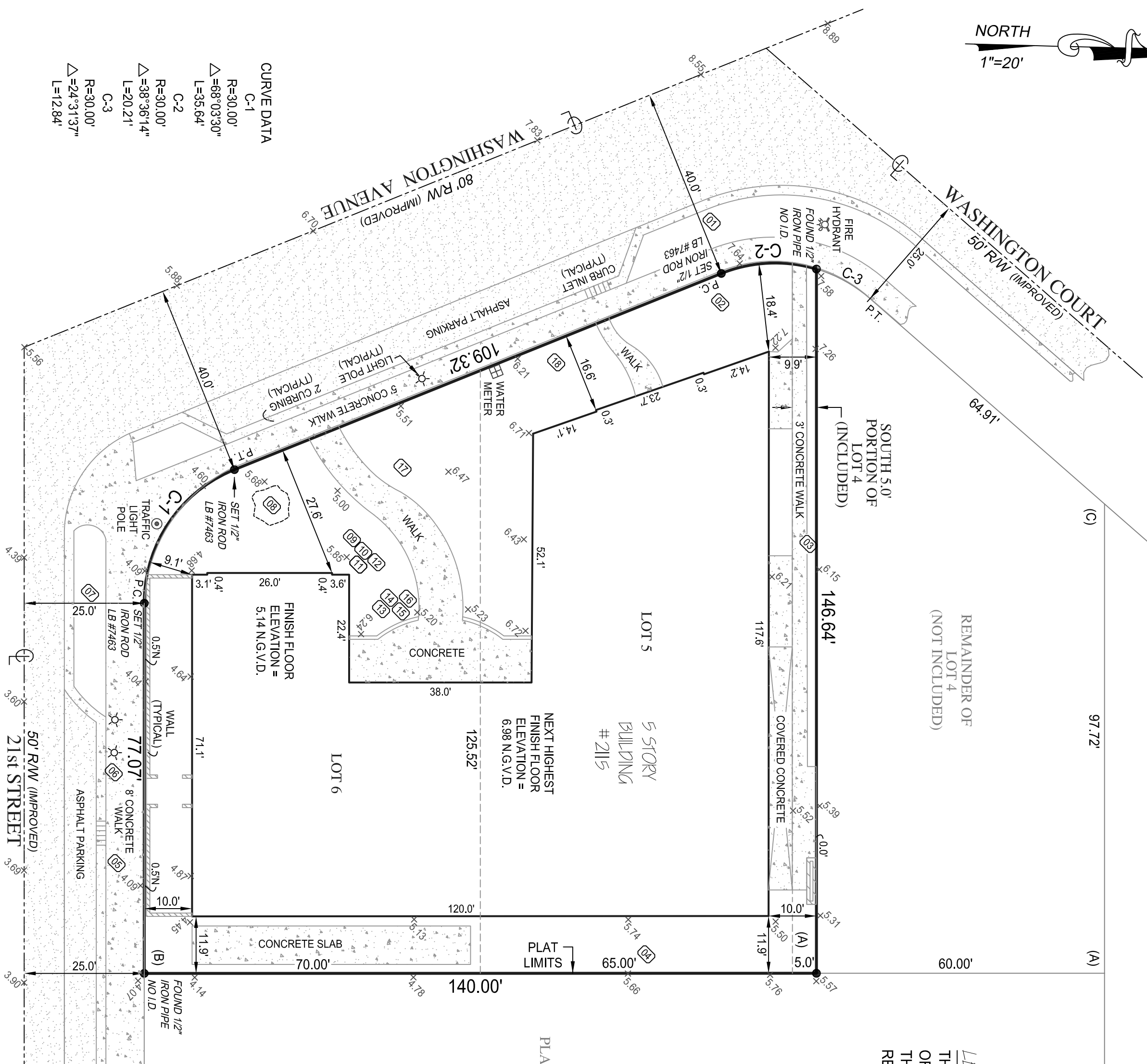
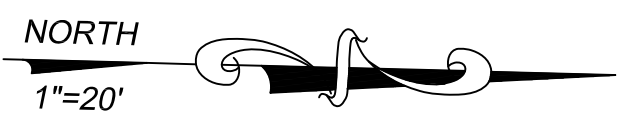


ORIGINAL FIELD WORK  
 COMPLETED BY:  
 TARGET SURVEYING, LLC  
 DATED: 06-09-12  
 SURVEY #176489

ORIGNATION BENCHMARK  
 DADE COUNTY BRASS DISK  
 "2.310"  
 N.G.V.D. 1929 ELEVATION = 6.27



**LEGAL DESCRIPTION:**  
 THE SOUTH 5 FEET OF LOT 4 AND ALL OF LOTS 5 AND 6 OF A RESUBDIVISION OF LOT 5 AND 8 OF THE OCEAN PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 45 AT PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

