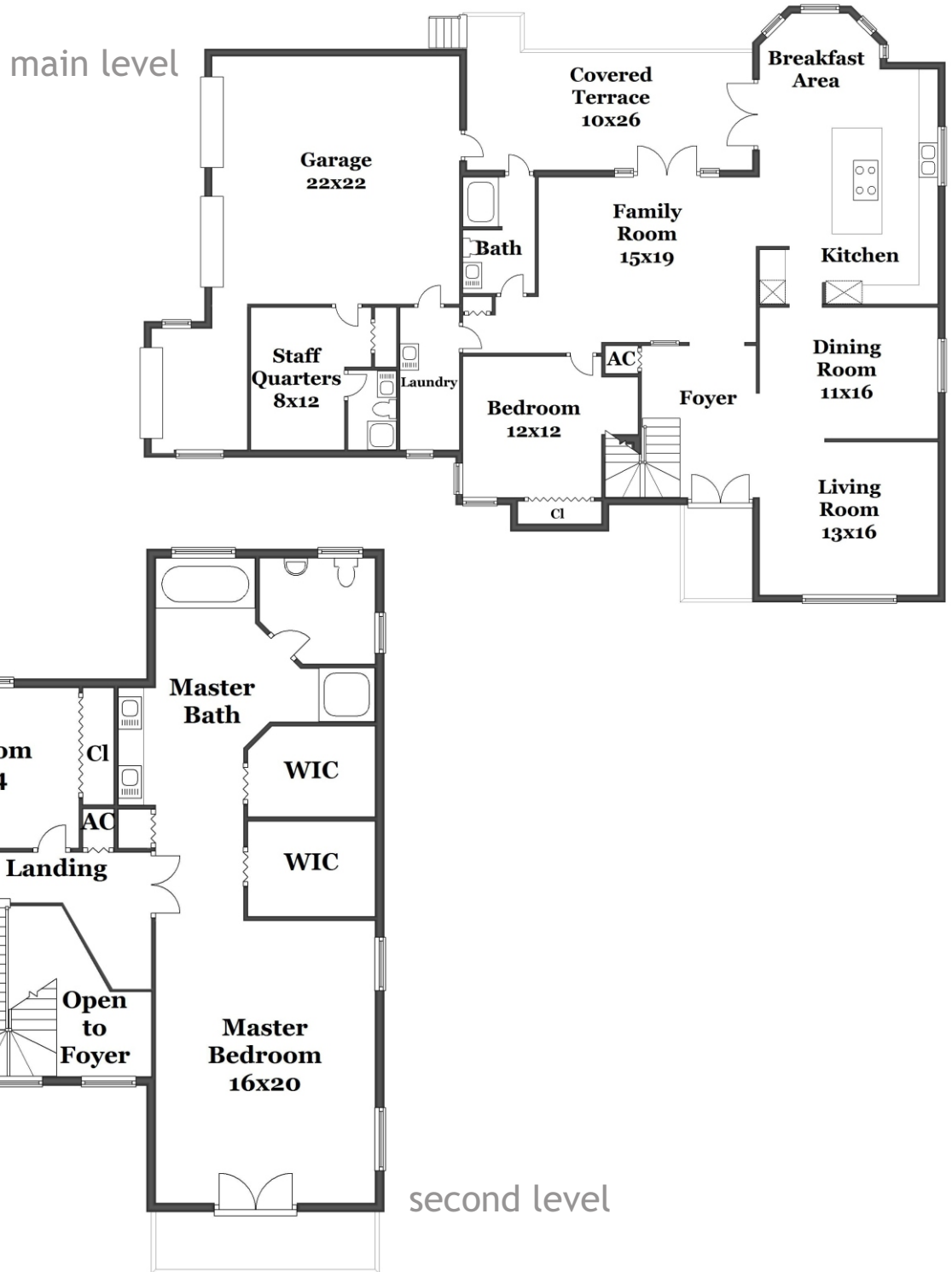


Property Type: Single Family | Bedrooms: 4 | Bathrooms: 3
Square Feet: 3,782 adj | Year Built: 1994 | Lot Size: 13,000 sq ft

