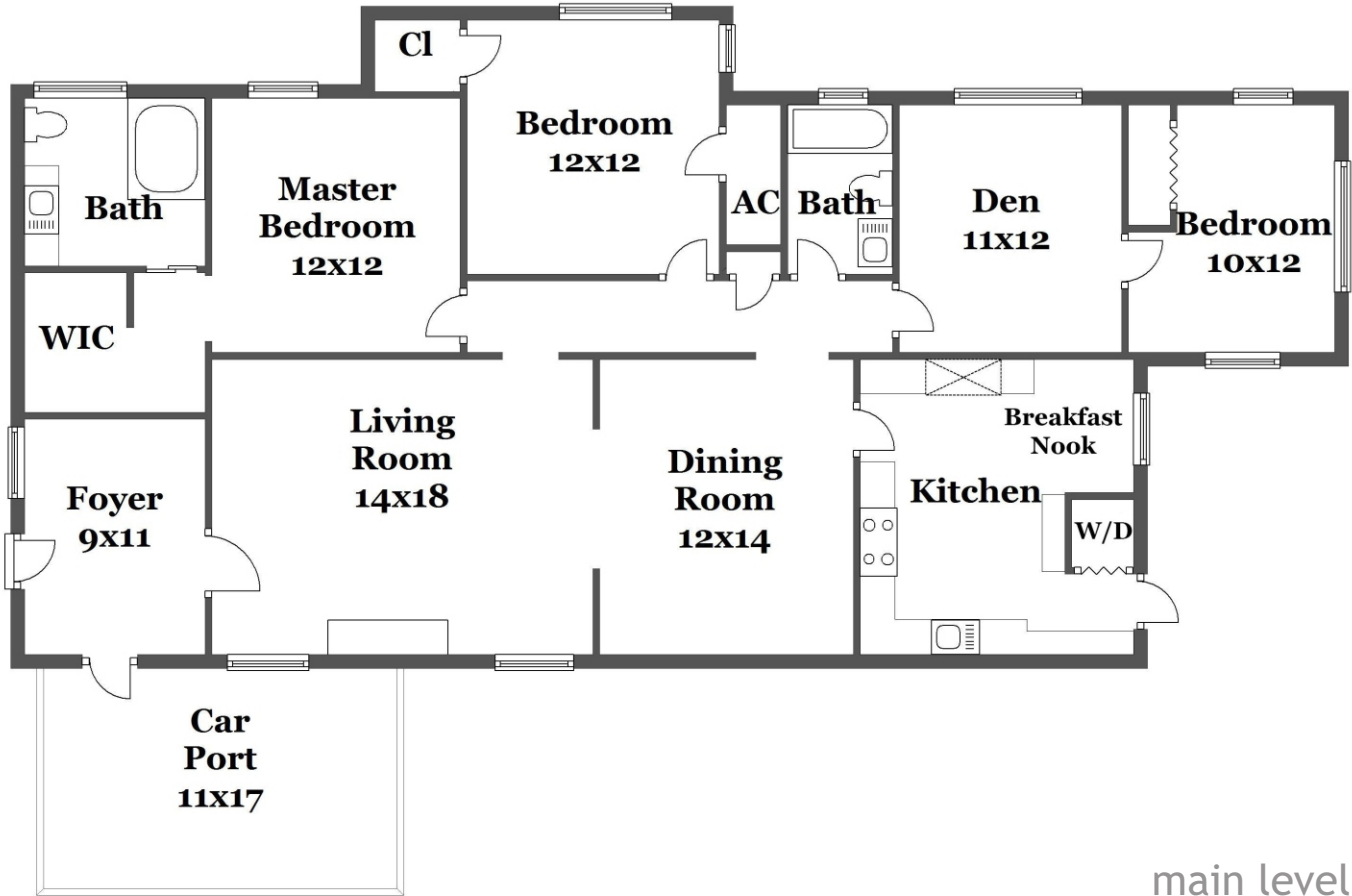


Property Type: Single Family | Bedrooms: 3 | Bathrooms: 2
Square Feet: 1,834 | Year Built: 1925 | Lot Size: 5,650

