

SCALE 1" = 20'

AREA NOTES:

NET AREA FOR THE PROPERTY LOCATED AT 184 SOUTH HIBISCUS DRIVE IS 11,702 SQUARE FEET = ± 0.27 ACRE.
NET AREA FOR THE PROPERTY LOCATED AT 190 SOUTH HIBISCUS DRIVE IS 11,702 SQUARE FEET = ± 0.27 ACRE.
TOTAL NET AREA OF BOTH PROPERTIES COMBINED IS 23,404 SQUARE FEET = ± 0.54 ACRE.

SKETCH OF SURVEY

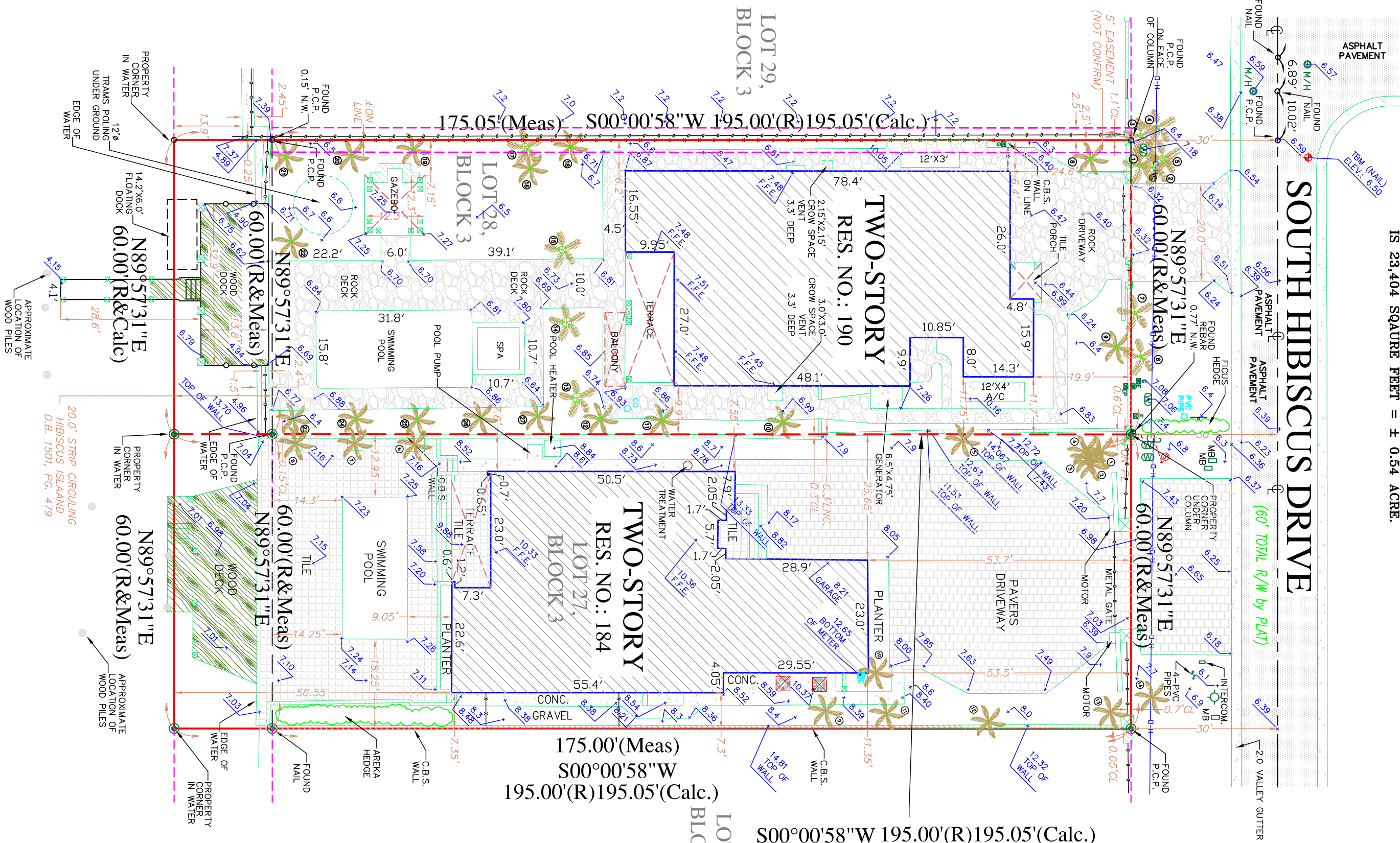
PREPARED BY:
GUNTER GROUP, INC.
LAND SURVEYING - LAND PLANNING

FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 4507
9350 S.W. 22ND TERRACE
MIAMI, FLORIDA 33165
(305) 220-0073

LEGEND:

- SIGN
- WATER METER
- CATCH BASIN
- WOOD POWER POLE
- GAS METER
- DRAINAGE
- CENTER LINE
- ELECTRIC METER
- ELECTRIC PANEL
- LAMP
- SEWER
- AIR CONDITIONER
- TREE NUMBER

