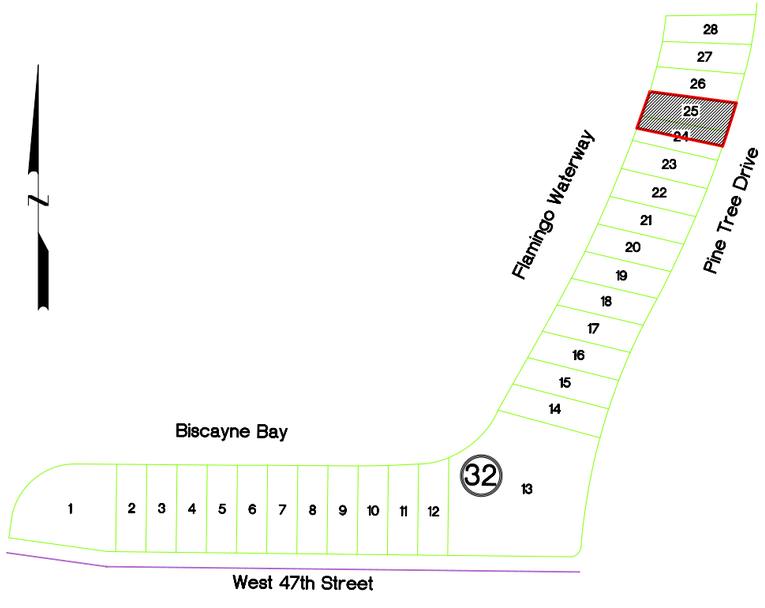
AFA & Company, Inc. Land Surveyors

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:
1. Queen Palm D=0.70', H=20', SP=10'
2. Christmas Palm D=0.80', H=20, SP=8'
3. Queen Palm D=0.35', H=10', SP=5'
4. Palm D=0.70', H=20', SP=8'
5. Palm D=0.80', H=25', SP=15'
6. Palm D=0.80', H=25', SP=15'
7. Palm D=0.80', H=25', SP=15'
8. Palm D=0.80', H=25', SP=15'
9. Palm D=0.80', H=25', SP=15'
10. Ficus D=0.85', H=30', SP=20'
11. Queen Palm D=0.85', H=30', SP=20'
12. Ficus D=0.80', H=25', SP=20'
13. Ficus D=0.80', H=25', SP=20'
14. Christmas Palm D=1.0', H=20', SP=15'
15. Christmas Palm D=0.60', H=10', SP=10'
16. Queen Palm D=0.40', H=10', SP=10'
17. Ficus D=0.50', H=20', SP=10'
18. Coconut Palm D=1.1', H=35', SP=20'
19. Queen Palm D=0.35', H=10', SP=10'
20. Christmas Palm D=0.70', H=25', SP=10'
21. Christmas Palm D=0.60', H=25', SP=10'
22. Christmas Palm D=0.40', H=20', SP=10'
23. Christmas Palm D=0.40', H=20', SP=10'
24. Christmas Palm D=0.80', H=35', SP=20'
25. Christmas Palm D=0.80', H=35', SP=20'
26. Christmas Palm D=0.80', H=35', SP=20'
27. Christmas Palm D=0.80', H=35', SP=20'
28. Christmas Palm D=0.80', H=35', SP=20'
29. Christmas Palm D=0.80', H=35', SP=20'
30. Christmas Palm D=0.80', H=35', SP=20'
31. Ficus D=1.3', H=15', SP=15'
32. Ficus D=2.3', H=25', SP=20'
33. Ficus D=4.0', H=35', SP=35'
34. Ficus D=0.55', H=20', SP=10'
35. Christmas Palm D=0.85', H=20', SP=15'
36. Queen Palm D=1.0', H=25', SP=15'
37. Ficus D=0.70', H=20', SP=15'
38. Christmas Palm D=0.70', H=20', SP=12'
39. Christmas Palm D=0.60', H=15', SP=12'
40. Ficus D=1.1', H=20', SP=10'
41. Ficus D=1.1', H=20', SP=10'
42. Christmas Palm D=0.70', H=30', SP=15'
43. Christmas Palm D=0.70', H=30', SP=15'
44. Queen Palm D=0.35', H=10', SP=5'
45. Christmas Palm D=0.60', H=30', SP=10'
46. Christmas Palm D=0.70', H=30', SP=15'
47. Christmas Palm D=0.70', H=20', SP=10'
48. Christmas Palm D=0.70', H=20', SP=10'
49. Queen Palm D=035', H=10', SP=8'
50. Ficus D=0.70', H=15', SP=10'
51. Christmas Palm D=0.50', H=25', SP=10'
52. Christmas Palm D=0.50', H=25', SP=10'
53. Christmas Palm D=0.50', H=25', SP=10'
54. Christmas Palm D=0.50', H=25', SP=10'
55. Christmas Palm D=0.50', H=25', SP=10'
56. Christmas Palm D=0.50', H=25', SP=10'
57. Christmas Palm D=0.50', H=25', SP=10'
58. Christmas Palm D=0.50', H=25', SP=10'
59. Christmas Palm D=0.50', H=25', SP=10'
60. Christmas Palm D=0.50', H=25', SP=10'
61. Christmas Palm D=0.50', H=25', SP=10'
62. Coconut Palm D=1.0', H=25', SP=15'
63. Avocado D=0.70', H=25', SP=20'
64. Queen Palm D=0.80', H=25', SP=20'
65. Queen Palm D=0.80', H=25', SP=20'
66. Coconut Palm D=1.0', H=35', SP=20'
67. Coconut Palm D=1.0', H=35', SP=20'
68. Ficus D=0.40', H=20', SP=15'
69. Christmas Palm D=0.35', H=25', SP=10'
70. Ficus D=1.0', H=30', SP=10'
71. Coconut Palm D=0.70', H=35', SP=25'
72. Christmas Palm D=0.80', H=25', SP=10'
73. Christmas Palm D=0.80', H=25', SP=10'
74. Christmas Palm D=0.80', H=25', SP=10'
75. Christmas Palm D=0.25', H=25', SP=8'
76. Christmas Palm D=0.60', H=25', SP=8'
77. Christmas Palm D=0.60', H=25', SP=8'
78. Christmas Palm D=0.60', H=25', SP=8'
79. Christmas Palm D=0.60', H=15', SP=8'
80. Mango D=0.70', H=15', SP=15'
81. Christmas Palm D=0.60', H=20', SP=8'
82. Christmas Palm D=0.60', H=20', SP=8'
83. Lemon D=0.40', H=10', SP=10'
84. Christmas Palm D=0.60', H=20', SP=10'
85. Christmas Palm D=0.60', H=30', SP=20'
86. Christmas Palm D=0.60', H=15', SP=10'
87. Ficus D=0.50', H=15', SP=10'
88. Ficus D=0.50', H=15', SP=10'
89. Ficus D=0.50', H=15', SP=10'