MLS Number: A1957920



EXCLUSIVE AFFILIATE OF
CHRISTIE'S
INTERNATIONAL REAL ESTATE

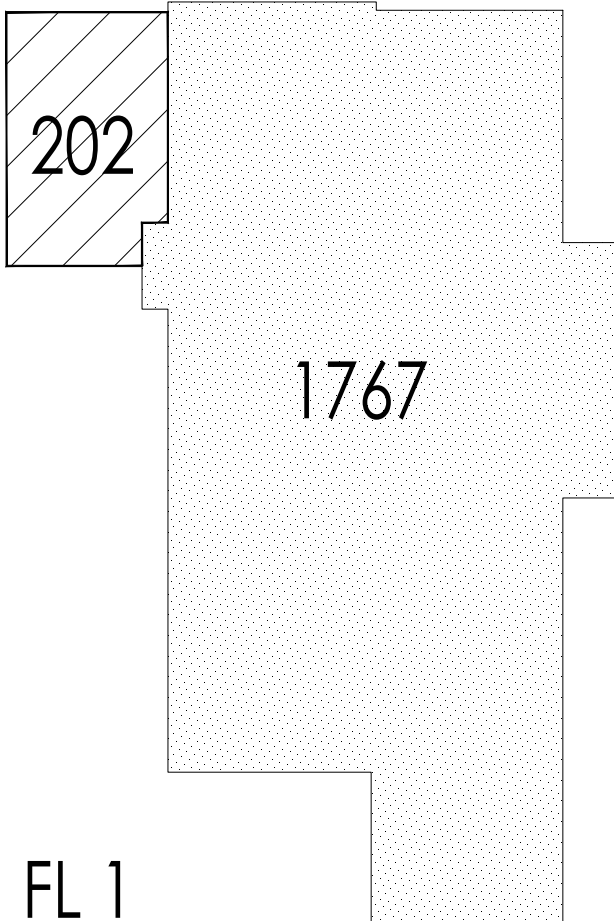
EWM Realty
INTERNATIONAL

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



FL 1

712 NAVARRE AVE		ACTUAL	ADJUST
	CONDITIONED SPACE	1767	1767
	UNCONDITIONED SPACE	0	0
	COVERED SPACE/EXT	202	67
	TOTAL	1969	1834

