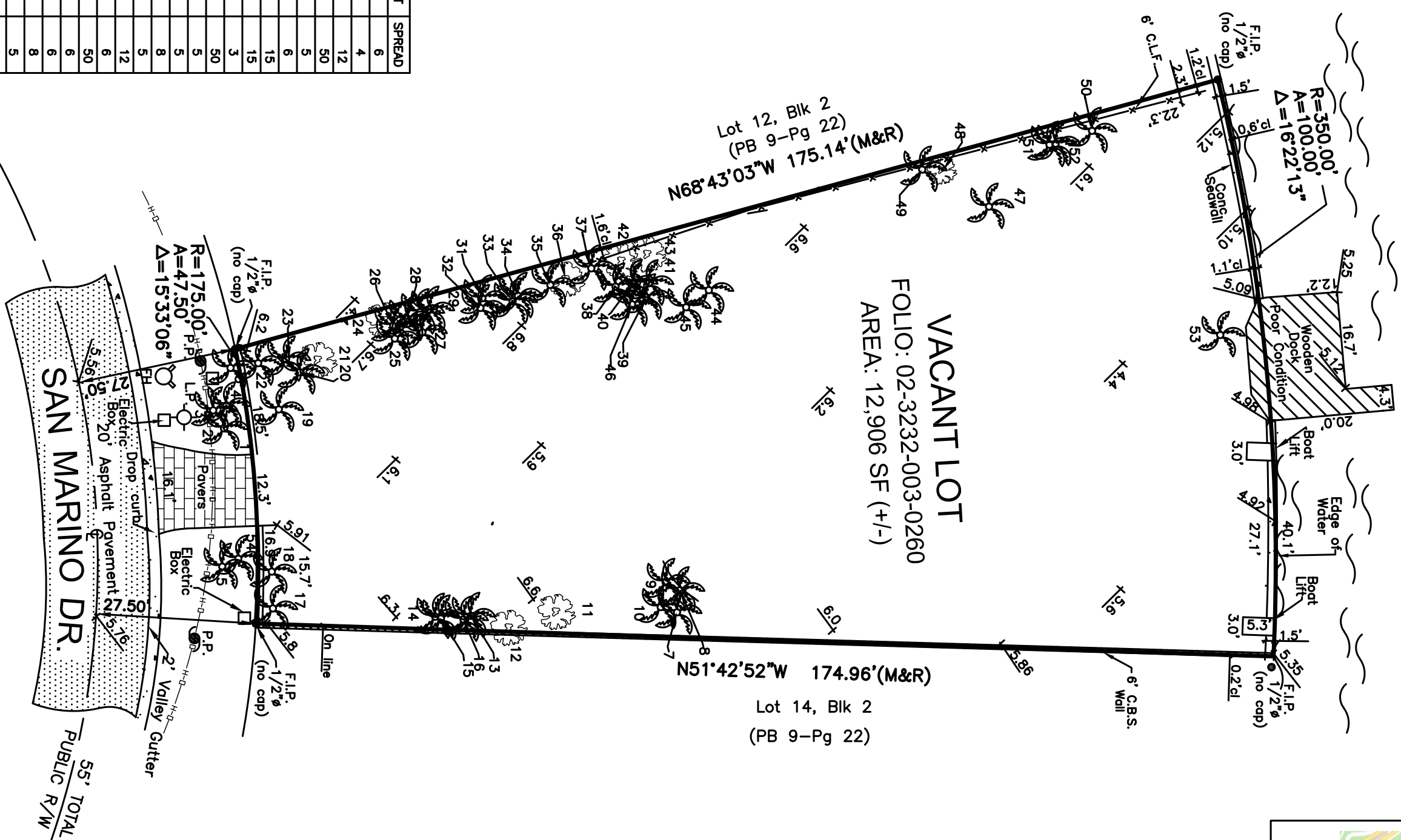


SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 20'



