

AFA &
Company, Inc.

Land Surveyors

Prepared By:

AFA & COMPANY, INC.

PROFESSIONAL LAND SURVEYORS AND MAPPERS

FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 7498

13050 SW 133RD COURT

MIAMI, FLORIDA 33186

E-MAIL: AFACO@BELLSOUTH.NET

PH: 305-234-0588

FX: 206-495-0778

- TREE LEGEND:
- Queen Palm D=0.70', H=20', SP=10'
 - Christmas Palm D=0.80', H=20, SP=8'
 - Queen Palm D=0.35', H=10', SP=5'
 - Palm D=0.70', H=20', SP=8'
 - Palm D=0.80', H=25', SP=15'
 - Palm D=0.80', H=25', SP=15'
 - Palm D=0.80', H=25', SP=15'
 - Palm D=0.80', H=25', SP=15'
 - Palm D=0.80', H=25', SP=15'
 - Palm D=0.80', H=25', SP=15'
 - Ficus D=0.85', H=30', SP=20'
 - Queen Palm D=0.85', H=30', SP=20'
 - Ficus D=0.80', H=25', SP=20'
 - Ficus D=0.80', H=25', SP=20'
 - Christmas Palm D=1.0', H=20', SP=15'
 - Christmas Palm D=0.60', H=10', SP=10'
 - Queen Palm D=0.40', H=10', SP=10'
 - Ficus D=0.50', H=20', SP=10'
 - Coconut Palm D=1.1', H=35', SP=20'
 - Queen Palm D=0.35', H=10', SP=10'
 - Christmas Palm D=0.70', H=25', SP=10'
 - Christmas Palm D=0.60', H=25', SP=10'
 - Christmas Palm D=0.40', H=20', SP=10'
 - Christmas Palm D=0.40', H=20', SP=10'
 - Christmas Palm D=0.80', H=35', SP=20'
 - Christmas Palm D=0.80', H=35', SP=20'
 - Christmas Palm D=0.80', H=35', SP=20'
 - Christmas Palm D=0.80', H=35', SP=20'
 - Christmas Palm D=0.80', H=35', SP=20'
 - Christmas Palm D=0.80', H=35', SP=20'
 - Ficus D=1.3', H=15', SP=15'
 - Ficus D=2.3', H=25', SP=20'
 - Ficus D=4.0', H=35', SP=35'
 - Ficus D=0.55', H=20', SP=10'
 - Christmas Palm D=0.85', H=20', SP=15'
 - Queen Palm D=1.0', H=25', SP=15'
 - Ficus D=0.70', H=20', SP=15'
 - Christmas Palm D=0.70', H=20', SP=12'
 - Christmas Palm D=0.60', H=15', SP=12'
 - Ficus D=1.1', H=20', SP=10'
 - Ficus D=1.1', H=20', SP=10'
 - Christmas Palm D=0.70', H=30', SP=15'
 - Christmas Palm D=0.70', H=30', SP=15'
 - Queen Palm D=0.35', H=10', SP=5'
 - Christmas Palm D=0.60', H=30', SP=10'

- Christmas Palm D=0.70', H=30', SP=15'
- Christmas Palm D=0.70', H=20', SP=10'
- Christmas Palm D=0.70', H=20', SP=10'
- Queen Palm D=0.35', H=10', SP=8'
- Ficus D=0.70', H=15', SP=10'
- Christmas Palm D=0.50', H=25', SP=10'
- Christmas Palm D=0.50', H=25', SP=10'
- Christmas Palm D=0.50', H=25', SP=10'
- Christmas Palm D=0.50', H=25', SP=10'
- Christmas Palm D=0.50', H=25', SP=10'
- Christmas Palm D=0.50', H=25', SP=10'
- Christmas Palm D=0.50', H=25', SP=10'
- Christmas Palm D=0.50', H=25', SP=10'
- Christmas Palm D=0.50', H=25', SP=10'
- Christmas Palm D=0.50', H=25', SP=10'
- Coconut Palm D=1.0', H=25', SP=15'
- Avocado D=0.70', H=25', SP=20'
- Queen Palm D=0.80', H=25', SP=20'
- Queen Palm D=0.80', H=25', SP=20'
- Coconut Palm D=1.0', H=35', SP=20'
- Coconut Palm D=1.0', H=35', SP=20'
- Ficus D=0.40', H=20', SP=15'
- Christmas Palm D=0.35', H=25', SP=10'
- Ficus D=1.0', H=30', SP=10'
- Coconut Palm D=0.70', H=35', SP=25'
- Christmas Palm D=0.80', H=25', SP=10'
- Christmas Palm D=0.80', H=25', SP=10'
- Christmas Palm D=0.80', H=25', SP=10'
- Christmas Palm D=0.25', H=25', SP=8'
- Christmas Palm D=0.60', H=25', SP=8'
- Christmas Palm D=0.60', H=25', SP=8'
- Christmas Palm D=0.60', H=25', SP=8'
- Christmas Palm D=0.60', H=15', SP=8'
- Mango D=0.70', H=15', SP=15'
- Christmas Palm D=0.60', H=20', SP=8'
- Christmas Palm D=0.60', H=20', SP=8'
- Lemon D=0.40', H=10', SP=10'
- Christmas Palm D=0.60', H=20', SP=10'
- Christmas Palm D=0.60', H=30', SP=20'
- Christmas Palm D=0.60', H=15', SP=10'
- Ficus D=0.50', H=15', SP=10'
- Ficus D=0.50', H=15', SP=10'