MIAMI-DADE PROPERTY APPRAISER 1656 SF

PAUL W. BUCKLER AR13708 (305) 442-8410
 4100 SALZEDO STREET, No. 8
 CORAL GABLES, FLORIDA 33146

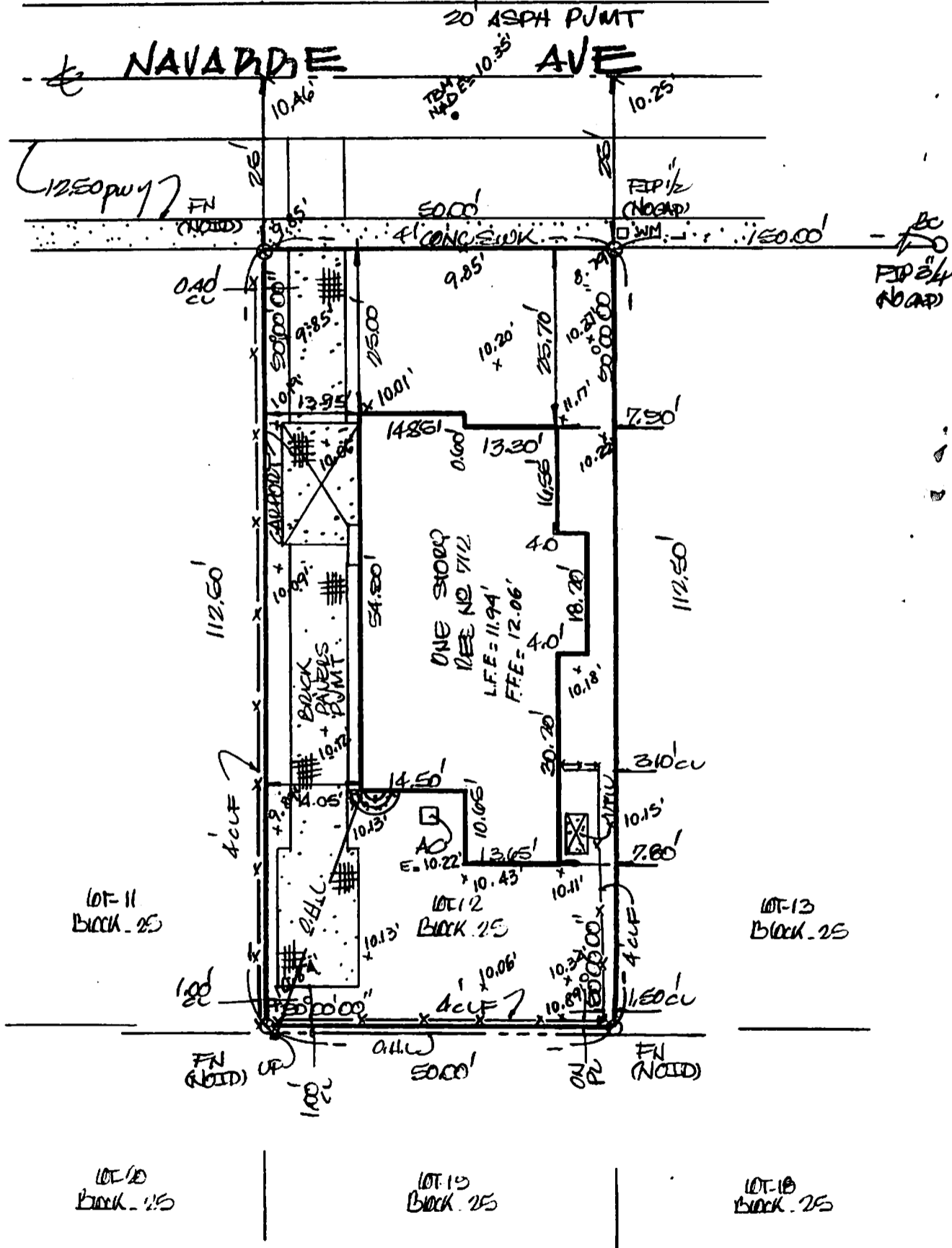
F70

BOUNDARY SURVEY

Scale 1" = 20'



50' TOTAL R/W



There may be Easements recorded in the -
Public Records not shown on this Survey.