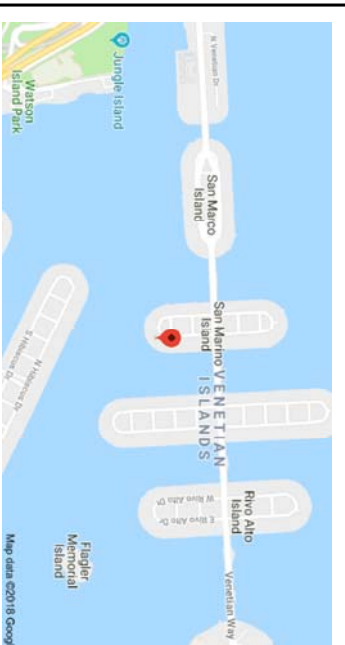
BISCAYNE BAY



No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
1-2	FAN PALM	CHAMBEROPS HUMILIS	0.9	12	6
3-4	ARECA PALM	PLUMERIA AQUINATA	0.4	6	4
5	UNKNOWN	UNKNOWN	0.8	12	12
6	ROYAL PALM	ROYSTONIA ELATA	1.3	50	50
7-8	MACARTHUR PALM	PTYCHOSPHERIA MACARTHUR	0.3	16	5
9-10	MACARTHUR PALM	PTYCHOSPHERIA MACARTHUR	0.3	25	6
11	UNKNOWN	UNKNOWN	1.0	25	15
12	UNKNOWN	UNKNOWN	0.9	20	15
3-14	ARECA PALM	PLUMERIA AQUINATA	0.3	6	3
13	ROYAL PALM	ROYSTONIA ELATA	1.5	50	50
16	MACARTHUR PALM	PTYCHOSPHERIA MACARTHUR	0.4	16	5
17-18	MACARTHUR PALM	PTYCHOSPHERIA MACARTHUR	0.3	30	5
19-20	MACARTHUR PALM	PTYCHOSPHERIA MACARTHUR	0.4	25	5
21	UMBRELLA TREE	SCHEFFELERA ACTINOPHYLLA	0.4	10	5
22	FAN PALM	CHAMBEROPS HUMILIS	1.2	20	12
23	FAN PALM	CHAMBEROPS HUMILIS	0.8	12	6
24	GUMBO LIMBO	BUSEFERA SIMARUBA	1.5	50	50
25	MACARTHUR PALM	PTYCHOSPHERIA MACARTHUR	0.5	12	6
26	MACARTHUR PALM	PTYCHOSPHERIA MACARTHUR	0.4	16	6
27-28	MACARTHUR PALM	PTYCHOSPHERIA MACARTHUR	0.4	25	5
29	MACARTHUR PALM	PTYCHOSPHERIA MACARTHUR	0.3	8	5
30	MACARTHUR PALM	PTYCHOSPHERIA MACARTHUR	0.4	8	5
31-34	FAN PALM	CHAMBEROPS HUMILIS	0.8	16	6
35	MACARTHUR PALM	PTYCHOSPHERIA MACARTHUR	0.4	25	6
36	UNKNOWN	UNKNOWN	1.0	35	30
37	FAN PALM	CHAMBEROPS HUMILIS	0.8	40	10
38-40	MACARTHUR PALM	PTYCHOSPHERIA MACARTHUR	0.5	25	6
41	WEeping FIG	FIGUS BENJAMINA	0.4	15	6
42	WEeping FIG	FIGUS BENJAMINA	3.0	40	30
43	WEeping FIG	FIGUS BENJAMINA	1.5	40	30
44	COCO ESPUMOSO	ARECSTYRIA ROMANZOFFIANA	0.8	30	18
45	COCO ESPUMOSO	ARECSTYRIA ROMANZOFFIANA	0.4	12	8
46	MEXICAN PALM	WASHINGTONIA ROBUSTA	1.5	6	6
47	FAN PALM	CHAMBEROPS HUMILIS	1.0	6	6
48	FAN PALM	CHAMBEROPS HUMILIS	3.0	50	40
49	ALEXANDER PALM	PTYCHOSPHERIA ELEGANS	0.3	25	6
50-51	FAN PALM	CHAMBEROPS HUMILIS	1.2	60	15
52	MACARTHUR PALM	PTYCHOSPHERIA MACARTHUR	0.3	30	6
53	MEXICAN PALM	WASHINGTONIA ROBUSTA	1.2	6	8

LOCATION MAP

SCALE: NTS



SITE PHOTO



CERTIFIED TO:
MARK STROME
CLEAR TITLE GROUP
TITLE RESOURCE GUARANTY

JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. **120035-0269L** WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 9.00 FEET (NGVD)**
- LAND AREA OF SUBJECT PROPERTY: **12,906 SF (+/-)**
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI-DADE COUNTY BENCH MARK No. **D-173**, WITH AN ELEVATION OF **7.60 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S.00°07'12"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF SAN MARINO DR., AS SHOWN ON PLAT BOOK 9 AT PAGE 22 OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.
SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.
UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.
THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

PURSUANT TO RULE 51-17 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/8" FOOT FOR NATURAL GROUND SURFACES AND 1/16" FOOT FOR HANDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 51-17.002 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

LEGAL DESCRIPTION:

LOT 13, BLOCK 2, OF SAN MARINO ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9 AT PAGE 22, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SITE ADDRESS: 416 W SAN MARINO DR., MIAMI BEACH, FL. 33139
JOB NUMBER: 19-1209
DATE OF SURVEY: DECEMBER 5, 2019 / JULY 17, 2020 (UPDATED)
FOLIO NUMBER: 02-3232-003-0260

ENCROACHMENTS AND OTHER POINTS OF INTEREST:
-THERE ARE NO VISIBLE ENCROACHMENTS OF THE SUBJECT PROPERTY -THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1)
-THERE NO PLATTED UTIL. EASEMENT ON THE SUBJECT PROPERTY

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 51-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.



LB 6683

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DATE: JULY 29, 2020