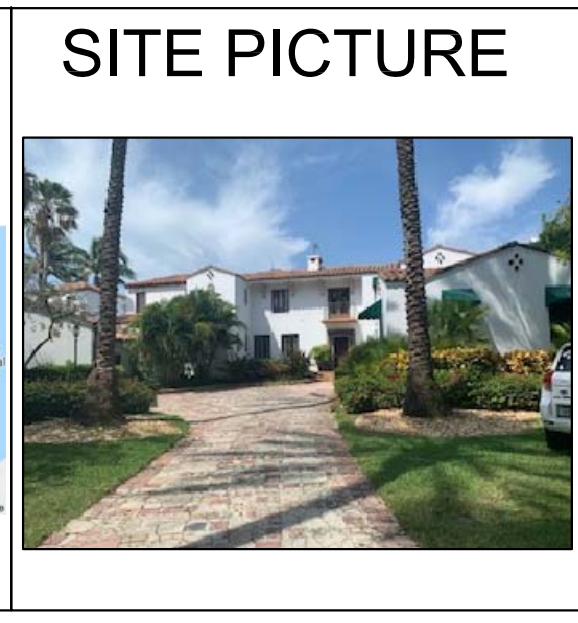
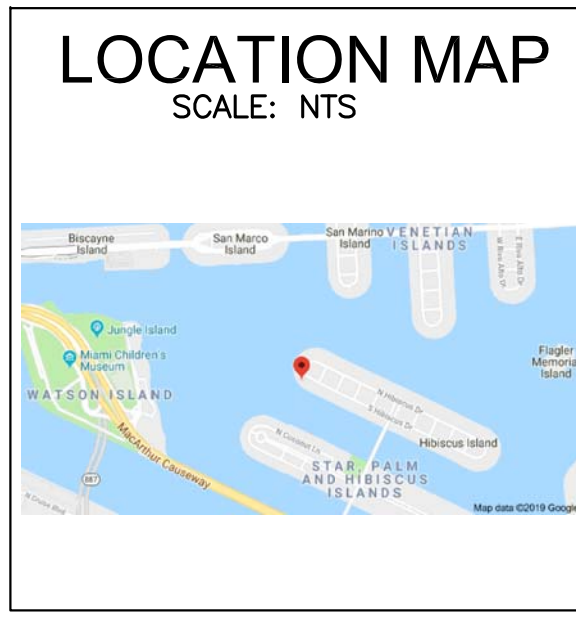
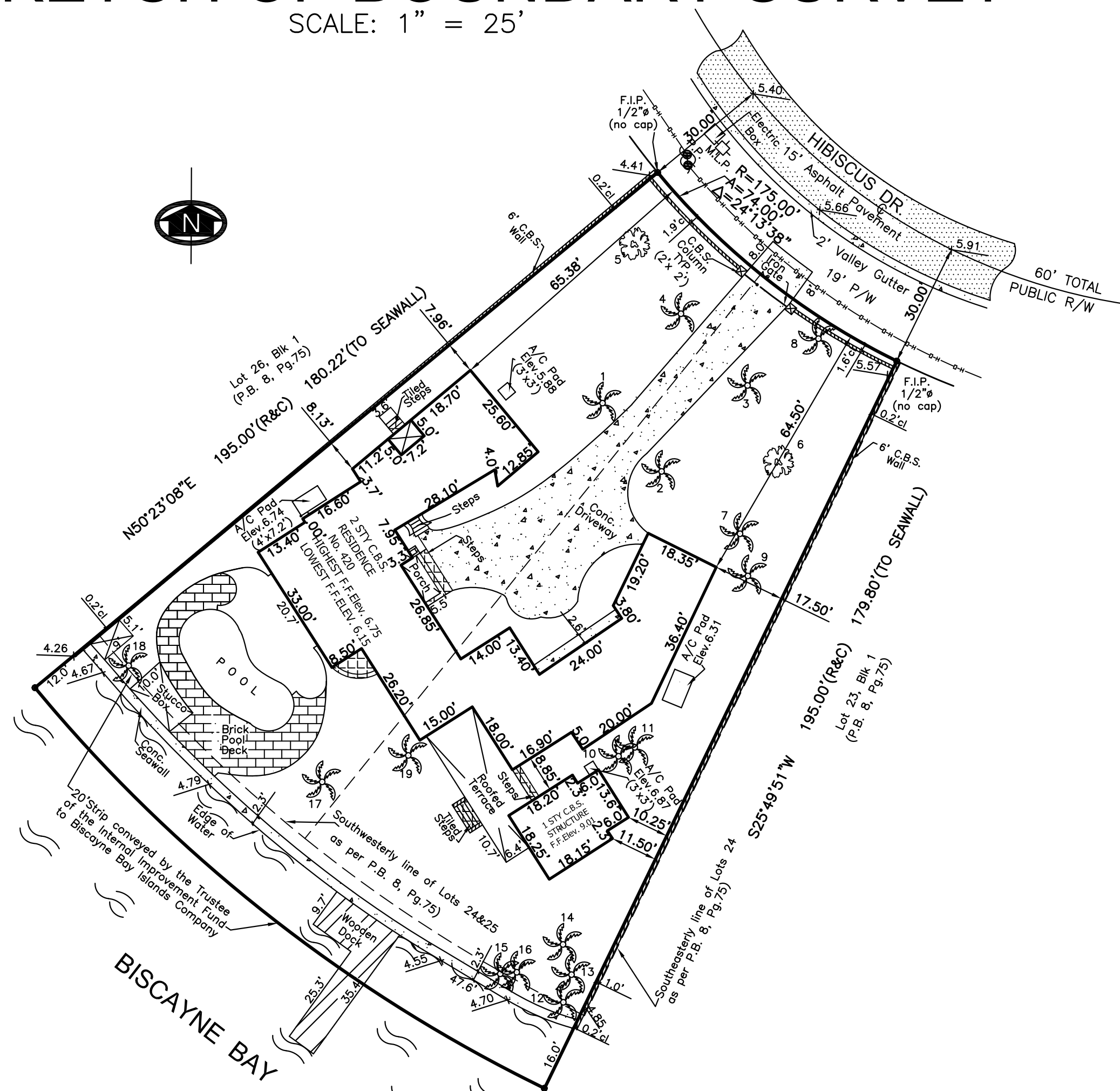


SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 25'



ABBREVIATION (IF ANY APPLIED)

A = CURVE	P/W = PARKWAY
A/C = AIR CONDITIONING UNIT	P.O.B. = POINT OF BEGINNING
ASPH. = ASPHALT	P.C. = POINT OF CURVATURE
B.M. = BENCH MARK	P.I. = POINT OF INTERSECTION
BR/Cor. = BLOCK CORNER	P.L. = PROPERTY LINE
CALC(O) = CALCULATED	P.P. = POWER POLE
CB = CATCH BASIN	P.R.M. = PERMANENT REFERENCE MONUMENT
C.B.S. = CONCRETE BLOCK STRUCTURE	P.T. = POINT OF TANGENCY
CL = CLEAR	RAD. = RADIAL
CONC. = CONCRETE	REC. (R) = RECORDED
D.M.E. = DRAINAGE MAINT. EASEMENT	RES. = RESIDENCE
ELEV. = ELEVATION	R/W = RIGHT OF WAY
EASMT. = EASEMENT	SEC. = SECTION
ENC. = ENCROACHMENT	S/D/H = SET DRILL HOLE
F.A. = FOUND NAIL AND DISC	S.N.D. = SET NAIL AND DISC
F.N/D = FOUND NAIL AND DISC	S.I.P. = SET IRON PIPE
F.I.P. = FOUND IRON PIPE	S.R.B. = SET REBAR
F.S. = FOUND SPIKE	STY = STORY
L.P. = LIGHT POLE	SWK = SIDEWALK
MEAS(O) = MEASURED	T.O.P. = TOP OF BANK
MH = MANHOLE	U.E. = UTIL. EASEMENT
M = MONUMENT	W.P. = WOODEN POLE
ML = MONUMENT LINE	W = WATER
NTS = NOT TO SCALE	

SURVEYOR'S LEGEND (IF ANY APPLIED)

[Symbol] BOUNDARY LINE	[Symbol] CATCH BASIN
[Symbol] STRUCTURE (BLDG.)	[Symbol] MANHOLE
[Symbol] CONCRETE BLOCK WALL	[Symbol] O.E. OVERHEAD ELECT.
[Symbol] METAL FENCE	[Symbol] POWER POLE
[Symbol] WOODEN FENCE	[Symbol] LIGHT POLE
[Symbol] CHAIN LINK FENCE	[Symbol] HANDICAP SPACE
[Symbol] WOOD DECK/DOCK	[Symbol] FIRE HYDRANT
[Symbol] ASPHALTED AREAS	[Symbol] EASEMENT LINE
[Symbol] CONCRETE	[Symbol] WATER VALVE
[Symbol] BRICKS OR PAVERS	[Symbol] TV-CABLE BOX
[Symbol] ROOFED AREAS	[Symbol] WM WATER METER
[Symbol] WATER (EDGE OF WATER)	[Symbol] CONC. LIGHT POLE

