

SURVEY LOCATION BISCAYNE BAY 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 19 20 21 45 44 43 42 23 30 | 29 | 28 | 27 | 26 25 24

BISCAYNE BAY

LOCATION MAP

Scale: 1" = 200'

LEGAL DESCRIPTION:

Lot 4, CORRECTED PLAT OF STAR ISLAND, according to the Plat thereof, as recorded in Plat Book 31, at Page 60, of the Public Records of Miami-Dade County, Florida,

Lot 5, CORRECTED PLAT OF STAR ISLAND, according to the Plat thereof, as recorded in Plat Book 31, at Page 60, of the Public Records of Miami-Dade County, Florida,

tiami-Dade County, Florida,

Denis A. Denis

Tense Number

7017

STATE OF
FLORIDA

Surveyor

Surveyor Lot 4, CORRECTED PLAT OF STAR ISLAND, according to the Plat thereof, as recorded in Plat Book 31, at Page 60, of the Public Records of Miami-Dade County, Florida, Containing 121,500 (40,500 per lot) square feet / 2.78 acres, all lying in Miami Beach, Miami-Dade County, Florida 33139-5147

Miami-Dade County Property Appraiser: Folio Numbers / Address Lot 4: 02-4204-001-0040 / 4 Star Island Drive Lot 5: 02-4204-001-0050 / 5 Star Island Drive

Lot 6: 02-4204-001-0060 / 6 Star Island Drive

SURVEYOR'S NOTES:

This survey was conducted in the field on 02/19, 02/22, 02/24, 03/02, 03/06, and 03/08/2021.

No underground footings were located.

The client provided the legal description to this surveyor.

Ownership is subject to opinion of title.

No encroachments were noted by this survey, except as shown hereon.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress is shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than shown on the recorded plat or stated in the legal description as it appears on this drawing.

The ownership of the fences and/or walls as shown hereon was not determined.

Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting this property.

This survey map is intended for the use of the parties to whom this survey is certified to and for. Any reproduction is not an original. This surveyor retains an original to verify these dated contents for validity.

Differences are noted as compared to calculations from the record plat and are shown as plat, measured, record and/or deed.

All measurements are in US Survey foot.

Elevations are referred to N.G.V. Datum (1929). Elevations shown are based on Miami Dade County Benchmark V-238 with a reported elevation of 10.23 feet N.G.V. Datum (1929) and a closed level loop to the site and back with a reported error of 0.011 feet.

This sketch shown hereon in its graphic form, is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format of this Survey. This map is intended to be displayed at a scale of 1"= 20" or smaller. At the maximum intended displayed scale the survey and sketch's positional accuracy value occupies 1/20" on the display.

Additions or deletions to survey maps and reports by other than the signing party or parties are prohibited without the written consent of the signing party or parties. This document consists of 2 sheets and each sheet shall not be considered full, valid and complete unless attached to the others.

This survey map is intended to be displayed at the graphic and stated scales in English units of measurement. Attention is directed to the fact that said survey map may be altered in scale by reproduction. This must be considered when obtaining scaled data.

Commercial/High Risk Linear 1 foot in 10,000.

TREE LEGEND

ree #	Common Name	Botanical Name	DBH (inches)	Height (feet)	Diameter canopy (feet)
401	Foxtail Palm	Wodyetia bifurcata	9	21 CT 320A	17
402	Norfolk Island Pine	Araucaria heterophylla	- 6	24	15
403	Norfolk Island Pine	Araucaria heterophylla	7	28	15
404	Canary Island Date Palm	Phoenix canariersis	22	18CT 27OA	18
405	Canary Island Date Palm	Phoenix canariensis	21	15CT 26OA	24
406	Canary Island Date Palm	Phoenix canariensis	23	15CT 24OA	20
407	Canary Island Date Palm	Phoenix canariensis	16	28CT 38OA	20
408	Canary Island Date Palm	Phoenix canariensis	26	25 CT 35 OA	22
409	Canary Island Date Palm	Phoenix canariensis	28	25 CT 35 OA	22
410	Canary Island Date Palm	Phoenix canariensis	28	26 CT 36OA	22
411	Canary Island Date Palm	Phoenix canariensis	28	24CT 34OA	22
412	Canary Island Date Palm	Phoenix canariensis	26	25CT 35OA	22
413	Gumbo Limbo	Bursera simaruba	19	28	25
414	Senegal Date Palm Clump	Phoenix redinata	10	8CT 17OA	16
415	Canary Island Date Palm	Phoenix canariensis	27	25CT 300A	25
416	Plumeria Spp.	Plumeria spp.	12	14	10
417	Chinese Fan Palm	Livistona chinensis	8	20CT 27OA	11
418	Bismarck Palm	Bismarckia nobile	12	25CT 33OA	18
419	Chinese Fan Palm	Livistona chinensis	7	5CT 110A	8
420	Chinese Fan Palm	Livistona chinensis	10	20CT 27OA	12
421	Ligustrum	Ligustrum japonicum	6	11	6
422	Pitch Apple	Clusia rose a	20	35	35

