BOUNDARY SURVEY

of

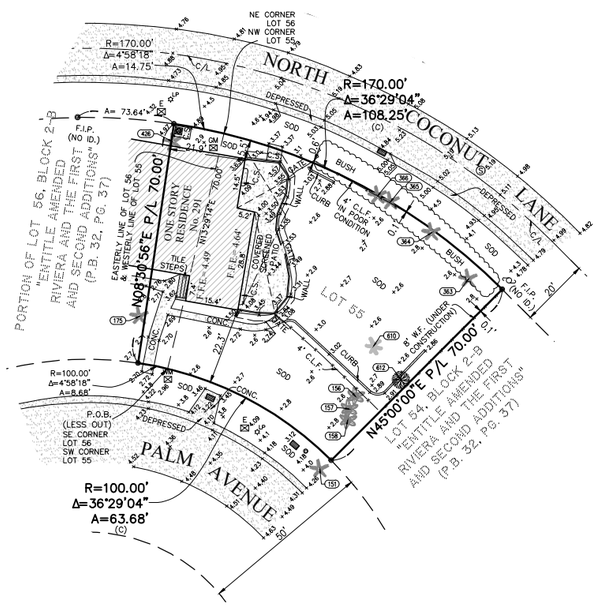
291 PALM AVENUE, MIAMI BEACH
MIAMI-DADE COUNTY, FLORIDA 33139

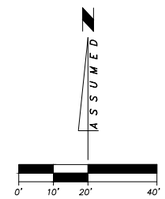
for

CASA DE PALM LLC

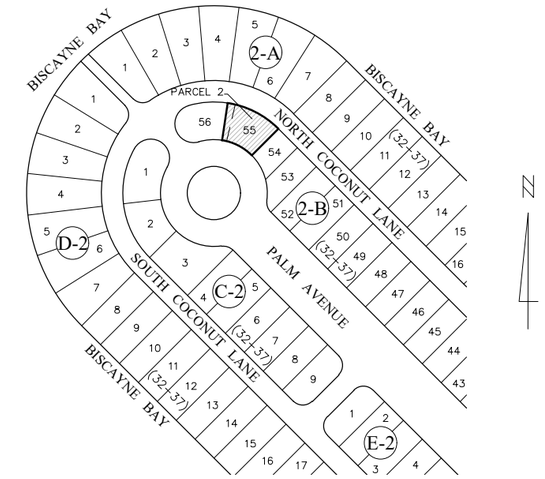
LEGEND

- Air Conditioner
- Back Flow Preventer
- Cable Television
- Catch Basin
- Chain Link Fence
- Clean Out
- Concrete Light Pole
- Concrete Power Pole
- Control Valve
- C.B.S. Wall
- Diameter
- 1.5'–15'–10' Diameter–Height–Spread
- Drain
- Drainage Manhole
- Electric Box
- Electric Meter
- Electric Motor
- Electric Panel
- Fire Hydrant
- Flag
- Floor Lamp
- Force Main Valve
- Gas Valve
- Grease Manhole
- Guard Pole
- Guy Wire
- Irrigation Control Valve
- Light Pole
- Mail Box
- Metal Fence
- Monitoring Well
- Overhead Utility Lines
- Parking Meter
- Property Corner
- Right-of-Way Lines
- Sewer Manhole
- Sewer Valve
- Temporary Benchmark
- Spot Elevation
- Traffic Light
- Traffic Sign
- Telephone Booth
- Telephone Box
- Telephone Manhole
- Unknown Manhole
- Utility Power Pole
- Valve (Unknown)
- Water Manhole
- Water Meter
- Water Pump
- Water Valve
- Wood Fence





GRAPHIC SCALE
SCALE : 1" = 20'



LOCATION SKETCH
NOT TO SCALE

ABBREVIATIONS

A	Arc Length
A/C	Air Conditioner Pad
ASPH.	Asphalt
B.M.	Benchmark
(C)	Calculated
C.B.S.	Concrete Block Structure
C.G.	Curb & Gutter
C/L	Centerline
C.L.F.	Chain Link Fence
CONC.	Concrete
C.S.	Concrete Slab
(D)	Deed
DWY.	Driveway
E.O.W.	Edge of Water
E.T.P.	Electric Transformer Pad
F.F.E.	Finished Floor Elevation
F.I.P.	Found Iron Pipe
F.N.D.	Found Nail & Disc
F.R.	Found Rebar
ID.	Identification
INV.	Inverts
L.F.E.	Lowest Floor Elevation
(M)	Measured
M.F.	Metal Fence
M/L	Monument Line
P.B.	Plat Book
P.C.P.	Permanent Control Point
PG.	Page
PL.	Planter
P/L	Property Line
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
P/S	Parking Spaces
(R)	Recorded
P.R.M.	Permanent Reference Monument
R/W	Right-of-Way Line
SWK.	Sidewalk
S.N.D.	Set Nail & Disc (LB 3398)
S.R.	Set Rebar (LB 3398)
TYP.	Typical
T.B.M.	Temporary Benchmark
T.O.B.	Top of Bank
T.O.P.	Top of Pipe Elevation
U.E.	Utility Easement
V.G.	Valley Gutter
W.E.	Wire Elevation
W.F.	Wood Fence

TREE TABLE	
POINT NUMBER	NAME ø(FT) – HGHT.(FT) – SP.(FT)
151	PALM 1.50'–40'–20'
156	COCONUT PALM 1.40'–20'–15'
157	COCONUT PALM 1.40'–28'–15'
158	COCONUT PALM 1.40'–25'–15'
175	PALM 2.50'–60'–20'
363	PALM 1'–25'–15'
364	PALM 1'–30'–12'
365	PALM 1.50'–30'–18'
366	PALM 1.80'–30'–18'
426	PALM 1.80'–30'–15'
610	PINE TREE 2'–55'–15'
612	TREE 0.90'–22'–10'

* Tree types are determined to the best of our ability and should be confirmed by botanist or a trained specialist.

