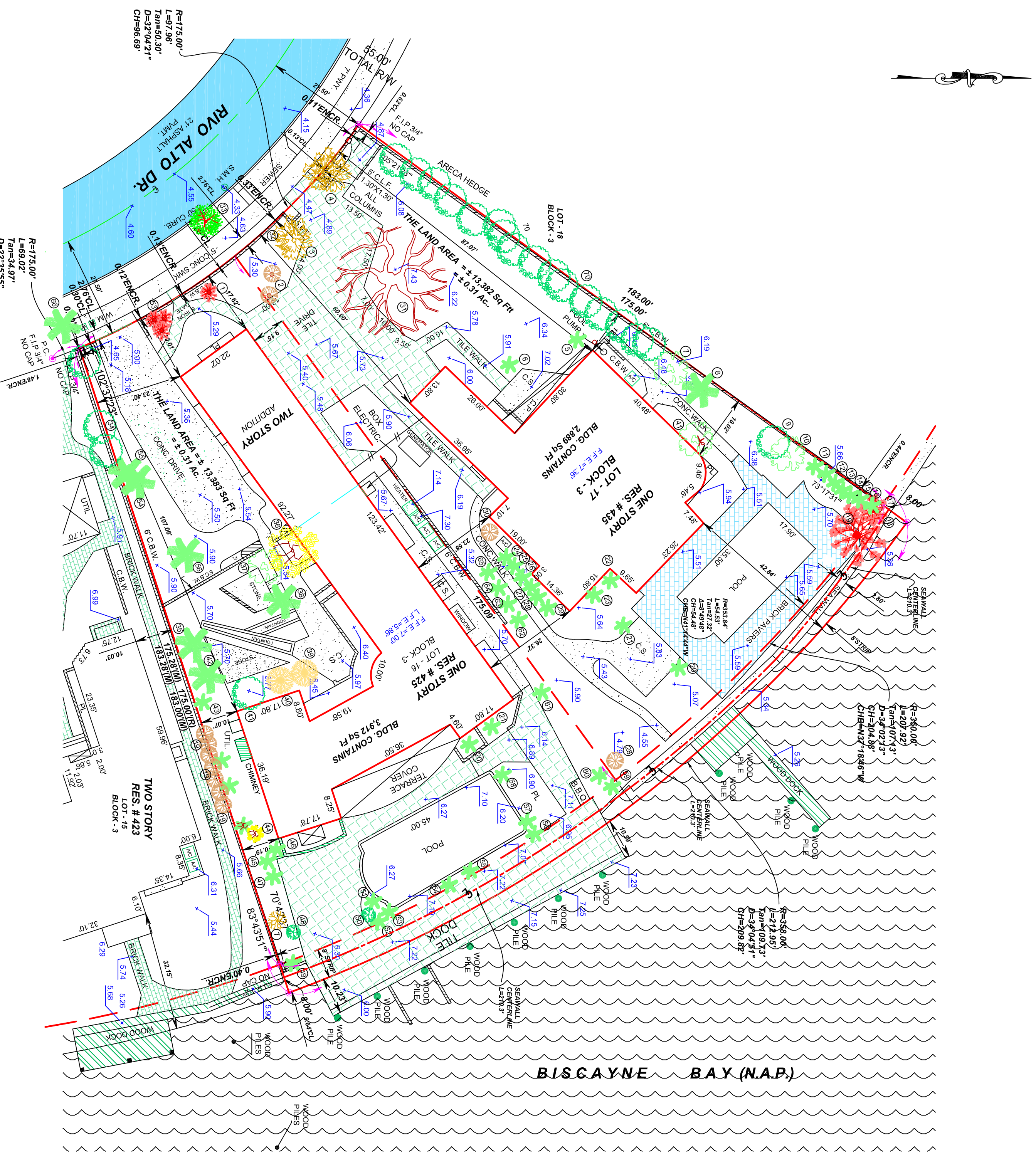
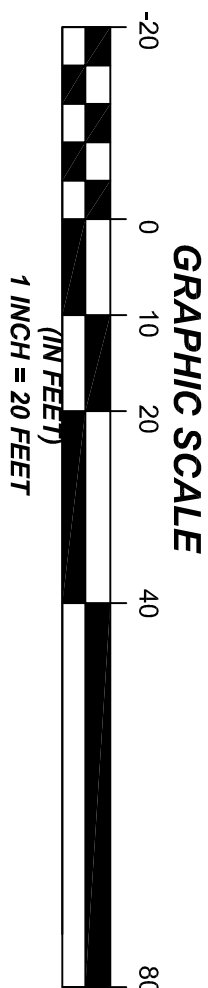