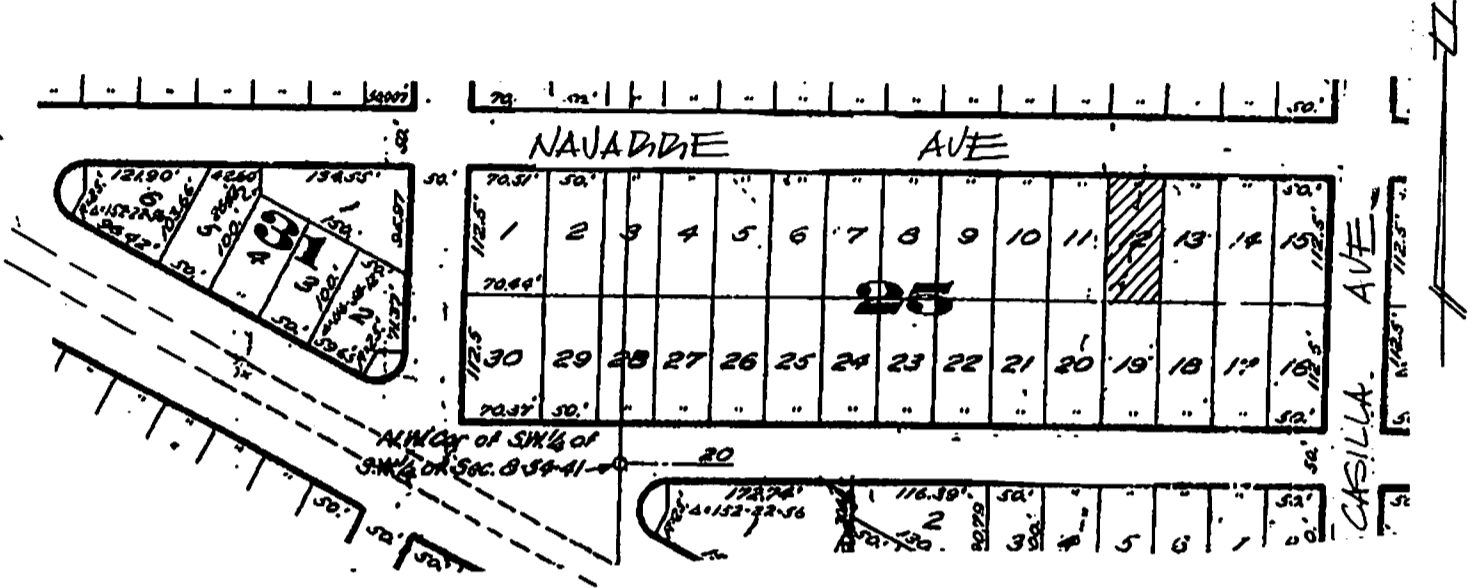
DRAW BY: *FD*

Survey of Lot: 12 Block: 25
 Subdivision: CORAL GABLES SECTION B
 According to the Plat thereof as recorded in the Plat Book No. 5
 at Page No. 111 of the public records of MIAMI-DADE County, Florida.

Property Address: 712 NAVARRE AVE, CORAL GABLES, FL 33134
 For: ROGER BETANCOURT

Date: 11/13/2003

LOCATION SKETCH Scale 1" = NT.S.