CERTIFIED TO:
 DANIEL KODSI
 THE MIRMELLI LAW FIRM, P.A.
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

- 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. **120651-0316L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 10.00 FEET** (NGVD)
 - LAND AREA OF SUBJECT PROPERTY: **19,687 SF (+/-)** AS PER PUBLIC RECORDS/ 22,578 (C)
 - ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI-DADE COUNTY **BENCH MARK No. E-01**, WITH AN ELEVATION OF **5.35 FEET**.
 - BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.00°07'12"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF WEST PALM MIDWAY, AS SHOWN ON PLAT BOOK 8 AT PAGE 75 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY FLORIDA.

GENERAL SURVEYOR NOTES:
 NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
 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 5J-17 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 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 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 5J-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.

SITE ADDRESS: 420 S. HIBISCUS DR, MIAMI BEACH, FL. 33139
 JOB NUMBER: 19-502
 DATE OF SURVEY: MAY 13, 2019
 FOLIO NUMBER: 02-3232-006-0210

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 NO PLATTED UTIL. EASEMENT ON THE SUBJECT PROPERTY

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FO THE FLORIDA STATUTES.

TREE LIST

No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
1	CANARY PALM	PHOENIX CANARIENSIS	1.8'	50'	30'
2	CANARY PALM	PHOENIX CANARIENSIS	1.8'	50'	30'
3	CANARY PALM	PHOENIX CANARIENSIS	1.8'	50'	30'
4	CANARY PALM	PHOENIX CANARIENSIS	1.8'	50'	30'
5	UNKNOWN	UNKNOWN	0.8'	25'	12'
6	UNKNOWN	UNKNOWN	0.8'	25'	12'
7	UNKNOWN	UNKNOWN	0.8'	25'	12'
8	CALIFORNIA PALM	WASHINGTONIA FILIFERA	1.0'	25'	12'
9	ROYAL PALM	ROYSTONIA ELATA	1.7'	60'	50'
10	ROYAL PALM	ROYSTONIA ELATA	1.5'	60'	10'
11	ROYAL PALM	ROYSTONIA ELATA	1.5'	60'	10'
12	COCONUT	COCOS NUCIFERA	1.5'	60'	40'
13	ROYAL PALM	ROYSTONIA ELATA	1.5'	15'	8'
14	MACARTHUR PALM	PTYCHOSPERMA MACARTHU	0.6'	15'	20'
15	ROYAL PALM	ROYSTONIA ELATA	1.0'	12'	12'
16	COCONUT	COCOS NUCIFERA	1.5'	60'	50'
17	BIRD OF PARADISE	STRELITZIA	0.4'	18'	8'
18	COCONUT	COCOS NUCIFERA	1.5'	50'	50'
19	COCONUT	COCOS NUCIFERA	1.5'	50'	50'
20	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.3'	25'	6'

LEGAL DESCRIPTION:
 LOTS 24 AND 25, BLOCK 1, OF HIBISCUS ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 AT PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL II:
 TOGETHER WITH THAT PORTION OF 29 FOOT STRIP OF LAND CONVEYED BY THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND TO BISCAYNE BAY ISLANDS COMPANY, BY DEED DATED SEPTEMBER 14, 1932, RECORDED IN DEED BOOK 1501, PAGE 479, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING SOUTHWESTERLY AND CONTIGUOUS TO THE SOUTHWEST BOUNDARY LINES OF SAID LOTS 24 AND 25, BLOCK 1, HIBISCUS ISLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 75 OF THE PUBLIC RECORDS OF RECORDS OF MIAMI- DADE COUNTY FLORIDA, AND LYING BETWEEN THE NORTHWESTERLY LINE OF LOT 25, BLOCK 1, EXTENDED SOUTHWESTERLY INTO BISCAYNE BAY AND A LINE RUNNING PARALLEL TO AND 1 FOOT NORTHWESTERLY FROM THE SOUTHEASTERLY LINE OF LOT 24, BLOCK 1, HIBISCUS ISLAND, EXTENDED SOUTHWESTERLY INTO BISCAYNE BAY.

American Services of Miami, Corp.
 Consulting Engineers . Planners . Surveyors

Ed Pino
 PROFESSIONAL LAND SURVEYOR
 No. 6771
 STATE OF FLORIDA

3195 PONCE DE LEON BLVD, SUITE 200
 CORAL GABLES, FL 33134
 PHONE: (305)598-5101 FAX: (305)598-8627
 ASOMIAMI.COM

DATE: MAY 20, 2019