MLS Number: A1940610



EXCLUSIVE AFFILIATE OF
CHRISTIE'S
INTERNATIONAL REAL ESTATE

EWM Realty
INTERNATIONAL

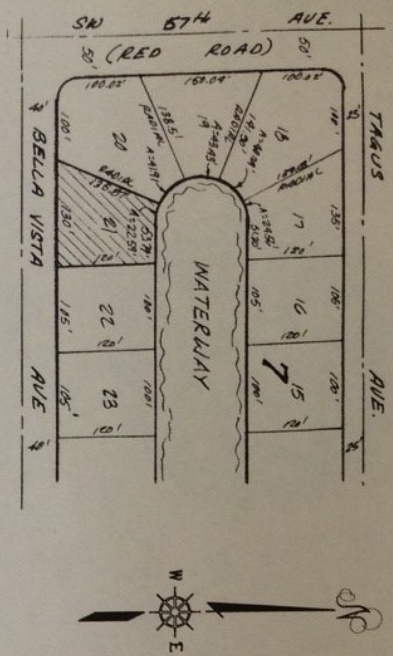
ASHLEY  CUSACK

REAL ESTATE

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

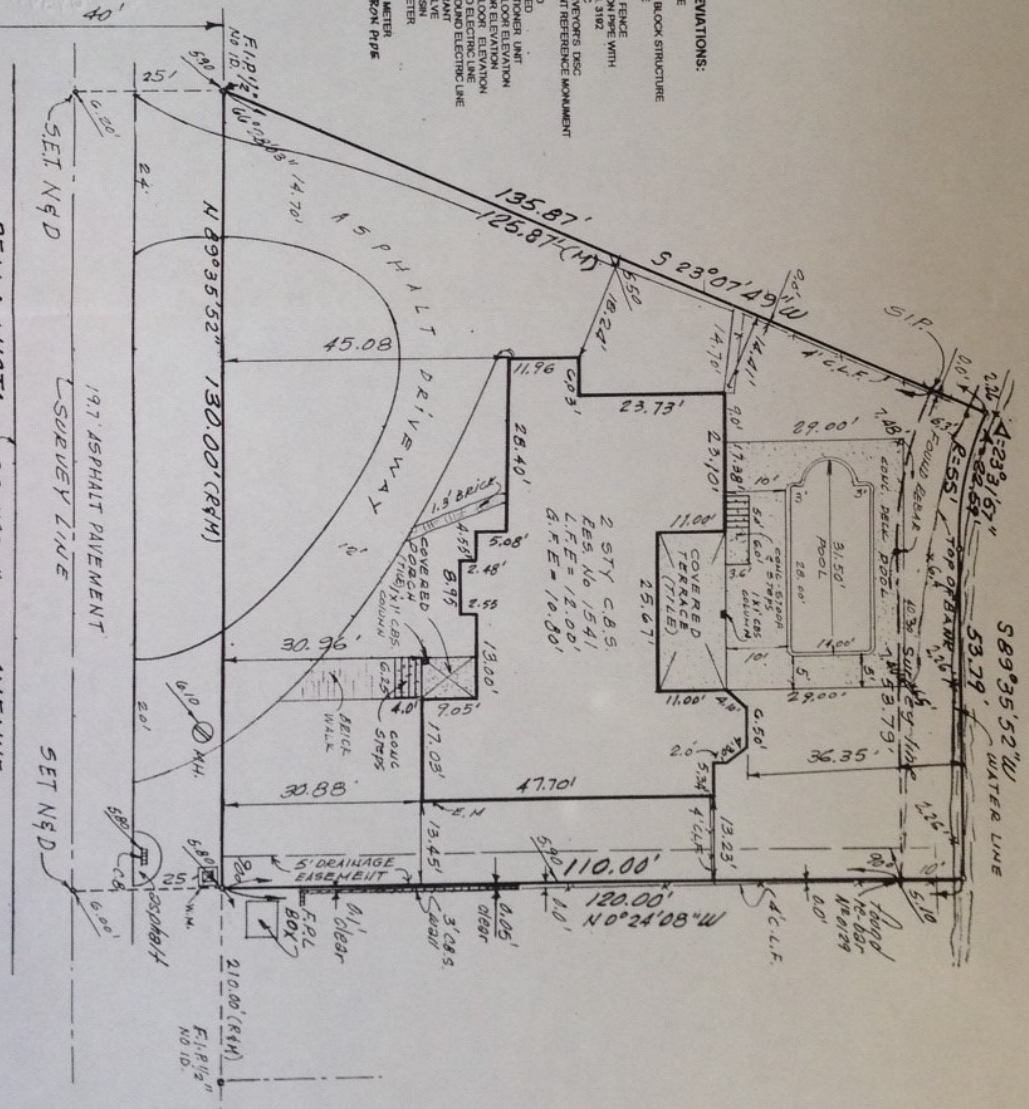
email: ashley@ashleycusack.com
website: ashleycusack.com

