



LOT 11, BLOCK 27, OF "LAKE VIEW SUBDIVISION",
ACCORDING TO THE PLAT THEREOF, AS RECORDED
IN PLAT BOOK 14, AT PAGE 42, OF THE PUBLIC
RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO NO. 02-3222-022-0910

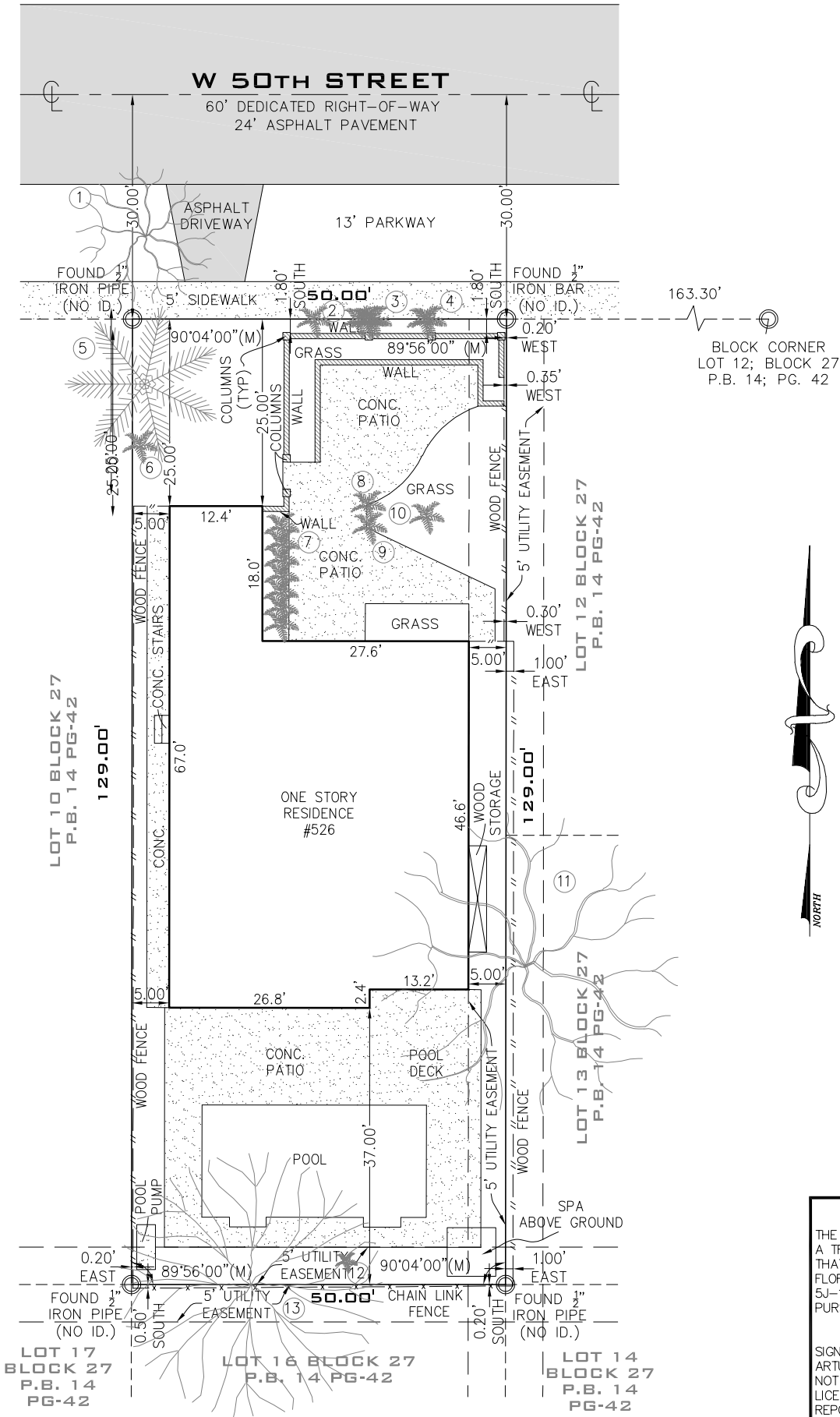
526 W 50th STREET
MIAMI BEACH, FLORIDA 33140-2606