PROPERTY ADDRESS:

4880 Pine Tree Drive
Miami Beach, Florida 33140

CERTIFIED ONLY TO:

Deva Finger

LEGAL DESCRIPTION:

Lots 24 and 25, Less the Southerly 1/2 of Lot 24,
Block 32, of: "LAKE VIEW SUBDIVISION",
according to the Plat Thereof as Recorded in Plat
Book 14, Page 42, of the Public Records of
Miami-Dade County, Florida.

ELEVATION INFORMATION

National Flood Insurance Program

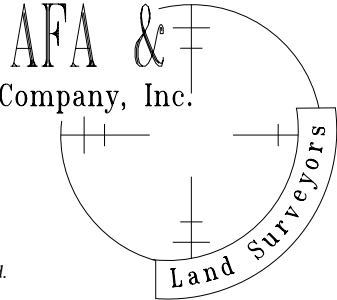
FEMA Elev. Reference to NGVD 1929

Comm Panel	120651
Panel #	0309
Firm Zone:	"AE"
Date of Firm:	09-11-2009
Base Flood Elev.	8.00'
F.Floor Elev.	6.52'
Garage Elev.	5.06'
Suffix:	"L"
Elev. Reference to NGVD 1929	

JOB #	19-1223
DATE	11-08-2019
PB	14-42

Surveyors Notes:

- #1 Land Shown Hereon were not abstracted for Easement and /or Right of Way Records. The Easement / Right of Way Show on Survey are as per plat of record unless otherwise noted.
- #2 Benchmark: Miami-Dade County Public Works Dep. N/A
- #3 Bearings as Shown hereon are Based upon West 47th Street, N90°00'00"E
- #4 Please See Abbreviations
- #5 Drawn By: A. Torres
- #6 Date: 7-26-18; 10-5-18; 11-8-19
- #7 Completed Survey Field Date: 7-25-18; 10-1-18; 11-8-19
- #8 Disc No 2019, Station Surveying Scion
- #9 Last Revised:
- #10 Zoned Building setback line not determined



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Ph: (305) 234-0588
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Surveyor's Notes:

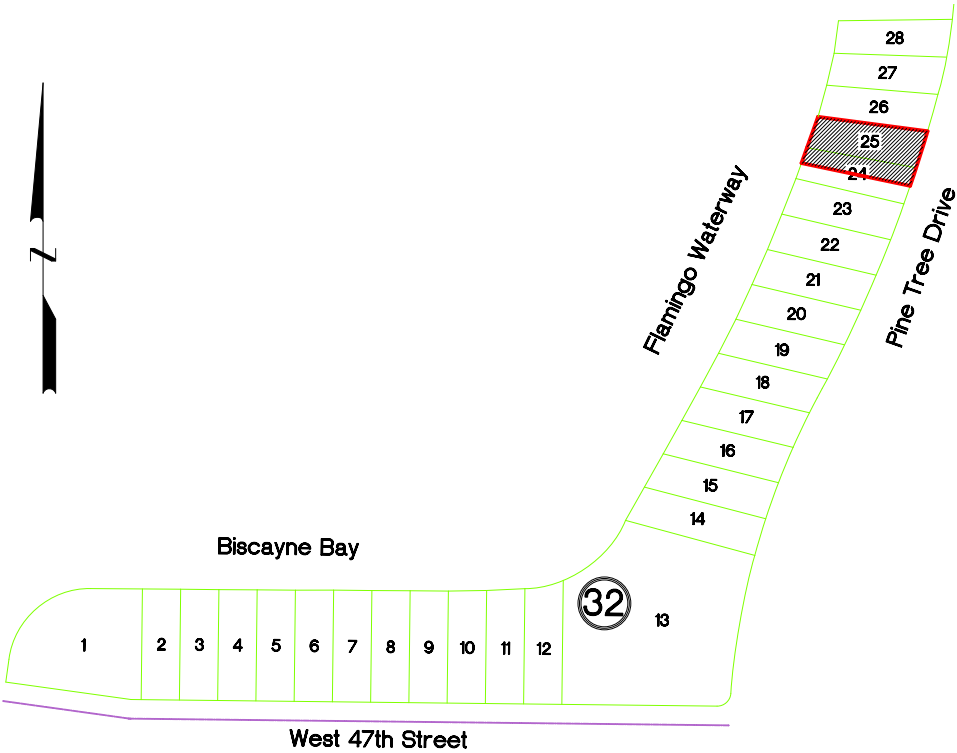
- #11 The herein captioned Property was surveyed and described based on the Legal Description Provided by Client.
- #12 This Certification is Only for the lands as Described. it is not a certification of Title, Zoning, Easements, or Freedom of encumbrances. ABSTRACT NOT REVIEWED.
- #13 There may be additional Restrictions not Shown on this survey that may be found in the Public Records of Said County Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- #14 Accuracy:
The expected use of land, as classified in the Standards of Practice (5J-17.052), is residential. The minimum relative distance accuracy for this type of boundary survey is 1.0 foot in 10,000.00' feet. the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- #15 Foundation and / or footing that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- #16 Not valid without the signature and original seal of a Florida Licensed Surveyor and Mapper. additions or deletions to survey maps or reports by other than the signing party or parties.
- #17 Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
- #18 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.
- #19 Ownership subject to Opinion of Title.

This certifies that the survey of the property described hereon was made under my supervision & that the survey meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 5J-17.052 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
& That the Sketch hereon is a true and accurate representation thereof to the best of my knowledge and Belief, subject to notes and notations shown hereon.

