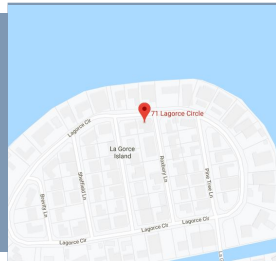




PROPERTY ADDRESS	SURVEY NUMBER	2001.1210
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71 LAGORCE CIRCLE, MIAMI BEACH, FLORIDA 33141



<b>CLIENT ORDER NUMBER:</b>	<b>DATE:</b> 01/21/20
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**BUYER:** Eli Fuentes

**SELLER:**

**CERTIFIED TO:**  
ELI FUENTES

LOT 14, BLOCK 8 LA GORCE ISLAND SUBDIVISION ACCORDING  
TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE  
6 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY,  
FLORIDA.

1. BRICK PAVERS OVER 5' P.U.E. 2. CONCRETE SIDEWALK  
OVER 5' P.U.E. 3. 4' METAL FENCE OVER 5' P.U.E.

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR [WWW.FEMA.GOV](http://WWW.FEMA.GOV), THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 8). THIS PROPERTY WAS FOUND IN THE CITY OF MIAMI BEACH, COMMUNITY NUMBER 120651, DATED 09/11/09.

THE ASSUMED BEARING REFERENCE OF NORTH 85 DEGREES 40 MINUTES 00 SECONDS EAST IS BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LAGORCE CIRCLE, LOCATED WITHIN LAGORCE ISLAND SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 6 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

