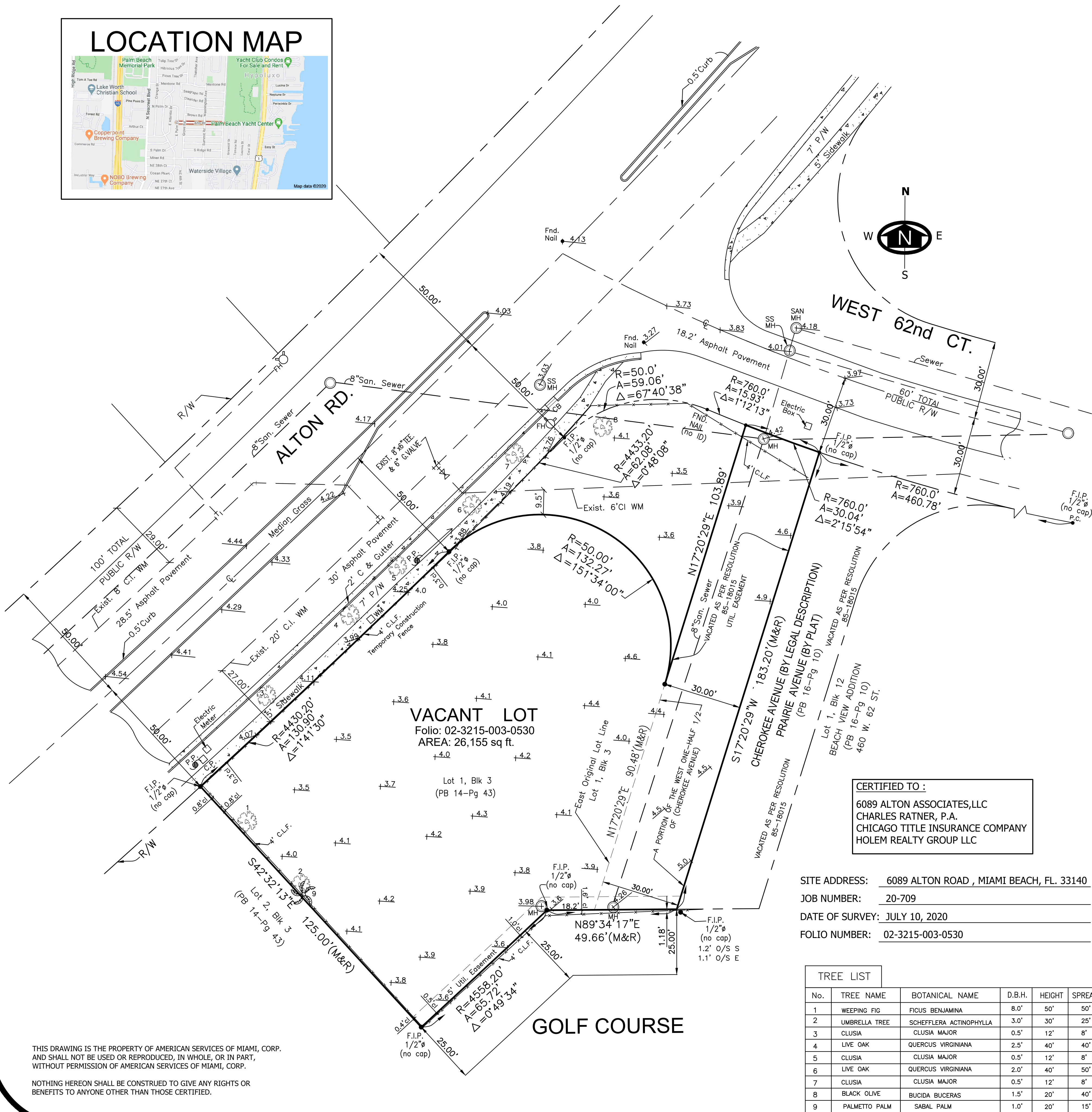
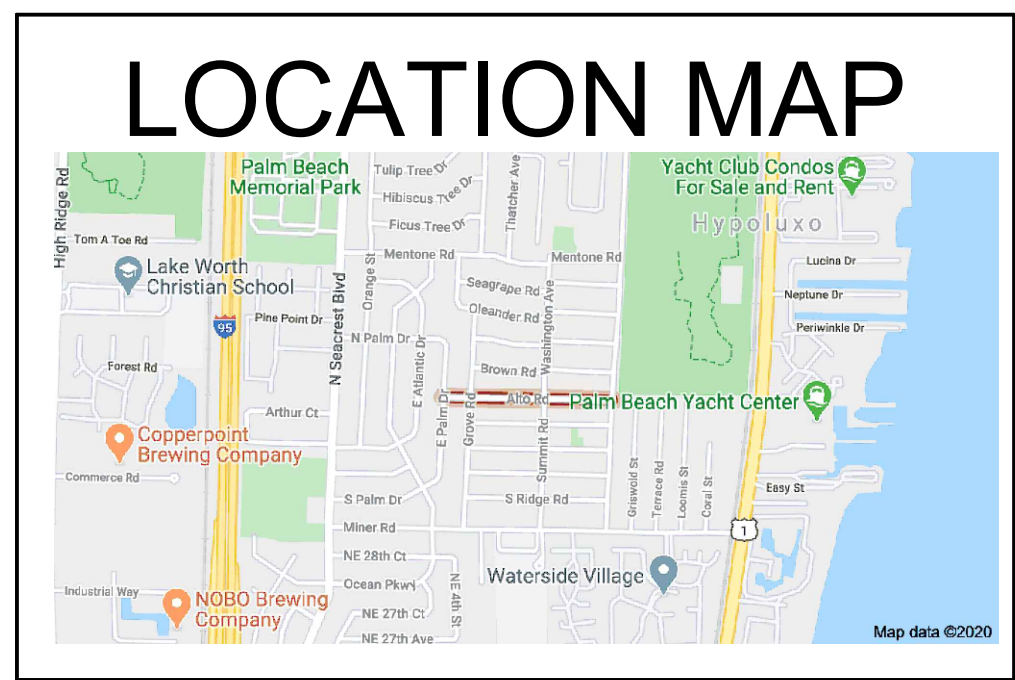


SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 20'



SITE PICTURE



ABBREVIATION (IF ANY APPLIED)

A = CURVE	P.O.B. = POINT OF BEGINNING
A.C. = AIR CONDITIONING UNIT	P.O.C. = POINT OF COMMENCEMENT
ASPH. = ASPHALT	P.O. = POINT OF CURVATURE
B.M. = BENCH MARK	P.L. = POINT OF INTERSECTION
BK/CON. = BLOCK CORNER	P. = PROPERTY LINE
CALC. (C) = CALCULATED	P.P. = POWER POLE
CB = CATCH BASIN	P.R.M. = PERMANENT REFERENCE MONUMENT
C.B.S. = CONCRETE BLOCK STRUCTURE	P.T. = POINT OF TANGENCY
CL = CLEAR	R.D. = RADIAL
CONC. = CONCRETE	REC. (R) = RECORDED
D.M.E. = DRAINAGE MAINT. EASEMENT	RES. = RESIDENCE
D. = DIAMETER	R/W = RIGHT OF WAY
EASEM. = EASEMENT	SEC. = SECTION
ELEV. = ELEVATION	S.D.H. = SET DRILL HOLE
ENC. = ENCROACHMENT	S.D. = SET MAIL AND DISC
F.D.H. = FOUND DRILL HOLE	S.I.P. = SET IRON PIPE
F.H. = FIRE HYDRANT	S.R.B. = SET REBAR
F.N.D. = FOUND NAIL AND DISC	STY. = STORY
F.P. = FOUND IRON PIPE	SW. = SIDEWALK
F.S. = FOUND SPIKE	T.O.P. = TOP OF BANK
L.P. = LIGHT POLE	U.E. = UTIL. EASEMENT
MEAS. (V) = MEASURED	W.P. = WOODEN POLE
MH = MANHOLE	E = SECTION LINE
M = MONUMENT	
M.L. = MONUMENT LINE	
N.T.S. = NOT TO SCALE	

