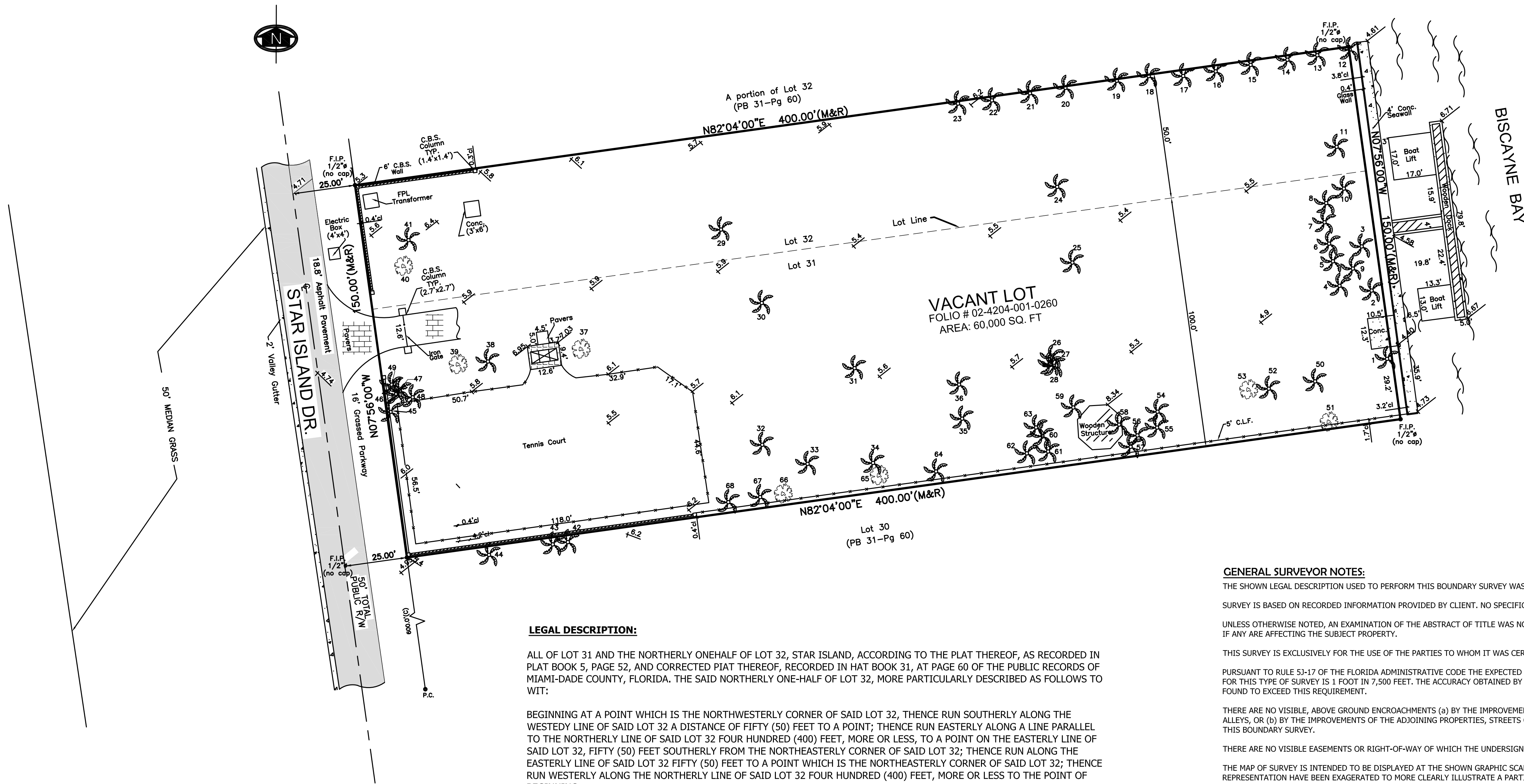


# SKETCH OF BOUNDARY SURVEY

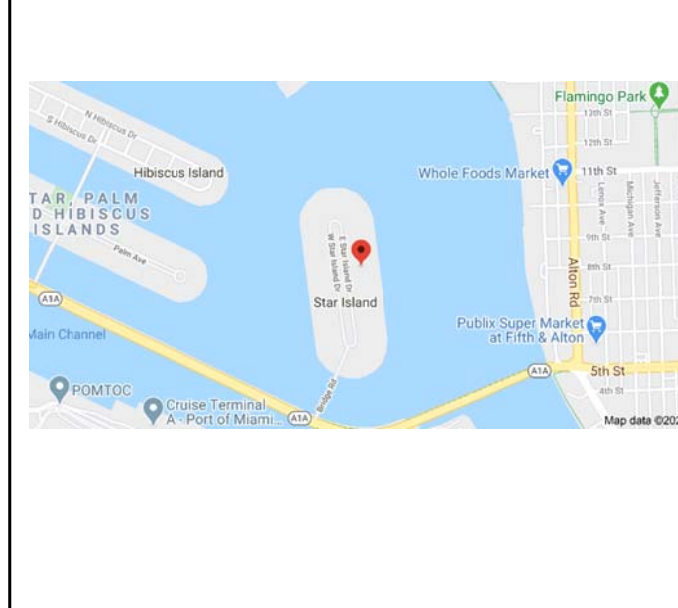
SCALE: 1" = 25'



## SITE PICTURE



## LOCATION MAP



### 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 53-17 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  $\frac{1}{10}$  FOOT FOR NATURAL GROUND SURFACES AND  $\frac{1}{100}$  FOOT FOR HARDSCAPE 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](http://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.