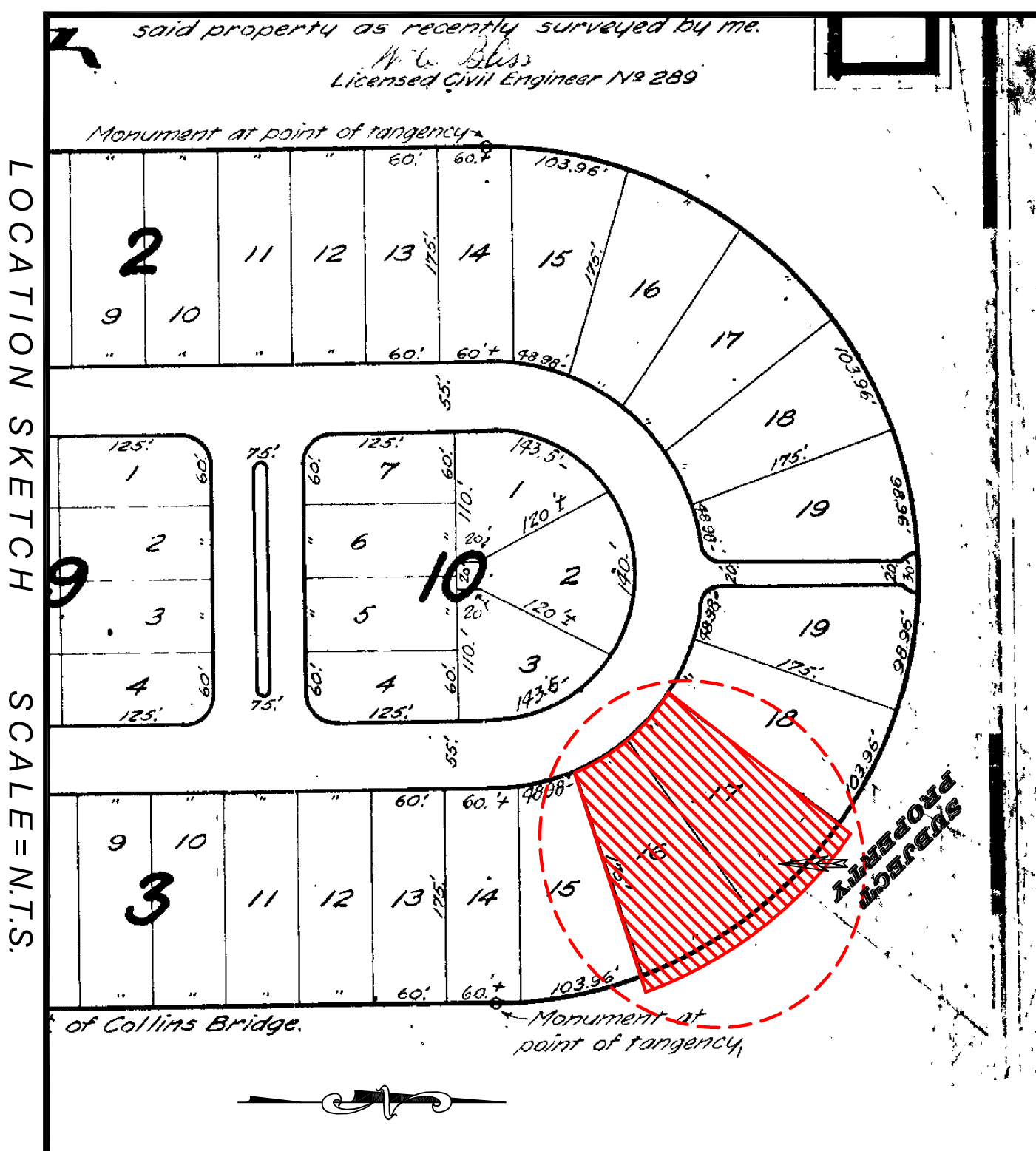
BOUNDARY SURVEY



**TOTAL AREA OF BOTH LOTS = ± 26,765 Sq Ft
= ± 0.61 Ac.**

**NOTE: TOTAL AREA OF BOTH LOTS MEASURED TO THE CENTERLINE OF THE SEAWALL = $\pm 27,554$ Sq Ft
= ± 0.63 Ac.**

Tree #	Common Name	"Height" (feet)	"Speed" (feet)	"Growth" (inches)
1A	oak leaf palm	20.00	10.00	79
1B	oak leaf palm	20.00	10.00	79
1C	oak leaf palm	20.00	10.00	79
2	Shrub palm	25.00	20.00	314
3A	oak leaf palm	20.00	10.00	79
3B	oak leaf palm	20.00	10.00	79
3C	oak leaf palm	20.00	10.00	79
4A	oak leaf palm	18.00	10.00	79
4B	oak leaf palm	18.00	10.00	79
4C	oak leaf palm	20.00	10.00	79
5A	solitaire palm	18.00	8.00	50
5B	solitaire palm	18.00	8.00	50
5C	solitaire palm	18.00	8.00	50
6A	solitaire palm	18.00	8.00	50
6B	solitaire palm	18.00	8.00	50
6C	solitaire palm	18.00	8.00	50
7	oak leaf palm	30.00	20.00	314
8	oak leaf palm	30.00	20.00	314
9	royal palm	20.00	20.00	314
10	royal palm	20.00	20.00	314
11	oak leaf palm	30.00	20.00	314
12	oak leaf palm	30.00	20.00	314
13	oak leaf palm	15.00	8.00	50
14	solitaire palm	15.00	8.00	50
15	solitaire palm	14.00	8.00	50
16	oak leaf palm	12.00	8.00	50
17	oak leaf palm	12.00	15.00	177
18	solitaire palm	30.00	15.00	177
19	oak leaf palm	25.00	15.00	177
20	oak leaf palm	25.00	15.00	177
21	oak leaf palm	30.00	10.00	314
22	jacarapa	9.00	10.00	79
23	jacarapa	11.00	20.00	314
24	oak leaf palm	20.00	10.00	79
25	Christiana palm	20.00	10.00	79
26	Christiana palm	20.00	10.00	79
27	Christiana palm	20.00	10.00	79
28	Christiana palm	20.00	10.00	79
29	Christiana palm	20.00	15.00	177
30	solitaire palm	35.00	16.00	177
31	stringed fig	50.00	38.07	3887