AREA OF PROPERTY: 6,450 SQUARE FEET AND/OR
0.148 ACRES MORE OR LESS

THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

—DARREN BRUCK MD AND SOFIA BRUCK

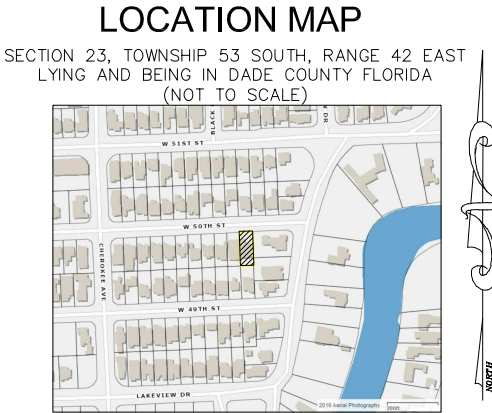
- 1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.
- 2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
- 3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- 4.) ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17.51FAC), IS "RESIDENTIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- 5.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.
- 6.) TYPE OF SURVEY: BOUNDARY SURVEY.
- 7.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29)
- 8.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. FOOT
- 9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 10.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 11.) ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 12.) THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 13.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- 14.) WALL TIES ARE TO THE FACE OF THE WALL.
- 15.) FENCE OWNERSHIP NOT DETERMINED.
- 16.) BASIS OF BEARINGS REFERENCED TO LINE NOTED AS B.B.
- 17.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
- 18.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 19.) THE SOURCES OF DATA USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS "LAKE VIEW SUBDIVISION" RECORDED IN PLAT BOOK 14, AT PAGE 42.
- 20.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 20 FEET OR SMALLER.



NO.	NAME	DESCRIPTION (FEET)		
		DIAMETER	HIGH	CANOPY
1	OAK	1.5	20	20
2	PALM	1.0	25	5
3	(4)PALM	0.4	15	5
4	(2)PALM	0.4	15	5
5	TREE	1.8	25	20
6	PALM	1.5	10	5
7	(7)PALM	0.4	20	5
8	PALM	1.5	30	5
9	PALM	1.5	30	5
10	PALM	1.5	30	5
11	OAK	3.0	40	40
12	PALM	1.2	8	3
13	ALMOND TREE	4.0	30	35









SURVEYOR'S CERTIFICATION. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THROUGH 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, PURSUANT TO CHAPTER 42.04, FLORIDA STATUTE.

SIGNED Arturo Mendigutia FOR THE FIRM
ARTURO MENDIGUTIA, P.S.M. STATE OF FLORIDA P.S.M. No. 5844-STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR
REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT
WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND/OR NOT VALID WITHOUT AN
AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.



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ABBREVIATIONS AND LEGEND:

B.C.	=DENOTES	AIR CONDITIONING UNIT
B.B.	=DENOTES	BASIS OF BEARINGS
ASPH.	=DENOTES	ASPHALT
	=DENOTES	PROPERTY LINE
B.M.	=DENOTES	BENCH MARK
C.B.S.	=DENOTES	CONCRETE BLOCK STUCCO
CONC.	=DENOTES	CONCRETE
L.P.	=DENOTES	LIGHT POLE
CB	=DENOTES	CATCH BASIN
	=DENOTES	CENTERLINE
M	=DENOTES	MONUMENT LINE
L.M.E.	=DENOTES	LAKE & MAINTENANCE EASEMENT
D.E.	=DENOTES	DRAINAGE EASEMENT
D.H.	=DENOTES	DRILL HOLE
(M)	=DENOTES	MEASURE
(R)	=DENOTES	RECORD
WPP	=DENOTES	WOOD POWER POLE
U.E.	=DENOTES	UTILITY EASEMENT
P.B.	=DENOTES	PLAT BOOK
PG.	=DENOTES	PAGE
P.C.P.	=DENOTES	PERMANENT CONTROL POINT
P.O.B.	=DENOTES	POINT OF BEGINNING
TYP.	=DENOTES	TYPICAL
M.H.W.	=DENOTES	MEAN HIGH WATER LINE
— — —	=DENOTES	WOOD FENCE
— x —	=DENOTES	CHAIN LINK FENCE
	=DENOTES	IRON FENCE
	=DENOTES	FOUND IRON PIPE (NO ID.)
	=DENOTES	FOUND NAIL AND DISC
	=DENOTES	ASPHALT PAVEMENT
X.XX	=DENOTES	ELEVATIONS
	=DENOTES	BRICK
	=DENOTES	CONCRETE PAD

ALL BEARINGS AND DISTANCES SHOWN
HEREON ARE RECORD AND MEASURED
UNLESS OTHERWISE NOTED.

MAP OF BOUNDARY SURVEY

FLOOD ZONE:		AE	
ELEVATION:		8.0	
COMMUNITY:		120651	
PANEL:		12086C0309	
DATE OF FIRM:		09-11-2009	
SUFFIX:		L	
ORIGINAL FIELD WORK SURVEY DATE		04-20-2020	
BENCH MARK:		N/A	
ELEVATION:		N/A	
DATE	DRAWN BY	SCALE	
04-22-2020	J.FEE	1"=20'	
REVISION / UPDATE OF SURVEY			
DATE	DRAWN BY	DESCRIPTION	
05-08-2020	EG	ADD TREES	
JOB No.			
2004-0098-01			