Location Sketch



Property Information

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

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.

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13050 S.W. 133rd Court
Miami Florida, 33186
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Fax: (206) 495-0778

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

AFA & Company, Inc. Land Surveyors

Prepared By:
AFA & COMPANY, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
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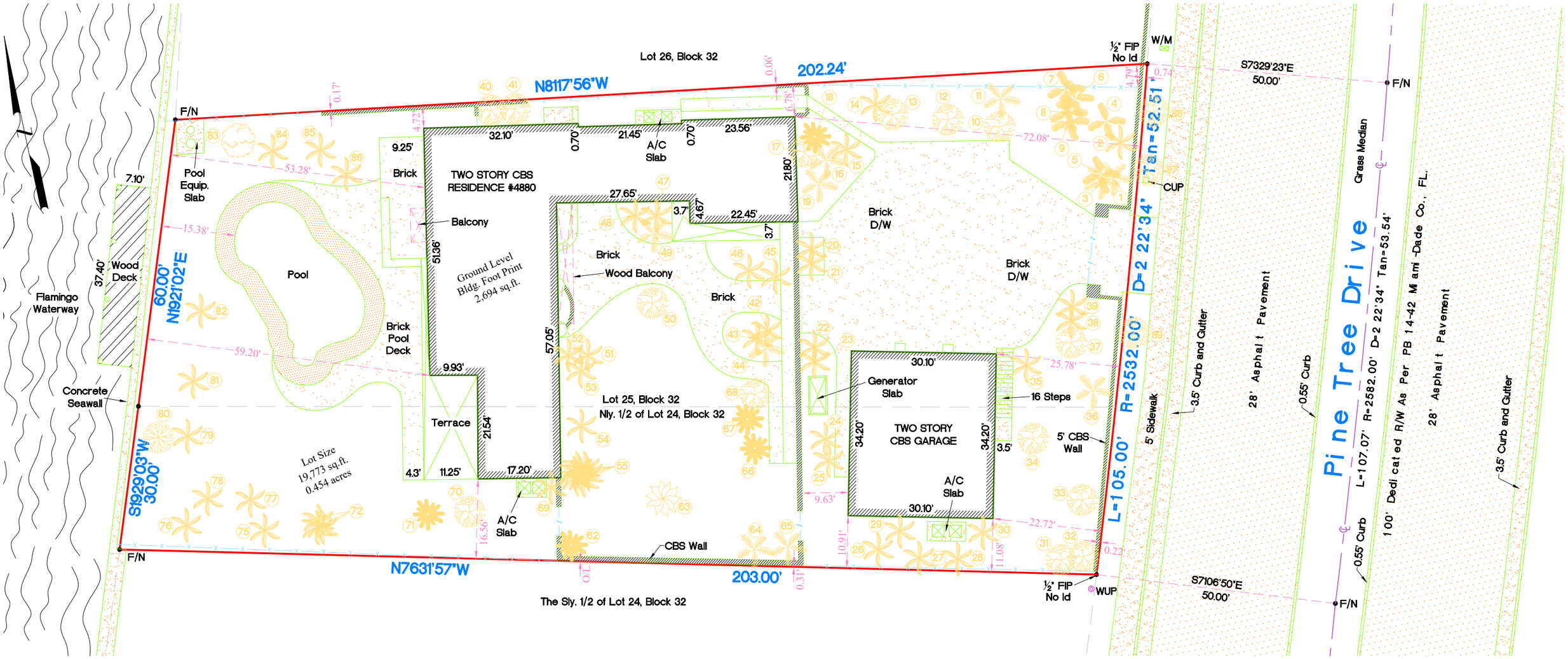
Boundary Survey