32	medford palm	25.00	20.00	314
33	Mexican palm	35.00	10.00	79
34A	royal palm	40.00	30.00	314
34B	royal palm	45.00	20.00	314
35	royal palm	45.00	20.00	314
36	queen sago palm	12.00	15.00	177
37	Christiana palm	20.00	8.00	50
38	Christiana palm	22.00	8.00	50
39	old man palm	10.00	8.00	50
40	old man palm	8.00	8.00	50
41	Mexican palm	20.00	15.00	177
42	oak leaf palm	35.00	30.00	314
43	oak leaf palm	35.00	20.00	314
44A	Christiana palm	30.00	10.00	79
44B	Christiana palm	30.00	10.00	79
45	oak leaf palm	25.00	15.00	177
46	oak leaf palm	20.00	20.00	314
47	oak leaf palm	45.00	30.00	314
48	oak leaf palm	20.00	20.00	314
49	oak leaf palm	20.00	20.00	314
50	pygmy palm	8.00	10.00	79
51	oak leaf palm	35.00	20.00	314
52	oak leaf palm	25.00	30.00	314
53	oak leaf palm	25.00	30.00	314
54	oak leaf palm	30.00	20.00	314
55	oak leaf palm	30.00	20.00	314
56	oak leaf palm	30.00	20.00	314
57	oak leaf palm	30.00	20.00	314
58	oak leaf palm	30.00	20.00	314
59	oak leaf palm	30.00	20.00	314
60	oak leaf palm	30.00	20.00	314
61	solitaire palm	20.00	8.00	50
62	solitaire palm	20.00	8.00	50
63	solitaire palm	20.00	8.00	50
64	Christiana palm	18.00	10.00	79
65	Christiana palm	18.00	10.00	79
66	royal palm	30.00	20.00	314



LEGAL DESCRIPTION:

SURVEY OF LOTS 16 & 17 & 8 FOOT STRIP ADJACENT ON BAY, BLOCK 3, OF RIVO ALTO AMENDED
ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 7, PAGE 74, OF THE
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

MIAMI BEACH FL 33139
425-435 E RIVUALIU DR

CERTIFICATIONS:

JEFFREY P KRASNOFF & W TERRILL

SURVEYOR'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 THE TOWNSHIP MAPS.

