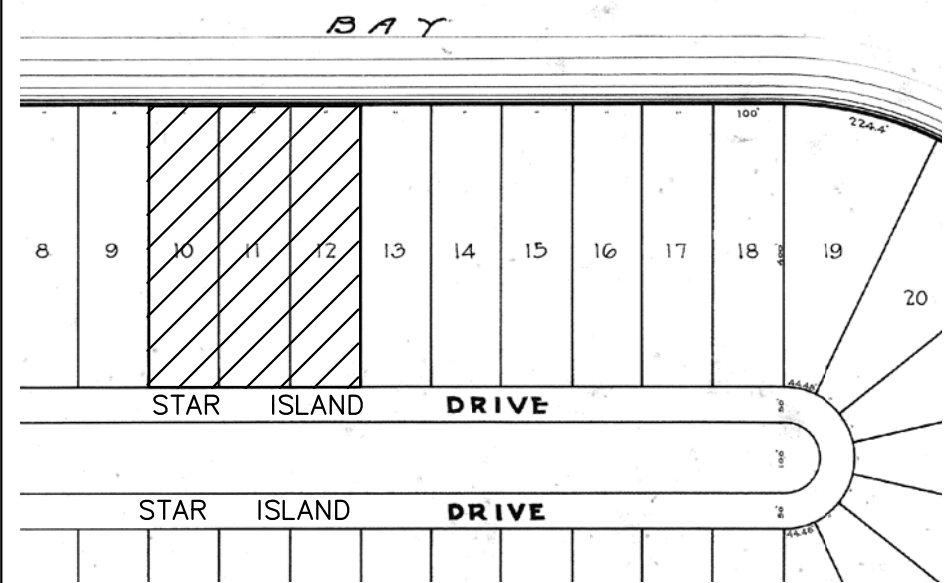


SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 30'

LOCATION MAP



SITE PICTURE



SITE ADDRESS: 10, 11 AND 12 STAR ISLAND DRIVE, MIAMI BEACH, FL. 33139
JOB NUMBER: 15-113
DATE OF SURVEY: JANUARY 14, 2015/ JULY 17, 2018/ APRIL 9, 2019 (UPDATE)
FOLIO NUMBER: 02-4204-001-0100 and 02-4204-001-0110

ENCROACHMENTS AND OTHER POINTS OF INTEREST:
-THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY
-THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1)
-THERE ARE NOT PLATTED UTIL. EASEMENT ON THE SUBJECT PROPERTY

JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY **DOES LIE** WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE **"AE"** OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **120651-0319L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 10.00 FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY: **120,000 SF (+/-) 2.75 ACRES (+/-)**
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. E-03**, WITH AN ELEVATION OF **9.47 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.07°56'00"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF STAR ISLAND DR., AS SHOWN ON PLAT BOOK 31 AT PAGE 60 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY FLORIDA.

GENERAL SURVEYOR NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/8 FOOT FOR NATURAL GROUND SURFACES AND 1/16 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 53-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

LEGAL DESCRIPTION:

LOTS 10, 11 AND 12, OF CORRECTED PLAT STAR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31 AT PAGE 60, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF "BOUNDARY SURVEY" AND THE SURVEY MAP RESULTING THEREFROM OF THE ABOVE DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA" PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTED LAW, CHAPTER 472.027, OF THE FLORIDA STATUTES.

THIS DRAWING IS THE PROPERTY OF AMERICAN SERVICES OF MIAMI, CORP. AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE OR IN PART, WITHOUT PERMISSION OF AMERICAN SERVICES OF MIAMI, CORP.

NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

DATE: APRIL 25, 2019

REVISED

AMERICAN SERVICES OF MIAMI, CORP.
Consulting Engineers . Planners . Surveyors

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ASOMIAMI.COM

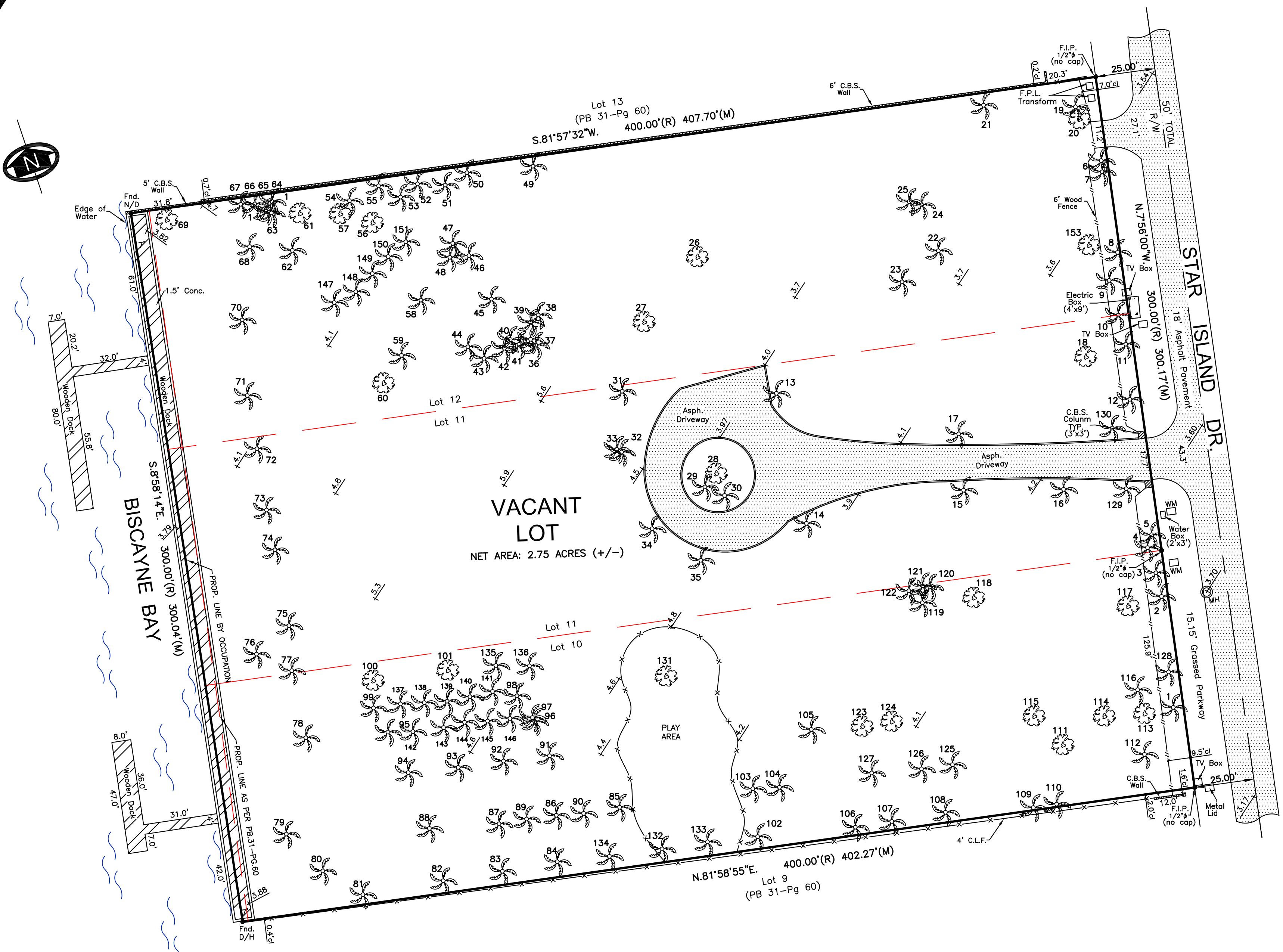
CHECKED BY: EP.
PAGE No. 1

DRAWN BY: T.P.
FIELD BOOK No.

FOR: CLIENT
SCALE: 1"=30'
DATE: 1/14/15
DESIGNED BY: EP.
APPROVED BY: EP.

