

LEGEND

A = Arc
ASPH = Asphalt
BM = Bench Mark
BRG = Bearing
CB = Catch basin
CBS = Concrete Block Structure
CH = Chord
Chatta = Chattahoochee
CL = Center Line
CLF = Chain Link Fence
CL = Clear
CONC = Concrete
D = Delta
Ø = Diameter
DH = Drill Hole
DME = Drainage & Maintenance Easement
E.B. = Electric Box
Enc. = Encroachment
F.F. = Finish Floor
F.H. = Fire Hydrant
F.I.R. = Found Iron Rebar
FPL = Florida Power & Light
F.I.P. = Found Iron Pipe
FD = Found
L.P. = Light Pole
M = Measured
M.F. = Metal Fence
M.H. = Manhole
M = Monument Line
MON. = Monument
N/A = Not Applicable
ND = Nail & Disc
NTS = Not to Scale
O/S = Offset
O.U.L. = Overhead Utility Lines
OH = Overhang
P = Plat
PB = Plat Book
PC = Point of Curvature
PCP = Permanent Control Point
PG = Page
P.I. = Point of Intersection
P.L. = Property Line
PL = Planter
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
P.P. = Power Pole
P.R.M. = Permanent Reference Monument
P.R.C. = Point of Reverse Curvature
PT = Point of Tangency
R = Radius
R/R = Railroad
PSM = Professional Surveyor Mapper
R/W = Right-of-Way
SWK = Sidewalk
Sec. = Section
(TYP) = Typical
T = Tangent
U.E. = Utility Easement
W.F. = Wood Fence
W.M. = Water Meter
W.V. = Water Valve
X = Denotes Spot Elevations Taken

g) All roads shown hereon are public unless otherwise noted.
h) No identification cap found on property corners unless otherwise noted.
i) The graphic portions of this document are intended to be displayed at the graphic name scales as depicted. Said scale may be altered in reproductions and as such, should be considered when used.
j) Accuracy. The expected use of land as classified in the minimum technical standards (SUT-FAC), is "Suburban". The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed traverse is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of an open traverse is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed traverse is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of an open traverse is 1 foot in 10,000 feet.
k) Contact the local authorities for any design work or excavation on the herein described parcel for building, zoning information and utilities location.

NOTE: Clearances and/or encroachments shown hereon are of the apparent nature, fence legal ownership is not guaranteed.
a) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.
b) Code restrictions and title search not reflected in this survey.
c) The information shown hereon does not imply that the subject property will or will not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any damage that occurs from reliance on said information.
d) Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.

TREE CHART				
#	DESCRIPTION	Ø	HEIGHT	CANOPY
1	FLAMBOYANT	24"	50'	50'
2	ROYAL PALM	9"	12'	12'
3	ROYAL PALM	9"	12'	12'
4	ROYAL PALM	9"	12'	12'
5	ROYAL PALM	9"	12'	12'
6	AVOCADO	18"	18'	18'
7	MANGO	24"	60'	60'
8	FLAMBOYANT	24"	60'	60'
9	ROYAL PALM	18"	60'	40'
10	SAPOTE	24"	40'	30'
11	ROYAL PALM	18"	60'	50'
12	ROYAL PALM	18"	60'	50'
13	MACARTHUR	4"	15'	6'
14	MACARTHUR	4"	15'	6'
15	MACARTHUR	4"	15'	6'
16	TREE	4"	15'	6'
17	PINO	6"	20'	5'
18	PINO	6"	20'	5'
19	ROYAL PAM	18"	60'	50'
20	FLAMBOYANT	30"	60'	60'
21	ROYAL PALM	18"	60'	50'
22	ROYAL PALM	15"	18'	12'
23	ROYAL PALM	21"	60'	50'
24	ROYAL PALM	21"	60'	50'
25	ROYAL PALM	21"	60'	60'
26	ROYAL PALM	18"	50'	40'
27	COCONUT	14"	40'	40'
28	PALM	24"	15'	20'
29	PALM	24"	15'	20'
30	PALM	24"	15'	20'
31	PALM	24"	15'	20'
32	TREE	18"	25'	12'
33	ROYAL PALM	18"	60'	40'
34	CYPRESS	4"	12'	5'
35	CYPRESS	4"	12'	5'
36	FLAMBOYANT	12"	40'	30'
37	ROYAL PALM	24"	60'	50'
38	ROYAL PALM	24"	60'	50'

This property described as:
Lot 42, STAR ISLAND, according to the Plat thereof, as recorded in Plat Book 5, Page 52, of the Public Records of Miami-Dade County, Florida, a/k/a Lot 42, CORRECTED PLAT OF STAR ISLAND, according to the Plat thereof, as recorded in Plat Book 31, Page 60, of the Public Records of Miami-Dade County, Florida.

CERTIFIED TO:

Leonard M. Hochstein

Bank of America, N.A.