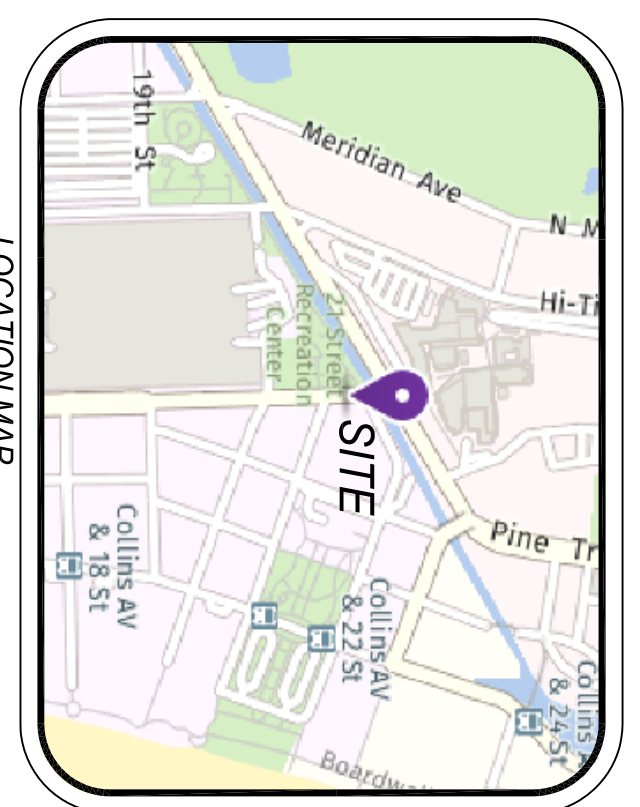
**LOT COVERAGE CALCULATIONS:**  
 TOTAL LOT = 17,451 sq.ft. or 100%  
 - IMPERVIOUS FEATURES -  
 BUILDING : 9,563 sq.ft. or 54.8%  
 CBS WALLS : 63 sq.ft. or 0.4%  
 CONCRETE : 2,230 sq.ft. or 12.8%  
 TOTAL IMPERVIOUS : 11,856 sq.ft. or 68%  
 - PERVIOUS FEATURES -  
 OPEN SPACE : 5,595 sq.ft. or 32%

**CORNER ANGLE DATA**  
 (A) 90°00'30"  
 (B) 89°59'30"  
 (C) 131°11'21"

**ABBREVIATION DESCRIPTION:**  
 C/L CENTERLINE  
 I.D. IDENTIFICATION  
 L.B. LICENSED BUSINESS  
 N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM  
 P.C. POINT OF CURVATURE  
 P.T. POINT OF TANGENCY  
 PSM PROFESSIONAL SURVEYOR MAPPER  
 R.W. RIGHT OF WAY  
 RADIUS  
 DELTA  
 LENGTH  
 TOPOGRAPHIC ELEVATION  
 TREE DESIGNATION

TREE DATA TABLE

#	DESCRIPTION	HEIGHT	DIAMETER	CANOPY
01	OAK	11'	6"	10'
02	OAK	30'	35"	50'
03	BANYAN	35'	39"	35'
04	OAK	30'	15"	25'
05	COCONUT PALM	30'	16"	25'
06	UNKNOWN	17'	9"	15'
07	UNKNOWN	10'	11"	12'
08	PALM CLUSTER	20'	6"	5'
09	PALM	20'	4"	5'
10	PALM	20'	4"	5'
11	PALM	20'	4"	5'
12	PALM	20'	4"	5'
13	PALM	20'	4"	5'
14	PALM	20'	4"	5'
15	PALM	20'	4"	5'
16	PALM	20'	4"	5'
17	BOTTLE BUSH	25'	24"	40'
18	OAK	30'	22"	40'



**NOTES:**

- LEGAL DESCRIPTION PROVIDED BY CLIENT
- NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
- NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORDED AND MEASURED UNLESS OTHERWISE NOTED

**CURVE DATA**  
 C-1  
 R=30.00'  
 Δ=68°03'30"  
 L=35.64'  
 C-2  
 R=30.00'  
 Δ=38°36'14"  
 L=20.21'  
 C-3  
 R=30.00'  
 Δ=24°31'37"  
 L=12.84'

FLOOD ZONE: AE  
 COMMUNITY NUMBER: 120651  
 PANEL: 12086C0317  
 SUFFIX: L  
 BASE FLOOD ELEVATION: 8 (N.G.V.D. 88)  
 FIRM DATE: 09-11-2009

**Kenneth J. Osborne PSM #6415**  
 THIS SURVEY IS NOT VALID WITHOUT  
 THE SIGNATURE AND THE ORIGINAL RAISED SEAL  
 OF A FLORIDA LICENSED SURVEYOR AND MAPPER

BOUNDARY, TOPOGRAPHIC AND TREE SURVEY OF

2115 WASHINGTON AVENUE  
 MIAMI BEACH, FL 33139

PREPARED FOR  
 NELSON PEREZ



6250 N. MILITARY TRAIL, SUITE 102  
 WEST PALM BEACH, FL 33407  
 PHONE: 561.640.4800  
 FAX: 561.640.0576

WWW.COMPASSSURVEYING.NET

LB #7463

Project: C-17527  
 Date: 05-10-2019  
 Scale: 1" = 20'  
 1 OF 1