SOUTH HIBISCUS DRIVE



TREE TABLE FOR LOT 28

No.	Common Name	Diameter Inches	Height feet	Spread feet
1	Palm	10	30	18
2	Palm	12	28	18
3	Palm	11	25	16
4	Palm	11	18	18
5	Palm	14	18	20
6	Palm	10	14	13
7	Palm	10	18	15
8	Cocconut	10	30	24
9	Cocconut	14	40	24
10	Cocconut	14	40	23
11	Cocconut	14	40	23
12	Cocconut	14	40	23
13	Palm	24	45	20
14	Palm	24	35	20
15	Palm	20	35	20
16	Cocconut	10	15	20
17	Palm	18	40	20
18	Cocconut	10	25	20
19	Cocconut	10	40	20
20	Cocconut	10	35	20
21	Cocconut	10	30	20
22	Cocconut	10	30	20
23	Cocconut	9	30	20
24	Cocconut	9	30	20
25	Cocconut	9	30	20
26	Cocconut	9	30	20
27	Cocconut	9	30	20

TREE TABLE FOR LOT 27

No.	Common Name	Diameter Inches	Height feet	Spread feet
1	Palm	4	15	12
2	Palm	4	15	12
3	Palm	4	15	12
4	Palm	4	15	12
5	Palm	10	5	2
6	(3) Palms	4@	12	8
7	(2) Palms	4@	12	8
8	(3) Palms	4@	12	8
9	Palm	8	15	12
10	Palm	10	7	10
11	Palm	8	15	12
12	Palm	8	15	12
13	Palm	8	15	12
14	Palm	10	7	4

TREE NOTE:

THERE ARE OTHER SHRUBS ON THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY. ONLY TREES WITH A MINIMUM OF 4 INCHES IN DIAMETER OF THE TRUNK AT 4 FEET FROM THE GROUND ARE SHOWN ON THIS SURVEY. TREES SHOWN HEREIN ARE FOR INFORMATIONAL PURPOSE ONLY. CONSULT A BOTANIST, ARBORIST AND/OR LANDSCAPE ARCHITECT FOR MORE SPECIFIC INFORMATION ON THE TREES SPECIES.

PROPERTY ADDRESS:

190 South Hibiscus Drive, Miami Beach, Florida 33139.

LEGAL DESCRIPTION:

Lots 28, Block 3, of "HIBISCUS ISLAND" according to the Plat thereof as recorded in Plat Book 8 at Page 75 of the public records of Miami-Dade County, Florida, together with that part of the 20 foot strip circling Hibiscus Island as described in that certain Deed to the Biscayne Island Company recorded in Deed Book 1501, at Page 479, which lies between the extended side line of the above described property and abutting the same together with appurtenant riparian rights. By metes and bounds: Beginning at the Northwestern corner of Lot 28 in Block 3, of HIBISCUS ISLAND, according to the Plat thereof as recorded in Plat Book 8, at Page 75, of the Public Records of Miami-Dade County, Florida, thence Southeasterly 195 feet along this abutting line of Lots 28 and 29 and its extension into the bay; thence 60 feet along a line parallel to and 20 feet distance from the Southern Boundary of line of Lot 28 to the point of intersection extension of the boundary line between Lots 27 and 28; thence left 195 feet along the boundary line between Lots 27 and 28 and its extension into the bay to the Northeastern corner of Lot 28; thence to the left along Southern street line of South Hibiscus Drive 60 feet to the Point of Beginning.

PROPERTY ADDRESS:

184 South Hibiscus Drive, Miami Beach, Florida 33139.

LEGAL DESCRIPTION:

Lots 27, Block 3, of "HIBISCUS ISLAND" according to the Plat thereof as recorded in Plat Book 8 at Page 75 of the public records of Miami-Dade County, Florida, together with that part of the 20 foot strip of land contiguous to the Southwest boundary line of said Lot 27, lying between the Southwesterly extensions of the Northwest boundary line and the Southwesterly line of said Lot 27, Miami-Dade County, Florida.

FOR:

Lime Island LLC.

SURVEYOR'S NOTES:

- 1) This survey was conducted for the purpose of a "Topographic Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
- 2) The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Standards of Practice requirements for a Suburban area (1 foot in 7,500 feet) as specified in Chapter 51-17, Florida Administrative Code.
- 3) Bearings shown hereon are based on an assumed meridian of N89°57'31"E along the front boundary line of the subject property.
- 4) Legal description was provided by the client and is subject to any dedications, limitations, restrictions reservations or easements of record.
- 5) Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property; search of Public Records not performed by this office.
- 6) No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
- 7) This survey has been prepared for the exclusive use of the entities named hereon only and the certifications hereon do not extend to any unnamed parties.
- 8) Elevations shown referred to N.G.V. Datum 1929, Miami-Dade County benchmark No. "E-01", elevation 5.35 feet; PK Nail and Brass Washer in concrete sidewalk 8' SW of edge of Pavement of MacArthur Causeway & 15' SE of projected centerline of Fountain Street.
- 9) According to the National Flood Insurance Program the subject property falls in Community No. 120651, Panel No. 0316, Suffix "L", Date of FIRM 09-11-2009, Flood Zone "AE", Base Flood Elevation: 10.0 feet.
- 10) Contact the appropriate authorities prior to any design work on the hereon-described parcel for Building and Zoning information.
- 11) Professional Land Surveyor and Mapper in responsible charge: Rolando Ortiz LS 4312, State of Florida.
- 12) This survey is not valid without the signature and the raised seal of a Florida Licensed Land Surveyor and Mapper.

I hereby certify to Lime Island LLC; that the Sketch of Topographic Survey of the described property is true and correct to the best of my knowledge and belief, as recently surveyed and platted under my direction; also that meets the Standards of Practice set in Chapter 51-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

Date: 03-24-2021
Job No.: 21-32290-B
Sketch No.: 29848-B

By: Rolando Ortiz LS 4312
Professional Land Surveyor
& Mapper, State of Florida.

BISCAYNE BAY