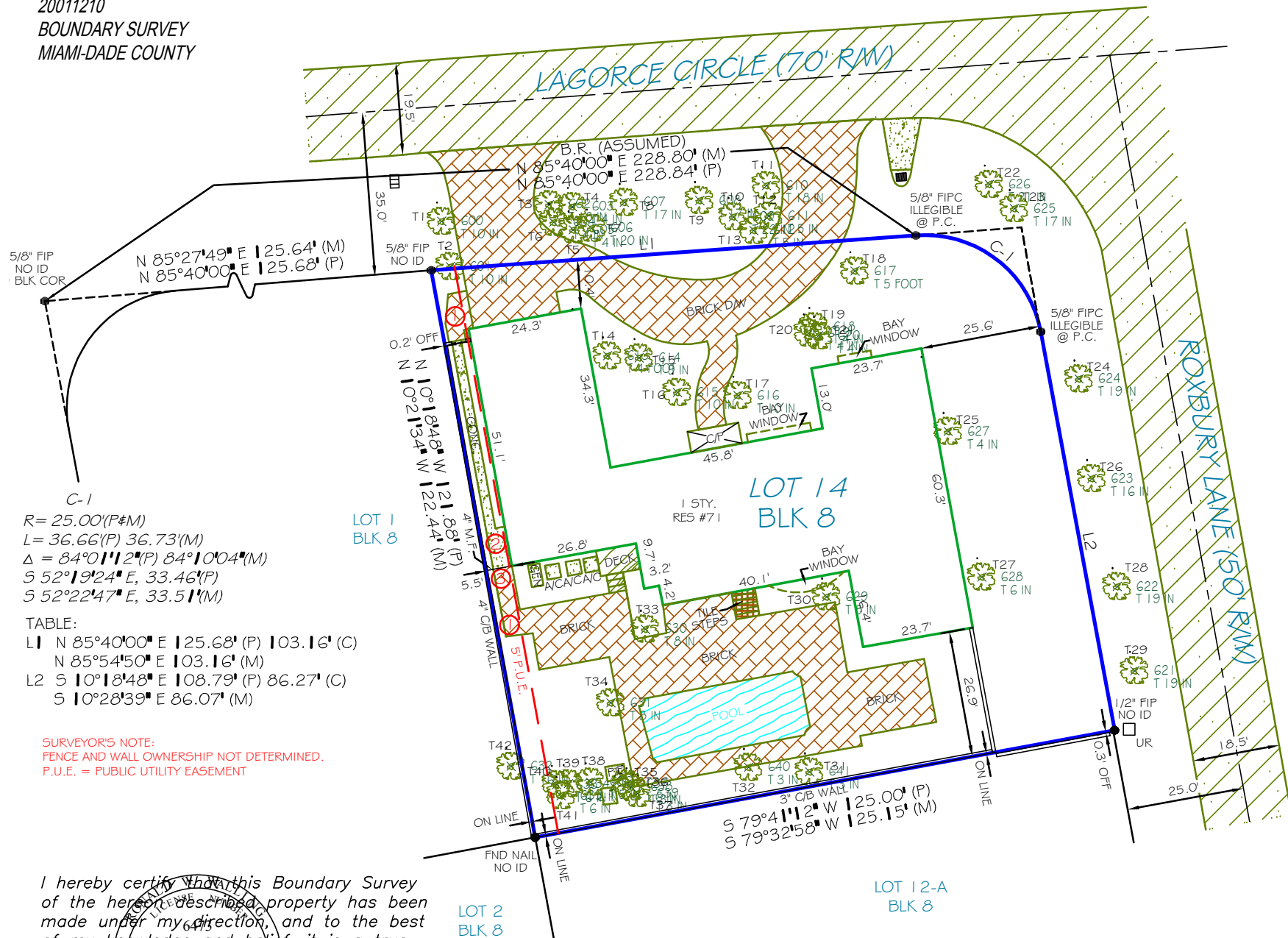


## AFFILIATE MEMBERS

**FIELD WORK DATE:** 1/14/2020

**REVISION DATES:** (REV.0 1/21/2020)

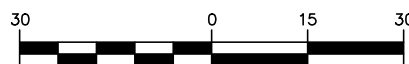
20011210  
BOUNDARY SURVEY  
MIAMI-DADE COUNTY



SURVEYOR'S NOTE:  
FENCE AND WALL OWNERSHIP NOT DETERMINED.  
P.U.E. = PUBLIC UTILITY EASEMENT

I hereby certify that this Boundary Survey of the hereon-described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.

RONALD W. WALLING  
State of Florida Professional Surveyor and Mapper  
License No. 6473



GRAPHIC SCALE (In Feet)  
1 inch = 30' ft.



TREE TABLE:

T1- 10<sup>th</sup> FOX TAIL PALM  
T2- 10<sup>th</sup> FOX TAIL PALM  
T3- 18<sup>th</sup> ROYAL PALM  
T4- 4<sup>th</sup> ROBELINI PALM  
T5- 4<sup>th</sup> ROBELINI PALM  
T6- 4<sup>th</sup> ROBELINI PALM  
T7- 20<sup>th</sup> DATE PALM  
T8- 17<sup>th</sup> BIZMARK PALM  
T9- 17<sup>th</sup> BIZMARK PALM  
T10- 22<sup>th</sup> DATE PALM  
T11- 18<sup>th</sup> ROYAL PALM  
T12- 5<sup>th</sup> ROBELINI PALM  
T13- 5<sup>th</sup> ROBELINI PALM  
T14- 48<sup>th</sup> UNKNOWN  
T15- 9<sup>th</sup> ROYAL PALM  
T16- 10<sup>th</sup> ROYAL PALM  
T17- 10<sup>th</sup> ROYAL PALM  
T18- 60<sup>th</sup> MANGO  
T19- 4<sup>th</sup> CHRISTMAS PALM  
T20- 4<sup>th</sup> CHRISTMAS PALM  
T21- 4<sup>th</sup> CHRISTMAS PALM  
T22- 20<sup>th</sup> ROYAL PALM  
T23- 17<sup>th</sup> DATE PALM  
T24- 19<sup>th</sup> ROYAL PALM  
T25- 19<sup>th</sup> ROYAL PALM  
T26- 16<sup>th</sup> ROYAL PALM  
T27- 6<sup>th</sup> UNKNOWN  
T28- 19<sup>th</sup> ROYAL PALM  
T29- 19<sup>th</sup> ROYAL PALM  
T30- 8<sup>th</sup> ROYAL PALM  
T31- 3<sup>rd</sup> CHRISTMAS PALM  
T32- 3<sup>rd</sup> CHRISTMAS PALM  
T33- 8<sup>th</sup> ROYAL PALM  
T34- 8<sup>th</sup> ROYAL PALM  
T35- 3<sup>rd</sup> CHRISTMAS PALM  
T36- 3<sup>rd</sup> CHRISTMAS PALM  
T37- 3<sup>rd</sup> CHRISTMAS PALM  
T38- 5<sup>th</sup> UNKNOWN  
T39- 6<sup>th</sup> CHRISTMAS PALM  
T40- 6<sup>th</sup> CHRISTMAS PALM  
T41- 6<sup>th</sup> CHRISTMAS PALM  
T42- 16<sup>th</sup> ROYAL PALM

## SURVEYOR'S LEGEND

[illegible]

*Use of this survey other than intended, without written verification, will be at the users' sole risk and without liability to the surveyor.*

PERFORMED BY



LB# 8291 | 11940 Fairway Lakes Drive | Suite 1 | Fort Myers, FL 33913  
P: 866.735.1916 | F: 866.744.2882

## GENERAL SURVEYOR NOTES

1. The Legal Description used to perform this survey was supplied by others. These may not be accurate or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. There is a reel, or an in field station on this survey. The location is approximately as the location is either shown to Exact/Land Surveyors, LLC, by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA Flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All corners marked are set as a metal rod, 1/2" rod, 1/4" rod or iron pipe with a cap stamped EM 5291.
10. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 15-17062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
11. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been placed at the center of the field location, and may represent the actual shape or size of the feature.
12. The symbols reflected in the legend and on this survey may not be identical to the symbols or placement lines, as defined by the parameters of this survey. There may be additional PO's which are not shown, not called out as PO's, or which are otherwise unknown to the surveyor. These PO's may not represent all items of interest to the viewer.
13. Utilities shown on the subject property may or may not have been the existence of recorded or unrecorded utility easements.
14. The information contained on this survey has been performed exclusively, and is the sole responsibility of Exact/Land Surveyors, LLC. Additional logo or references to third party firms are for informational purposes only.
15. Pursuant to F.S. 558.005, an individual employee or agent may not be held individually liable for negligence.
16. Measurements should not be used for new construction or easement. Measurements should be verified prior to such activity.