SURVEYOR'S LEGEND (IF ANY APPLIED)

BOUNDARY LINE	CATCH BASIN
STRUCTURE (BLDG.)	MANHOLE
CONCRETE BLOCK WALL	OVERHEAD ELECT.
METAL FENCE	POWER POLE
WOODEN FENCE	LIGHT POLE
CHAIN LINK FENCE	HANDICAP SPACE
WOOD DECK/DOCK	FIRE HYDRANT
ASPHALTED AREAS	EASEMENT LINE
CONCRETE	WATER VALVE
BRICKS OR PAVERS	TV CABLE BOX
ROOFED AREAS	WM WATER METER
WATER (EDGE OF WATER)	CONC. LIGHT POLE

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. **120651-0309L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY: **26,525 SF (+/-)** AS PER RECORDS 26,115 SF (+/-) (CALCULATED)
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. A-33**, WITH AN ELEVATION OF **8.23 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S.17°20'29"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF CHEROKEE AVE., AS SHOWN ON PLAT BOOK 14 AT PAGE 43 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

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 5J-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 3/16 FOOT FOR NATURAL GROUND SURFACES AND 1/160 FOOT FOR HARDCAPE 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 5J-17.062 (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 1, BLOCK 3, LA GORCE GOLF SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 43, OR THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

TOGETHER WITH THE WEST ONE-HALF (1/2) OF THAT NORTH-SOUTH STREET END KNOWN AS CHEROKEE AVENUE LYING BETWEEN LOT 1, BLOCK 12, BEACH VIEW ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA AND LOT 1, BLOCK 3, LA GORCE GOLF SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS VACATED AND ABANDONED BY THE CITY OF MIAMI BEACH PURSUANT TO RESOLUTION NO. 85-18015

ENCROACHMENTS AND OTHER POINTS OF INTEREST:

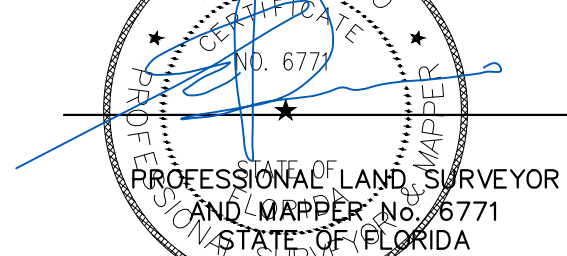
- THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY
- THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1)
- THERE IS A 6' UTIL. EASEMENT ON THE REAR OF THE SUBJECT PROPERTY

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 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ED PINO, PSW, ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

American Services of Miami, Corp.



DATE: SEPT 23, 2020

TREE LIST

No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
1	WEeping FIG	FIGUS BENJAMINA	8.0'	50'	50'
2	UMBRELLA TREE	SCHEFFLERA ACTINOPHYLLA	3.0'	30'	25'
3	CLUSIA	CLUSIA MAJOR	0.5'	12'	8'
4	LIVE OAK	QUERCUS VIRGINIANA	2.5'	40'	40'
5	CLUSIA	CLUSIA MAJOR	0.5'	12'	8'
6	LIVE OAK	QUERCUS VIRGINIANA	2.0'	40'	50'
7	CLUSIA	CLUSIA MAJOR	0.5'	12'	8'
8	BLACK OLIVE	BUCIDA BUCERAS	1.5'	20'	40'
9	PALMETTO PALM	SABAL PALM	1.0'	20'	15'

AMERICAN SERVICES OF MIAMI, CORP.  
Consulting Engineers . Planners . Surveyors

3105 PONCE DE LEON BLVD, SUITE 200  
CORAL GABLES, FL 33134  
PHONE: (305)598-5101 FAX: (305)598-5627  
ASOMIAMI.COM

FOR: 6089 ALTON ASSOCIATES, LLC  
SCALE: 1"=20'  
DATE: 7/24/20  
DRAWN BY:  
DESIGNED BY: E.P.  
CHECKED BY: E.P.  
FIELD BOOK No.  
PAGE No. 1

ORDER No.  
20-709

SHEET No.  
1