Tree			DRH	Height	Diamet
	Common Name	Botanical Name	(inches)		(feet)
	Red Latan Palm	Latania lontaroides	8	10CT 180A	12
	Chinese Fan Palm	Livistona chinensis	7	15CT 200A	10
	Canary Island Date Palm	Phoenix canariensis	24	25CT 36OA	22
	Fortail Palm	Wodyetia bifurcata	9	26CT 300A	14
	Foxtail Palm	Wodyetia bifurcata	9	28CT 36OA	17
	Pitch Apple	Clusia rosea	17	35	25
	Foxtail Palm	Wodyetia bifurcata	9	28CT 36OA	17
	Live Oak	Quercus virginiana	13	24	30
	Chinese Fan Palm	Livistona chinensis	7	17CT 260A	12
	Montgomery Palm	Veitchia arecina	3	18CT 27OA	11
		Livistona chinensis	6	9CT 160A	10
	Chinese Fan Palm double	Livistona chinensis	14	23CT 280A	14
	Montgomery Palm	Veitchia arecina	3	11CT 180A	8
	Red Latan Palm	Latania lontaroides	8	16CT 24OA	10
	Canary Island Date Palm	Phoenix canariensis	12	29CT 32OA	14
	Senegal Date Palm	Phoenix reclinata	90	30CT 38OA	30
	Chinese Fan Palm double	Livistona chinensis	12	19CT 24OA	14
	Chinese Fan Palm double	Livistona chinensis	14	19CT 26OA	14
	Chinese Fan Palm	Livistona chinensis	8	19CT 26OA	12
	Canary Island Date Palm	Phoenix canariensis	21	30CT 400A	24
	Pitch Apple	Clusia rosea	6	26	20
	Solitaire Palm	Ptychosperma elegans	3	18CT 26OA	11
	Solitaire Palm	Ptychosperma elegans	3	24CT 32OA	13
	Canary Island Date Palm	Phoenix canariens is	22	24CT 350A	26
	Weeping Fig	Ficus beniamina	25	17	10
	Weeping Fig	Ficus benjamina	27	17	10
	Canary Island Date Palm	Phoenix canariensis	26	22CT 300A	24
	Canary Island Date Palm	Phoenix canariers is	20	22CT 300A	24
	Canary Island Date Palm	Phoenix canariensis	27	25CT 34 0A	18
	Bany an	Ficus benghalens is	200	50	72
	Cliff Date Palm	Phoenix rupicola	10	10CT 18OA	14
	Norfolk Island Pine	Araucaria heterophylla	9	33	12
	Phoenix spp dump	Phoenix spp.	80	22CT 300A	20
	Phoenix spp dump	Phoenix spp.	22	24CT 300A	22
	Phoenix spp dump	Phoenix spp.	20	20CT 28OA	22
	Royal Palm	Roystonea regia	20	52CT 62OA	18
	Royal Palm	Roystonea reaks	18	28CT 38OA	20
	Royal Palm	Roystonea reaks	18	39CT 400A	24
	Senegal Date Palm	Phoenix reclinata	12	120T 200A	14
	Senegal Date Palm	Phoenix reclinata	8	14CT 22OA	15
	Senegal Date Palm	Phoenix recilinata	5	15CT 200A	12
	Medjool	Phoenix recunata Phoenix dactylifera	18	40CT 53OA	26
	Mediool	Phoenix dactylifera	14	37CT 490A	18
	Me diool	Phoenix dactylyera Phoenix dactylyera	20	39CT 43OA	25
	Me dioni	Phoenix dactylifera	16	39CT 47 OA	25