ABBREVIATION AND MEANING

A = ARC	F.F.E. = FINISHED FLOOR ELEVATION.	P.R.C. = POINT OF REVERSE CURVE
A/C = AIR CONDITIONER PAD.	F.N.D. = FOUND NAIL & DISK.	P.B. = PLAT BOOK.
A.E. = ANCHOR EASEMENT.	FR = FRAME.	PQ. = PAGE.
A/R = ALUMINIUM ROOF.	FT = FEET.	PWY = PARKWAY.
A/S = ALUMINIUM SHED.	FNP. = FEDERAL NATIONAL INSURANCE	PRM = PERMANENT REFERENCE MONUMENT.
ASPH. = ASPHALT.	F.N. = FOUND NAIL.	P.L.S. = PROFESSIONAL LAND SURVEYOR.
B.C. = BLOCK CORNER.	H. = HIGH (HEIGHT)	R. = RECORDED DISTANCE.
B.L.D.G. = BUILDING.	H.&E.O. = INGRESS AND EGRESS EASEMENT.	RR. = RAIL ROAD.
B.M. = BENCH MARK	LP. = LIGHT POLE.	RES. = RESIDENCE.
B.O.B. = BASIS OF BEARINGS.	L.F.E. = LOWEST FLOOR ELEVATION.	R/W = RIGHT-OF-WAY.
C = CALCULATED	L.M.E. = LAKE MAINTENANCE EASEMENT	RAD. = RADIUS OF RADIAL.
C.B. = CATCH BASIN.	M. = MINUTES.	R.P. = RADIUS POINT.
C.B.S. = CONCRETE BLOCK STRUCTURE	M. = MEASURED DISTANCE.	ROE. = RANGE.
CBW = CONCRETE BLOCK WALL	M/H = MANHOLE.	SEC. = SECTION.
CH = CHORD.	M/L = MONUMENT LINE.	STY. = STORY.
CH.B. = CHORD BEARING.	N.A.P. = NOT A PART OF.	SWK. = SIDEWALK.
CL = CLEAR	NGVD = NATIONAL GEODETIC VERTICAL DATUM.	S.I.P. = SET IRON PIPE L.B. #044.
C.L.F. = CHAIN LINK FENCE.	N. = NORTH.	S. = SOUTH.
C.M.E. = CANAL MAINTENANCE EASEMENTS.	N.T.S. = NOT TO SCALE.	S. = SECONDS
CONC. = CONCRETE.	NO. = NUMBER.	T = TANGENT.
C.P. = CONC. PORCH.	O/S = OFFSET.	TWP = TOWNSHIP.
C.S. = CONCRETE SLAB.	O.H. = OVERHEAD	UTIL. = UTILITY.
D.E. = DRAINAGE EASEMENT.	O.H.L. = OVERHEAD UTILITY LINES	U.P. = UTILITY POLE.
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS	O.V.H. = OVERHANG	W.M. = WATER METER.
DRIVE = DRIVEWAY	P.V.M.T. = PAVEMENT.	W.F. = WOOD FENCE.
D. = DEGREES.	PL = PLANTER.	W.S. = WOOD SHED.
E = EAST.	P/L = PROPERTY LINE.	W/R = WOOD ROOF.
E.T.P. = ELECTRIC TRANSFORMER PAD	P.C.C. = POINT OF COMPOUND CURVE	Δ = CENTRAL ANGLE.
ELEV. = ELEVATION.	P.C. = POINT OF CURVE.	⊙ = CENTER LINE.
ENCR. = ENCROACHMENT.	PT. = POINT OF TANGENCY.	* = ANGLE.
F.H. = FIRE HYDRANT.	POC. = POINT OF COMMENCEMENT.	
F.I.P. = FOUND IRON PIPE.	POB. = POINT OF BEGINNING.	
F.I.R. = FOUND IRON ROD.		

LEGEND TYPICAL

- CLF = CHAIN LINK FENCE
- XXXX C.B.S. WALL (CBW)
- O-O- IF=IRON FENCE
- OH- OVERHEAD UTILITY LINES
- WF=WOOD FENCE
- = 0.00 = EXISTING ELEVATIONS.
- (0.00) = PROPOSED ELEVATIONS.

SURVEYORS'S NOTES:

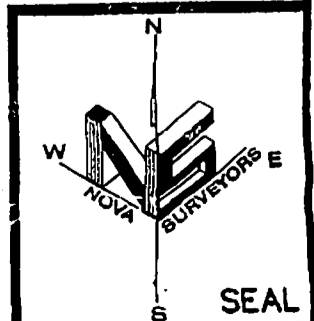
- 1) IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
- 2) IF SHOWN, ELEVATIONS ARE REFERRED TO MIAMI-BEACH BM # CBM # 72. ELEV. 10.36' FEET. OF N.G.V.D. OF 1929.
CORTEZ Y NAVARRE
- 3) THIS IS A SPECIFIC PURPOSE SURVEY.
- 4) THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT. I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-8, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):
 THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY

EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD. LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
 BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
 EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE SHOWN.
 THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
 ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTED. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
 FENCE OWNERSHIP NOT DETERMINED.
 THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
 THE PHP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE

BY: *George Ibarra*
GEORGE IBARRA (DATE OF FIELD WORK) 11-13-03
 PROFESSIONAL LAND SURVEYOR NO. 2534
 STATE OF FLORIDA (VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).
 REVISED ON: 11-08-04 UP-DATE
 REVISED ON: _____

Situated in Zone: X Community/Panel/Suffix: 120639-0190-J
 Date of Firm: 07/17/1995 Base Flood Elevation:
 Certified to: ROGER BETANCOURT AND MARIA EUGENIA BETANCOURT



SEAL