### 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 NO PLATTED UTIL. EASEMENT ON THE SUBJECT PROPERTY

THIS DRAWING IS THE PROPERTY OF AMERICAN SERVICES OF MIAMI, CORP.  
AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE, OR IN PART,  
WITHOUT PERMISSION OF AMERICAN SERVICES OF MIAMI, CORP.

NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

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 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

TREE LIST					
No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
1-3	COCODUNT	COCCOS NUICIFERA	0.8'	40'	25'
4-8	COCODUNT	COCCOS NUICIFERA	0.8'	50'	40'
9-12	ROYAL PALM	ROSTONYA ELATA	1.5'	50'	40'
12-23	COCODUNT	COCCOS NUICIFERA	0.8'	40'	30'
24-28	ROYAL PALM	ROSTONYA ELATA	1.5'	50'	40'
29-30	MACARTHUR PALM	PTYCHOSPHERIA MACARTHUR	0.4'	18'	8'
29-30	MACARTHUR PALM	ROSTONYA ELATA	0.8'	40'	30'
31	CANNARY DATE PALM	PHOENIX CANNARENSIS	1.5'	60'	50'
32	COCODUNT	COCCOS NUICIFERA	1.5'	10'	80'
33	MACARTHUR PALM	PTYCHOSPHERIA MACARTHUR	0.4'	15'	6'
34-36	MACARTHUR PALM	PTYCHOSPHERIA MACARTHUR	0.4'	15'	6'
37	MANGO TREE	MANGIFERA INDICA	2.0'	50'	50'
38	COCODUNT	COCCOS NUICIFERA	1.2'	50'	40'
39	STRANGLER FIG	FIGUS ALUREA	1.0'	40'	50'
40	STRANGLER FIG	FIGUS ALUREA	1.2'	50'	60'
41	ROYAL PALM	ROSTONYA ELATA	1.5'	80'	40'
42-43	MACARTHUR PALM	PTYCHOSPHERIA MACARTHUR	0.4'	12'	6'
45-48	MACARTHUR PALM	PTYCHOSPHERIA MACARTHUR	0.4'	15'	6'
50	COCODUNT	COCCOS NUICIFERA	1.2'	40'	40'
51	SEA GRAPPE TREE	COCOLUBA LIVERA	1.5'	50'	30'
52	COCODUNT	COCCOS NUICIFERA	1.2'	80'	40'
53	STRANGLER FIG	FIGUS ALUREA	8'	50'	50'
54	MACARTHUR PALM	PTYCHOSPHERIA MACARTHUR	0.4'	6'	5'
55	MACARTHUR PALM	PTYCHOSPHERIA MACARTHUR	0.4'	6'	5'
56	MACARTHUR PALM	PTYCHOSPHERIA MACARTHUR	0.3'	12'	6'
57	MACARTHUR PALM	PTYCHOSPHERIA MACARTHUR	0.3'	12'	6'
58	MACARTHUR PALM	PTYCHOSPHERIA MACARTHUR	0.3'	20'	6'
59	MACARTHUR PALM	PTYCHOSPHERIA MACARTHUR	0.3'	8'	5'
60-62	UNKNOWN	UNKNOWN	1.0'	20'	5'
63	ALEXANDER PALM	PTYCHOSPHERIA ELEGANS	0.3'	40'	15'
64	MACARTHUR PALM	PTYCHOSPHERIA MACARTHUR	0.4'	15'	6'
65-68	QUIMBO LIMBO	BUSEYA SIMARUBA	0.7'	40'	15'
67	ROYAL PALM	ROSTONYA ELATA	1.0'	15'	12'
68	MACARTHUR PALM	PTYCHOSPHERIA MACARTHUR	0.4'	8'	5'

CERTIFIED TO :

TODD GLASER

SITE ADDRESS: 31 STAR ISLAND DRIVE, MIAMI BEACH, FL. 33139

JOB NUMBER: 20-643

DATE OF SURVEY: JUNE 28, 2020

FOLIO NUMBER: 02-4204-001-0260

### JOB SPECIFIC SURVEYOR NOTES

- ① 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. **120651-0319L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 10.00 FEET** (NGVD)
- ② LAND AREA OF SUBJECT PROPERTY: **60,000 SF (+/-)**
- ③ ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. E-03**, WITH AN ELEVATION OF **9.47 FEET**.
- ④ BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.07°44'08"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF STAR ISLAND DR., AS SHOWN ON PLAT BOOK 31 AT PAGE 60 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.

REVISÉ

AMERICAN SERVICES OF MIAMI, CORP.

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FOR: TODD GLASER

SCALE: 1"=25'

FIELD BOOK No.

**CHECKED BY: E.P.**

ORDER No  
**20-643**

SHEET No  
1