2. NORTH ARROW BASED ON PLAT

3. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929

DDE COUNTY. BENCH MARK #D-169 LOCATOR: NO. 3245 SE. ELEVATION 7.88 FEET OF N.G.V.D. OF 1929).

N.E. THE CLOSURE IN THE BOUNDARY SURVEY'S ABOVE 17,500 FT.

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON WAS PREPARED BY A LICENSED SURVEYOR, HAS BEEN CAREFULLY REVIEWED AND APPROVED BY ME, AND IS IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: _____ 09/24/2019
GEORGE IBARRA (DATE OF FIELD WORK)
 PROFESSIONAL LAND SURVEYOR NO. 2634
 COLUMBIA COUNTY, MISSOURI
 FIRM L.B. # 6094

(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE
 ATTESTING LAND SURVEYOR).

REVISION ON: 10-17-2019
 REVISED ON: 12-05-2019

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):

[illegible]

ABBREVIATIONS AND MEANINGS

A = ABC
A/C = AIR CONDITIONER PAD
A.E. = ANCHOR EMBLEMENT
A/R = ALUMINUM ROOF
A/S = ALUMINUM SIED.
ASPH. = ASPHALT.
B.C. = BLOCK CONNER.
BLDG. = BUILDING.
B.M. = BENCH MARK
B.M.H. = BELLSOUTH MANHOLE
B.O.B. = BASIS OF BERLINGS.
C. = CALCULATED
C.B. = CONCRETE BASIN.
C.B.S. = CONCRETE BLOCK STRUCTURE
CBM = CONCRETE BLOCK WALL
CH = CHORD
CH.B. = CHORD BEARING.
CL = CLEAR
C. = CHERRY LINE
C.L.F. = CHAIN LINK FENCE.
C.M.F. = CANAL MAINTENANCE FENCE.

CONC. = CONCRETE.
C.P. = CONC. PORTLAND.
C.S. = CONCRETE SLAB.
D.B. = DRILLING BUSHING.
D.M. = DRILLING MACHINE.
EAST. = EASTERN.
ELEV. = ELEVATION.
E.P. = ELECTRICAL.
E.T. = ELECTRIC TRANSFORMER PAD.
F.B. = FIRE BRICK.
F.H. = FIRE HYDRANT.
F.I.R. = FIRE RESISTANT.
F.T.F. = FINISHED FLOOR ELEVATION.
F.N.D. = FOUND NAIL & DISK.
FN = FEET.

PROP. COS = PROPERTY CORNER
 FINE = FEDERAL NATIONAL INSURANCE
 F.N. = FOUND HILL
 H. = HIGH (HEIGHT)
 H. & G. = HONORS BUSINESS
 H. & G. = HONORS BUSINESS
 L.P. = LIGHT POLE
 L.F.E. = LOWEST FLOOR ELEVATION
 L.M.E. = LAKE MAINTENANCE EASEMENT
 N. = MEASUREMENT DISTANCE
 NON. = NONMENT LINE
 N/W. = NONWAVE
 N.W.L. = NONWAVE LINE
 N.A. = NATIONAL
 NORD. = NATIONAL GEOGRAPHIC VERTICAL DATUM
 N. = NORTH
 N.T.S. = NOT TO SCALE
 # = NUMBER
 O/S = OTHER

[illegible]

RR. = RAIL ROAD.
RES. = RESIDENCE.
R/W = RIGHT-OF-WAY.
R.P. = RADIUS POINT.
RGE. = RANGE.
SEC. = SECTION.
STY. = STORY.
SWK. = SIDEWALK.
I.P. = SET IRON PIPE I. B. #6044
S. = SOUTH.
S. = SECONDS
T. = TOWNSEMT.
TWP. = TOWNSHIP.
UTIL. = UTILITY.
U.P. = UTILITY POLE.
W.M. = WATER METER.
W.F. = WOOD FENCE.

N.S. = WOOD SHED.
 W = WEST.
 C = CENTER LINE.
 Δ = CENTRAL ANGLE.
 = ANGLE.
 = WOOD FENCE.
 = CHAIN LINK FENCE.
 C.B.S. = C.B.S. WALL. (C.B.W.
 000 = EXISTING ELEVATIONS
 000 = PROPOSED ELEVATIONS
 = TRAFFIC FLOW
 = DRAINAGE MH