ORDER No.
15-113

SHEET No.
1



TREE LIST

No.	TREE NAME	BOTANICAL NAME	WIDTH	HEIGHT	SPREAD
1	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	25'
2-5	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	25'
6-7	ROYAL PALM	ROYSTONIA ELATA	2.0'	50'	30'
8-9	CHINISE PALM	LIVISTONIA CHINENSIS	1.0'	25'	15'
10-12	ROYAL PALM	ROYSTONIA ELATA	1.3'	60'	30'
13	ROYAL PALM	ROYSTONIA ELATA	1.2'	45'	30'
14-17	ROYAL PALM	ROYSTONIA ELATA	1.5'	60'	40'
18	ROYAL PONGIANA	DELONIX REGIA	1.5'	30'	12'
19	ROYAL PALM	ROYSTONIA ELATA	1.5'	40'	30'
20	LIVE OAK	QUERCUS VIRGINIANA	2.0'	30'	25'
21-23	CHINISE PALM	LIVISTONIA CHINENSIS	1.2'	35'	12'
24-25	ROYAL PALM	ROYSTONIA ELATA	1.4'	50'	25'
26	UNKNOWN		2.0'	30'	30'
27	LIVE OAK	QUERCUS VIRGINIANA	3.0'	30'	30'
28	LIVE OAK	QUERCUS VIRGINIANA	3.0'	30'	40'
29-30	ROYAL PALM	ROYSTONIA ELATA	1.3'	45'	25'
31-35	ROYAL PALM	ROYSTONIA ELATA	1.5'	40'	30'
36-43	ALEXANDER PALM	PYTHOSPERMA ELEGANS	0.5'	30'	15'
44	MEXICAN PALM	WASHINGTONIA ROBUSTA	0.6'	12'	12'
45	ALEXANDER PALM	PYTHOSPERMA ELEGANS	0.5'	25'	8'
46-48	RECLINATA DATE PALM	PHOENIX RECLINATA	0.7'	12'	6'

No.	TREE NAME	BOTANICAL NAME	WIDTH	HEIGHT	SPREAD
49-50	ROYAL PALM	ROYSTONIA ELATA	1.3'	40'	18'
51	ROYAL PALM	ROYSTONIA ELATA	1.3'	50'	30'
52-56	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	30'
57-58	LIVE OAK	QUERCUS VIRGINIANA	1.0'	25'	15'
59	MEXICAN PALM	WASHINGTONIA ROBUSTA	1.0'	15'	8'
60	LIVE OAK	QUERCUS VIRGINIANA	3.0'	35'	40'
61	LIVE OAK	QUERCUS VIRGINIANA	2.0'	25'	20'
62	COCONUT	COCOS NUCIFERA	1.5'	50'	25'
63	COCONUT	COCOS NUCIFERA	0.8'	40'	20'
64-68	ROYAL PALM	ROYSTONIA ELATA	1.5'	20'	20'
69	SEA GRAPE TREE	COCOLOBA UVIFERA	1.2'	20'	20'
70	COCONUT	COCOS NUCIFERA	0.8'	35'	18'
71-72	ROYAL PALM	ROYSTONIA ELATA	1.8'	60'	30'
73	COCONUT	COCOS NUCIFERA	0.8'	30'	20'
74	ROYAL PALM	ROYSTONIA ELATA	3.0'	30'	40'
75-80	COCONUT	COCOS NUCIFERA	0.3'	25'	20'
81	ROYAL PALM	ROYSTONIA ELATA	1.5'	20'	20'
82-84	ROYAL PALM	ROYSTONIA ELATA	1.0'	35'	30'
85-88	COCONUT	COCOS NUCIFERA	1.0'	50'	40'
89-90	ROYAL PALM	ROYSTONIA ELATA	1.5'	45'	30'
91-96	ROYAL PALM	ROYSTONIA ELATA	1.5'	25'	18'