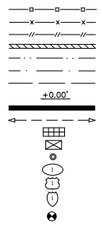
Graphic Scale 1" = 20'



The Sly. 1/2 of Lot 24, Block 32

Abbreviations of Legend

A	=ARC DISTANCE		EASEMENT	L	=LENGHT	PL.	=PLANTER
AVE	=AVENUE	D	=DIRECTION	L.M.E	=LAKE MAINTENANCE EASEMENT	P.O.C	=POINT OF COMMENCEMENT
ASPH	=ASPHALT	D/W	=DRIVEWAY	L.F.E.	=LOWEST FLOOR ELEVATION	P.O.B	=POINT OF BEGINNING
A/W	=ANCHORD WIRE	D.M.E.	=DRAINAGE & MAINTENANCE EASEMENT	L.P.	=LIGHT POLE	R	=RADIUS
A/C	=AIR CONDITIONER	ENC.	=ENCROACHMENT	MEAS.	=MEASURED	RES	=RESIDENCE
BLDG	=BUILDING	E.T.P.	=ELECTRIC TRANSFORMER PAD	M.H.	=MAN HOLE	R/W	=RIGHT OF WAY
B. COR	=BLOCK CORNER	F.P.L.	=FLORIDA POWER AND LIGHT	M/L	=MONUMENT LINE	S.D.H.	=SET DRILL HOLE
C.B.	=CATCH BASIN	F.H.	=FIRE HYDRANT	N.G.V.G.	=NATIONAL GEODETIC VERTICAL DATUM	S.I.P.	=SET IRON PIPE
CLF	=CHAIN LINK FENCE	F.I.P.	=FOUND IRON PIPE	N.T.S.	=NOT TO SCALE	S/N	=SET NAIL
CONC.	=CONCRETE	F.F.	=FINISH FLOOR	O.E.	=OVERHEAD ELECTRIC LINE	SDWLK	=SIDEWALK
COL.	=COLUMN	DH/F	=FOUND DRILL HOLE	O/L	=ON LINE	T	=TANGENT
C.U.P.	=CONCRETE UTILITY POLE	F.R.	=FOUND REBAR	P.C.P.	=PERMANENT CONTROL POINT	U.E.	=UTILITY EASEMENT
C.L.P.	=CONCRETE LIGHT POLE	F/D	=FOUND DISC	P.M.	=PARKING METER	W/F	=WOOD FENCE
CBS	=CONCRETE BLOCK STRUCTURE	F/N	=FOUND NAIL	P.C.	=POINT OF CURVATURE	W.V.	=WATER VALVE
C.M.E.	=CANAL MAINTENANCE	I/F	=IRON FENCE	P/W	=PARKWAY	W.U.P.	=WOOD UTILITY POLE
						WALK	=WALKWAY



=IRON FENCE
=CHAIN LINK FENCE
=WOOD FENCE
=CBS WALL
=OVERHEAD ELEC.
=CENTER LINE
=EASEMENT
=DENOTES ELEVATIONS
=BUILDING
=DISTANCE
=CATCH BASIN
=WATER METER
=W.U.P.
=STATE ROAD
=US HIGHWAY
=INTERSTATE
=MONITORY WELL

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

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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