_			L	Height	Diame	
Tree	Common Name		DBH			
#		Botanical Name	(inches)	(feet)	(feet)	
601	Simpson's Stopper	Myrolanthes fragrens	15	14	13	
	Black Calabash	Amphite cna latifolia	- 8	20	18	
	Black Calabash	Amphitecna latifolia	5	17	10	
604	Satake ntia Palm	Satakentia liukiuensis	11	17CT 260A	18	
605	Sagisi Palm Double	Heterospathe elata	14	23CT 32OA	18	
606	Dyp sis spp	Dypsis spp	14	14 CT 240A	18	
607	Roy al Palm	Roystonea regia	19	37CT 450A	22	
608	Wild Cinnamon	Canella winterana	3	14	8	
609	Wild Cinnamon	Canella winterana	3	10	7	
610	Pige on Plum	Coccoloba diversifolia	40	35	35	
611	Roy al Palm	Roystonea regia	20	43CT 52OA	20	
612	Pitch Apple	Clusia rosea	40	40	35	
613	dypsis spp	Dypsis spp	8	18CT 250A	14	
	Roy al Palm	Rovstonea regia	16	34CT 40A	23	
	Satake ntia Palm	Satakentia lukivensis	11	17CT 260A	20	
616	Simpson's Stopper	Myrcianthes fragrens	16	11	13	
	Roy al Palm	Rovstonea reala	20	43CT 52OA	20	
	Satake ntia Palm	Satakentia liukiwensis	11	17CT 260A	20	
	Satake ntia Palm	Satakentia lukivensis	11	19CT 33OA	20	
	Sagisi Palm Triple	Neterospathe elata	22	22CT 300A	20	
	Travelers Palm	Ravenala madagas cariens is	95	300A	25	
	Travelers Palm	Ravenala madagas cariens is	110	34 QA	25	
	Travelers Palm	Ravenala madagas cariens is	40	34	25	
	Travelers Palm	Ravenala madagas cariens is	140	35	35	
	Travelers Palm	Ravenala madagas cariens is	70	35	25	
	Satake ntia Palm	Satakentia kukivensis	11	19CT 280A	24	
	Satake ntia Palm	Satakentia lukiwensis	11	19CT 28OA	24	
	Pitch Apple	Clusia rosea	30	28	24	
	Satakentia Palm double	Satakentia liukivensis	9	10CT 160A	11	
	Mahogany	Swietenia mahaaoni	72	58	76	
	Verawood	Buhesia arborea	12	27	20	
	Black Calabash	Amphite on a latifolia	8	16	13	
	Black Calabash	Amphite on a latifolia	11	16	15	
	Silk Floss Tree	Chorisia speciosa	18	26	24	
	Black Calabash	Amphite on a latifolia	7	16	13	
	Black Calabash	Amphite on a latifolia	11	20	18	
	Royal Palm	Roystonea reala	19	40CT 550A	24	
	Roy al Palm	Roystonea regia	18	40CT 550A	24	
	Coconut Palm	Cocos nucifera	10	32CT 4504	24	
	Coconut Palm	Cocos nucifera	11	32CT 450A	24	
	Coconut Palm	Cocos nucifera	12	32CT 450A	24	
	Coconut Palm	Cocos nucifera	B B	40CT 520A	24	
	Coconut Palm		9	45CT 570A	24	
		Cocos nucifera		45CI 57UA	14	
	Silver Buttorrwood Adonidia Palm	Conocarpus erectus var. seri Vetchia merrillii	15	12 15CT 18OA	5	
	Carrotwood	Cupaniopsis anacardiodes	32	40	30	
647	Areca Palm	Chrys alidocarpus lutes cens	25	22	14	

Lot6

ABBREVIATIONS and SYMBOL LEGEND:

FND = FOUND
(C) = CALCULATED
(P) = PLAT
CONC = CONCRETE

CATV = CABLE ACCESS TELEVISION

MHS = SANITARY MANHOLE
IP = IRON PIPE
RR = RAIL ROAD
AC = AIR CONDITIONER

RR = RAIL ROAD
AC = AIR CONDITIONER
FF = FINISHED FLOOR
/w = WITH
ELEC = ELECTRIC
WPB = WIRE PULL BOX

= WATER VALVE = WATER METER

= GROUND LIGHT = WIRE PULL BOX

SURVEYOR'S NOTES:

Tree identification and descriptions were provided by:

The Santiago Group, LLC Erin Santiago Arborist FL-5705A LIAF Inspector #2018-0214



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