No.	TREE NAME	BOTANICAL NAME	WIDTH	HEIGHT	SPREAD
97	UNKNOWN	CLUSIA GUTTIFERA			
98	SMALL LEAFED CLUSIA	CLUSIA GUTTIFERA	1.3'	40'	18'
99-101	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	30'
102	ROYAL PALM	ROYSTONIA ELATA	1.7'	30'	20'
103-106	RECLINATA DATE PALM	PHOENIX RECLINATA	1.2'	25'	15'
106-110	ROYAL PALM	ROYSTONIA ELATA	1.5'	35'	20'
111	GUMBO LIMBO	BUSEIRA SMARUBA	1.3'	75'	18'
112	RECLINATA DATE PALM	PHOENIX RECLINATA	2.0'	30'	15'
113	MANGROVE TREE	MANIFERA INDICA	1.0'	25'	18'
114	EAR LEAF ACACIA	ACACIA AUICULIFORMIS	0.7'	25'	12'
115	FRANGIPANI PLUMERIA	PLUMERIA ACUMINATA	0.7'	12'	8'
116	COCONUT	COCOS NUCIFERA	1.0'	35'	18'
117-118	LIVE OAK	QUERCUS VIRGINIANA	3.0'	40'	50'
119-122	ROYAL PALM	ROYSTONIA ELATA	1.7'	60'	40'
123	FRANGIPANI PLUMERIA	PLUMERIA ACUMINATA	0.6'	12'	10'
124	UNKNOWN		3.0'	25'	6'
125	RECLINATA DATE PALM	PHOENIX RECLINATA	1.5'	25'	18'
126	ROYAL PALM	ROYSTONIA ELATA	1.7'	50'	30'
127	CHINISE PALM	LIVISTONIA CHINENSIS	0.7'	45'	15'
128	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	25'
129	ROYAL PALM	ROYSTONIA ELATA	1.3'	50'	20'
130	ROYAL PALM	ROYSTONIA ELATA	1.3'	50'	20'
131	WEeping FIG	FICUS BENJAMINA	1.3'	50'	20'
132-136	ROYAL PALM	ROYSTONIA ELATA	1.3'	50'	20'
137-146	ROYAL PALM	ROYSTONIA ELATA	1.5'	25'	18'
147-151	ROYAL PALM	ROYSTONIA ELATA	1.5'	45'	30'
152	COCONUT	COCOS NUCIFERA	0.8'	35'	6'
153	LIVE OAK	QUERCUS VIRGINIANA	0.5'	12'	10'

ABBREVIATION (IF ANY APPLIED)

A = CURVE
A/C = AIR CONDITIONING UNIT
ASPH. = ASPHALT
B.M. = BENCH MARK
Bk/Cor. = BLOCK CORNER
CALC.(C) = CALCULATED
CB = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
CL = CLEAR
CONC. = CONCRETE
D.M.E. = DRAINAGE MAINT. EASEMENT
Ø = DIAMETER
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.O.C. = POINT OF CURVATURE
P.I.P. = POINT OF INTERSECTION
P. = PROPERTY LINE
P.P. = POWER POLE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
RAD. = RADIAL
REC. (R) = RECORDED

EASMT. = EASEMENT
ELEV. = ELEVATION
ENC. = ENCROACHMENT
F.N/D = FOUND NAIL AND DISC
F.I.P. = FOUND IRON PIPE
F.S. = FOUND SPIKE
L.P. = LIGHT POLE
MEAS(M) = MEASURED
MH = MANHOLE
M = MONUMENT
M = MONUMENT LINE
NTS = NOT TO SCALE

RES. = RESIDENCE
R/W = RIGHT OF WAY
SEC. = SECTION
S.D/H = SET DRILL HOLE
S.N/D = SET NAIL AND DISC
S.I.P. = SET IRON PIPE
S.R.B. = SET REBAR
STY. = STORY
SWK. = SIDEWALK
T.O.P. = TOP OF BANK
U.E. = UTIL. EASEMENT
W.P. = WOODEN POLE
Σ = SECTION LINE

SURVEYOR'S LEGEND (IF ANY APPLIED)

BOUNDARY LINE
STRUCTURE (BLDG.)
CONCRETE BLOCK WALL
METAL FENCE
WOODEN FENCE
CHAIN LINK FENCE

CATCH BASIN
MANHOLE
OVERHEAD ELECT.
POWER POLE
LIGHT POLE

WOOD DECK/DOCK
ASPHALTED AREAS
CONCRETE
BRICKS OR PAVERS
ROOFED AREAS
WATER (EDGE OF WATER)

HANDICAP SPACE
HANDICAP SPACE
EASEMENT LINE
WATER VALVE
TV-CABLE BOX
WM WATER METER