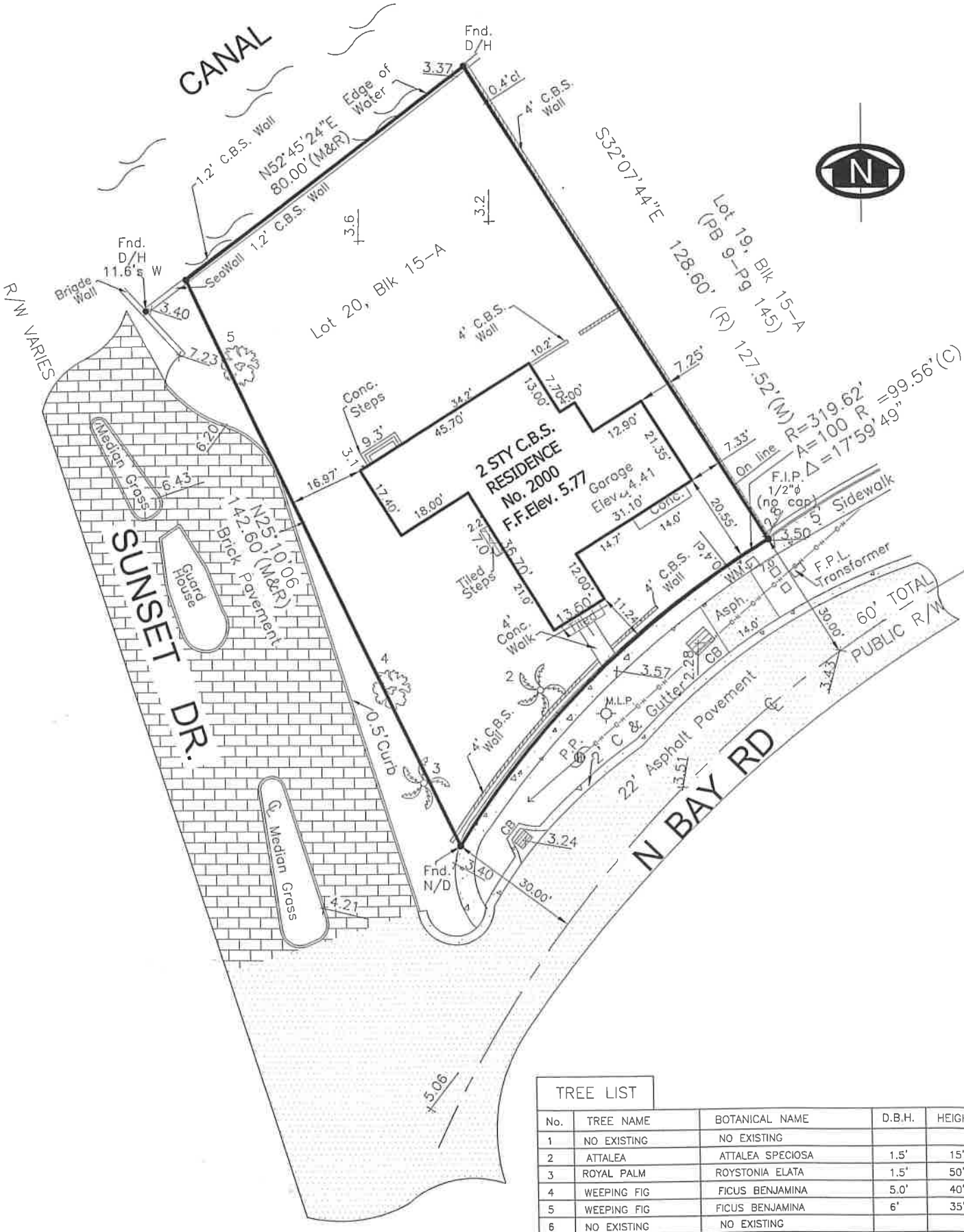


# SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 30'



TREE LIST					
No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
1	NO EXISTING	NO EXISTING			
2	ATTALEA	ATTALEA SPECIOSA	1.5'	15'	8'
3	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	40'
4	WEEPING FIG	FICUS BENJAMINA	5.0'	40'	40'
5	WEEPING FIG	FICUS BENJAMINA	6'	35'	60'
6	NO EXISTING	NO EXISTING			

## LOCATION MAP

SCALE: NTS



CERTIFIED TO:  
DENISE VOHRA LLC

## SITE PICTURE



### ABBREVIATION (IF ANY APPLIED)

A = CURVE  
A/C = AIR CONDITIONING UNIT  
ASPH. = ASPHALT  
B.M. = BENCH MARK  
Bk/Corn. = 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  
EASMT. = EASEMENT  
ELEV. = ELEVATION  
ENC. = ENCROACHMENT  
F.D/H = FOUND DRILL HOLE  
F.H. = FIRE HYDRANT  
F.N/D = FOUND NAIL AND DISC  
F.I.P. = FOUND IRON PIPE  
F.S. = FOUND SPIKE  
LP = LIGHT POLE  
MEAS(M) = MEASURED  
MH = MANHOLE  
M = MONUMENT  
NTS = NOT TO SCALE  
P/W = PARKWAY  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
P.C. = POINT OF CURVATURE  
P.I. = 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  
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  
§ = SECTION LINE