Armando F. Alvarez
Professional Surveyor & Mapper #5526
State of Florida

Not Valid unless Signed & Stamped with Embossed Seal

Location Sketch



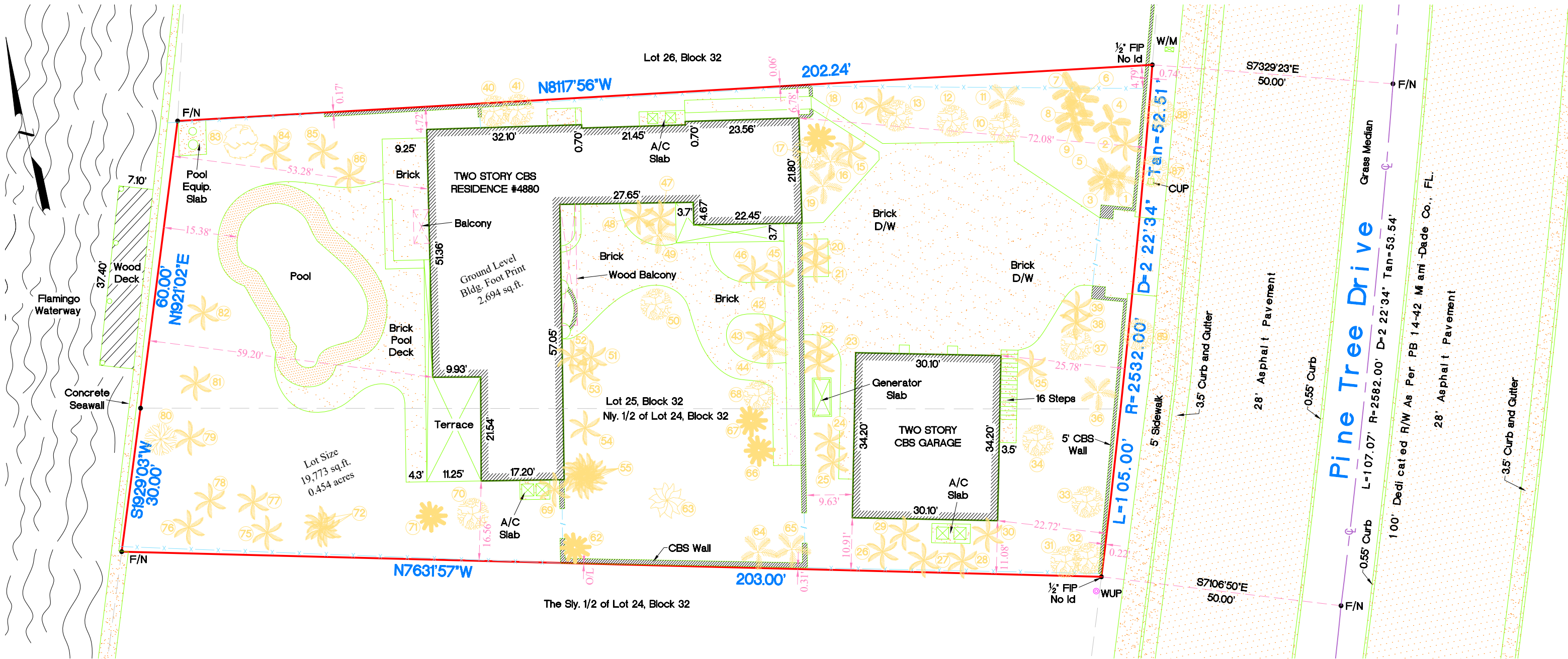


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Boundary Survey

Graphic Scale 1" = 20'

Sheet 2 of 2



Abbreviations of Legend

A	=ARC DISTANCE	L	=LENGHT	PL	=PLANTER	—+—+—+—	=IRON FENCE
AVE	=AVENUE	L.M.E	=LAKE MAINTENANCE EASEMENT	P.O.C	=POINT OF COMMENCEMENT	—x—x—x—	=CHAIN LINK FENCE
ASPH	=ASPHALT	L.F.E	=LOWEST FLOOR ELEVATION	P.O.B	=POINT OF BEGINNING	—/—/—/—	=WOOD FENCE
A/W	=ANCHOR WIRE	L.P.	=LIGHT POLE	R	=RADIUS	— — — —	=CBS WALL
A/C	=AIR CONDITIONER	MEAS.	=MEASURED	RES	=RESIDENCE	—o—o—o—	=OVERHEAD ELEC.
BLDG	=BUILDING	M.H.	=MAN HOLE	R/W	=RIGHT OF WAY	—c—c—c—	=CENTER LINE
B.COR	=BLOCK CORNER	M/L	=MONUMENT LINE	S.D.H.	=SET DRILL HOLE	—e—e—e—	=EASEMENT
C.B.	=CATCH BASIN	N.G.V.G.	=NATIONAL GEODETIC	S.I.P.	=SET IRON PIPE	—n—n—n—	=DENOTES ELEVATIONS
CLF	=CHAIN LINK FENCE	N.T.S.	=NOT TO SCALE	S/N	=SET NAIL	—d—d—d—	=DISTANCE
CONC.	=CONCRETE	O.E.	=OVERHEAD ELECTRIC LINE	SDWLK	=SIDEWALK	—c—c—c—	=CATCH BASIN
COL.	=COLUMN	O.L.	=ON LINE	T	=TANGENT	—w—w—w—	=WATER METER
C.U.P.	=CONCRETE UTILITY POLE	P.C.P.	=PERMANENT CONTROL POINT	U.E.	=UTILITY EASEMENT	—u—u—u—	=W.U.P.
C.L.P.	=CONCRETE LIGHT POLE	P.M.	=PARKING METER	W/F	=WOOD FENCE	—s—s—s—	=STATE ROAD
CBS	=CONCRETE BLOCK STRUCTURE	P.C.	=POINT OF CURVATURE	W.V.	=WATER VALVE	—h—h—h—	=US HIGHWAY
C.M.E.	=CANAL MAINTENANCE	P/W	=PARKWAY	W.U.P.	=WOOD UTILITY POLE	—i—i—i—	=INTERSTATE
D	=EASEMENT			WALK	=WALKWAY	—m—m—m—	=MONITORY WELL
D/W	=DRAINAGE & MAINTENANCE EASEMENT						
D.M.E.	=DRAINAGE & MAINTENANCE EASEMENT						
ENC.	=ENCROACHMENT						
E.T.P.	=ELECTRIC TRANSFORMER PAD						
F.P.L.	=FLORIDA POWER AND LIGHT						
F.H.	=FIRE HYDRANT						
F.I.P.	=FOUND IRON PIPE						
F.F.	=FINISH FLOOR						
DH/F	=FOUND DRILL HOLE						
F.R.	=FOUND REBAR						
F/D	=FOUND DISC						
F/N	=FOUND NAIL						
I/F	=IRON FENCE						

The sketch hereon is a true and accurate representation thereof to the best of my knowledge and belief. Subject to notes and Notations shown hereon.

Armando F. Alvarez
Professional Surveyor & Mapper #5526
State of Florida
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