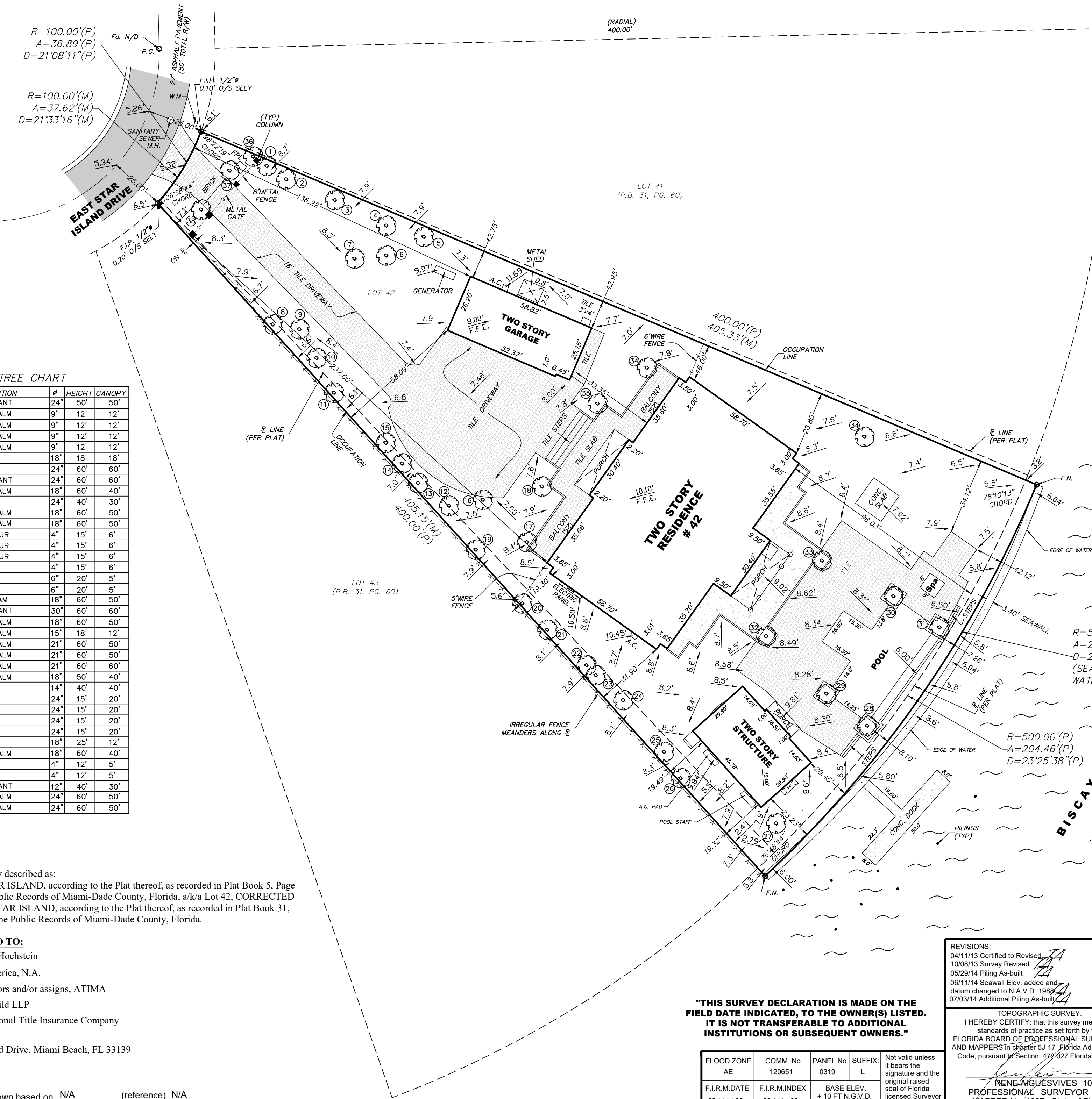
its successors and/or assigns, ATIMA

Fox Rothschild LLP

Fidelity National Title Insurance Company

42 Star Island Drive, Miami Beach, FL 33139

Bearing, if any, shown based on N/A (reference) N/A



"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX:	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
AE	120651	0319	L	
F.I.R.M.DATE	F.I.R.M.INDEX	BASE ELEV.		
09 / 11 / 09	09 / 11 / 09	+ 10 FT N.G.V.D. (+ 8.45 FT N.A.V.D.)		

REVISIONS:
04/11/13 Certified to Revised
10/08/13 Survey Revised
05/29/14 Piling As-built
06/11/14 Seawall Elev. added and datum changed to N.A.V.D. 1989
07/03/14 Additional Piling As-built
08/28/14 Elevations added
11/12/14 Spot survey
12/03/14 Information added
05/22/17 Final Survey
08/15/19 Update Survey
03/06/20 Spot Elevations and tree Update

TOPOGRAPHIC SURVEY.
I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in chapter 473-17 Florida Administrative Code, pursuant to Section 473.027 Florida Statutes.
RENE AGUIEVES 10/03/12
PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

Alvarez, Aiguesvives and Associates, Inc.
Surveyors, Mappers and Land Planners
9789 Sunset Drive, Miami, FL 33173
Phone 305.220.2424 Fax 305.552.8181
L.B. No. 6867 / E-mail: aaasurvey@aol.com

Field Date	Scale:	Drawn by:	Drwg. No.
09/28/12	1"=30'	D.G.	12-15732

Elevations shown refer to N.G.V.D. 1929.
BM # E-03 (Miami-Dade)
Elevation = 9.47 ft (N.G.V.D.), 7.92 ft (N.A.V.D.)