LOCATION MAP SCALE: 1" = 150'



SKETCH OF SURVEY SCALE: 1" = 20'

LEGAL DESCRIPTION:
 Lot 21, in Block 7, of "CORAL BAY SECTION C", according to the Plat thereof, as recorded in Plat Book 65, at Page 147, of the Public Records of Miami-Dade County, Florida.
PROPERTY ADDRESS: 1541 Bella Vista Avenue, Coral Gables, Florida, 33156



SURVEYOR'S NOTES:

1. TYPE OF SURVEY: BOUNDARY
2. BEARINGS & DISTANCES SHOWN ARE IN SUBSTANTIAL COMPLIANCE WITH THOSE RECORDED UNLESS OTHERWISE NOTED
3. BEARINGS ARE BASED ON AN ASSUMED TRUE ALIQUOT OF N89°35'52"E
4. PROPERTY BEING 12,763 SQUARE FEET
5. THIS PROPERTY IS LOCATED IN FLOOD ZONE AE BASE FLOOD ELEVATION: 11.0' PER F.E.M.A. MAP COMMUNITY N° 128659, PANEL N° 0278, SUFFIX J, LAST REVISED ON JULY 17, 1995
6. ALL ELEVATIONS THUS "0.00" ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929, AS MEASURED FROM CITY OF CORAL GABLES BENCHMARK N° 936, ELEVATION 19.783', AND IS A U.S.C. & G.S. BRASS DISC NO. B-318 SET CONCRETE MONUMENT, 3.32' SE. OF A POWER POLE OF CENTER LINE SM 126TH ST. (LUGO) 22.1' - 81' CENTER LINE
7. LEGAL DESCRIPTION AS PROVIDED BY: OWNER
8. USE OF PROPERTY: RESIDENTIAL
9. UNDERGROUND FOOTINGS, FOUNDATIONS, UTILITIES, OR SEPTIC TANKS WERE NOT LOCATED BY THIS SURVEY
10. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, THEREFORE THERE MAY BE ADDITIONAL RESTRICTIONS, EASEMENTS, OR RIGHTS OF WAY OF OTHERS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND OF ABBREVIATIONS:

1. CENTER LINE
2. CONCRETE BLOCK STRUCTURE
3. RESIDENCE
4. CONCRETE
5. SET 1/2" IRON PIPE WITH CAP NO. 10 3192
6. HAD
7. PERMANENT REFERENCE MONUMENT
8. RECORD
9. UNCALCULATED
10. UNDEVELOPED UNIT
11. L.F.E.
12. GARAGE FLOOR ELEVATION
13. OVERHEAD ELECTRICAL LINE
14. UNDERGROUND ELECTRICAL LINE
15. WATER VALVE
16. WATER BENCH
17. WATER METER
18. ELECTRIC METER
19. FOUND IRON PIPE

J. F. LOPEZ & ASSOCIATES, INC.
 CONSULTING LAND SURVEYORS AND PLANNERS
 CERTIFICATE N° LB 3192, STATE OF FLORIDA
 7900 NW 155TH STREET, SUITE 104,
 MIAMI LAKES, FLORIDA, 33016

HEREBY CERTIFY: THAT A SURVEY OF THE PROPERTY AS DESCRIBED IN THE FOREGOING CAPTION, HAVE BEEN UNDER MY DIRECTION, AND METS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 61-G17-6, OF FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THIS SKETCH OF SURVEY IS A TRUE AND CORRECT REPRESENTATION OF SUCH SURVEY, AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT.
 NOTE: THIS IS NOT A VALID SURVEY WITHOUT THE UNDERSIGNED SURVEYOR'S SIGNATURE AND EMBOSSED RAISED SEAL.

BY: *Jose F. Lopez*
 JOSE F. LOPEZ, P.S.M.
 Professional Surveyor & Mapper
 N° 3086, State of Florida

CERTIFIED TO:
 Alfredo Adissi and Rossina Adissi

DATE OF FIELD WORK:	ORDER N°	DRAWN BY:	FIELD BOOK:	CAD FILE:	
DATE OF FIELD WORK:	ORDER N°	DRAWN BY:	FIELD BOOK:	CAD FILE:	REVISED & UPDATED
SEPTEMBER 24, 2004	040905	J.L.	136-33	HAND	
DATE OF FIELD WORK:	ORDER N°	DRAWN BY:	FIELD BOOK:	CAD FILE:	FINAL AS BUILT SURVEY
NOVEMBER 4, 1994	1094112	J.R.	136-33	HAND	