### SURVEYOR'S LEGEND (IF ANY APPLIED)

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

SITE ADDRESS: 2000 N BAY ROAD, MIAMI BEACH, FL. 33140  
JOB NUMBER: 18-961  
DATE OF SURVEY: OCTOBER 1, 2018/ JULY 13, 2019 (UPDATE)  
FOLIO NUMBER: 02-3234-022-0050

### 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. 120651-0317L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY: 11,806 SF (+/-)
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY BENCH MARK No. A-736, WITH AN ELEVATION OF 7.33 FEET.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.25°10'06"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF SUNSET DRIVE., AS SHOWN ON PLAT BOOK 9 AT PAGE 145 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 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-17.052 (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:

LOT 20, BLOCK 15B, OF SUNSET LAKE RESUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9 AT PAGE 145, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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 FOR THE FLORIDA STATUTES.

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



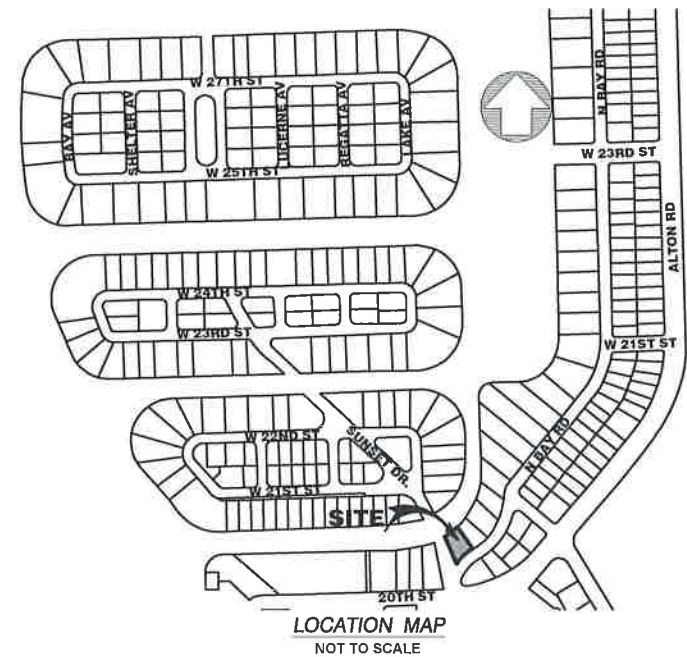
LB 6683

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



DATE: JULY 15, 2019

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

[illegible]


Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

No excavation or determination was made as to how the Subject Property is served by utilities.

SECTION 6) CLIENT INFORMATION:

MEDITERRANEAN ESTATES, INC

I hereby certify That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 53-17.051 through 53-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

By:   
Raul Izquierdo, PSM  
 For the Firm  
 Registered Surveyor and Mapper LS6099  
 State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

1. The date of completion of the field work of the Original Survey was on January 29, 2019.
2. The date of completion of the field work of the Update Survey was on April 02, 2019.
3. The date of completion of the field work of the Update Survey was on October 14, 2019.

Lot 20, in Block 15-B, "RESUBDIVISION OF LOTS 16 TO 21 INCLUSIVE, BLOCK 15 OF THE AMENDED SUNSET LAKE SUBDIVISION", according to the plat thereof, as recorded in Plat Book 9, at Page 145 of the Public Records of Miami-Dade County Florida.

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

This Map of Survey is intended to be displayed at a scale of (1"=20') or smaller.

North arrow direction is based on an assumed Meridian.

Warranty Deed, dated December 06, 2017, recorded in Official  
Records Book 30782, Pages 2439, Miami-Dade County Records.

This property appears to be located in Flood Zone "AE", with a base flood elevation of 8.00 feet as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651 (City of Miami Beach), Map No. 0317, Suffix L, Map Revised Date: September 11, 2009.

Legal Description was furnished by client.

		REVISIONS	
1	UPDATE: FREE SURVEY 04-05-2019	6	7
2	UPDATE: FREE SURVEY 10-27-2019	7	12
3		8	13
4		9	14
5		10	15



## HADONNE

1985 NW 88th Court, Suite 201 • Doral, FL 33172 • P +1(305)266-1168 • F +1(305)207-6845 • W [www.hudborne.com](http://www.hudborne.com)

**MEDITERRANEAN ESTATES, INC**  
of  
**2000 North Bay Road**

Field Book:	FILE
DRAWN BY:	ER
TECH BY:	RI
QA/QC BY:	JS

Job No.: **19000**  
**1/1**