SURVEYOR'S NOTES:

1. MAP OF BOUNDARY SURVEY:

Field Survey was completed on: August 24th, 2021.

2. LEGAL DESCRIPTION:

PROPOSED PARCEL 2:

Lot 55 in Block 2–B, of ENTITLE AMENDED RIVIERA AND THE FIRST AND SECOND ADDITIONS, according to the Plat thereof, as recorded in Plat Book 32, at Page 37, of the Public Records of Miami–Dade County, Florida.

AND

A portion of Lot 56 in Block 2–B, of ENTITLE AMENDED RIVIERA AND THE FIRST AND SECOND ADDITIONS, according to the Plat thereof, as recorded in Plat Book 32, at Page 37, of the Public Records of Miami–Dade County, Florida, more particularly described as follows:

Begin at the Southeasterly corner of said Lot 56 also being the Southwesterly corner of said Lot 55; thence N13°29'14"E along the Easterly line of Lot 56 also being the Westerly line of Lot 55 as shown on said Plat of ENTITLE AMENDED RIVIERA AND THE FIRST AND SECOND ADDITIONS, Plat Book 32, Page 37; a distance of 70.00 feet to the Northeasterly corner of said Lot 56, also being the Northwesterly corner of Lot 55 as shown on said Plat of ENTITLE AMENDED RIVIERA AND THE FIRST AND SECOND ADDITIONS, , Plat Book 32, Page 37; said point being a point of non tangency, to which point a radial line bears N13°29'14"E; thence run westerly along the arc of a circular curve to the left having for its elements a radius of 170 feet, a central angle of 4°58'18" and an arc distance of 14.75 feet; thence S08°30'56"W a distance of 70.00 feet to a point on the Southerly line of said Lot 56; said point being a point of non tangency, to which point a radial line bears N08°30'56"E; thence run southeasterly along the arc of a circular curve to the right having for its elements a radius of 100 feet, a central angle of 4°58'18" and an arc distance of 8.68 feet to the Point of Beginning.

Containing 6,017.5 Square feet or 0.14 Acres, more or less, by calculation.

Portion of FOLIO No. 02–4205–002–0460

3. SOURCES OF DATA:

AS TO VERTICAL CONTROL:

By scaled determination the subject property lies in Flood Zone AE, Base Flood Elev. 9 feet, as per Federal Emergency Management Agency (FEMA) Community–Panel Number 120651, Map No. 12086C0316, Suffix L, Revised Date: 09–11–2009. Base Flood Elevations on Flood Insurance Rate Map (FIRM) for Miami–Dade County are referenced to National Geodetic Vertical Datum of 1929 (N.G.V.D. 1929). These flood elevations must be compared to elevations referenced to the same vertical datum.

An accurate Zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".

The vertical control element of this survey was derived from the National Geodetic Vertical Datum 1929 (NGVD29).

Benchmarks used:

Miami Beach Benchmark: Palm 01–R,
Elevation=5.12' (Adjusted to N.G.V.D. 1929)
Location: SW corner of Palm Avenue & Fountain Street.

Miami Beach Benchmark: Palm 02–R2,
Elevation=4.43' (Adjusted to N.G.V.D. 1929)
Location: SE corner of W Palm Avenue & S Coconut Lane.

AS TO HORIZONTAL CONTROL:

North Arrow and Bearings refer to an assumed value of N45°00'00"E along the Easterly line of the Subject property, Miami–Dade County, Florida. Said line is considered well established and monumented.

4. ACCURACY:

Horizontal Control:
The accuracy obtained for all horizontal control measurements, based on a 95% confidence level and office calculations of closed geometric figures, verified by redundant measurements, meets or exceeds an equivalent linear closure standard of 1 foot in 7,500 feet for Suburban Areas, a common value accepted in the Surveying and Construction Industry.

Vertical Control:
Elevation control for the survey was based on a closed level loop to the benchmark(s) noted above and meet or exceeds a closure in feet of plus or minus 0.05 feet.

5. LIMITATIONS:

Legal description shown hereon is proposed.
Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami–Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records. No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon. This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Rule 5J–17 of the Florida Administrative Code.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1–800–432–4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101–111 of the Florida Statutes.

CERTIFY TO:

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: That the Boundary Survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction. Further, there are no above ground encroachments unless shown. This survey meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J–17.050 through 5J–17.052, Florida Administrative Code, pursuant to section 472.027 Florida Statutes. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting the property. Location and identification of utilities adjacent to the property were not secured as such information was not requested. Ownership is subject to opinion of title.

J. Bonfill & Associates, Inc.
Florida Certificate of Authorization Number LB 3398

Oria J Suarez
Digitally signed by Oria J Suarez
Date: 2021.08.30 10:27:00 -04'00'

By: _____
Oria Jannet Suarez, P.S.M. for the firm
Professional Surveyor and Mapper No. 6781
State of Florida

ORIA JANNET SUAREZ
LICENSE NUMBER
No. 6781
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY ORIA JANNET SUAREZ, PSM 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.

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

J. Bonfill & Associates, Inc.
REGISTERED LAND SURVEYORS & MAPPERS
Florida Certificate of Authorization LB3398
7100 S.W. 99th Avenue Suite 104
Miami, Florida 33173 (305) 598-8383

BOUNDARY SURVEY
of
291 PALM AVENUE, MIAMI BEACH
MIAMI-DADE COUNTY, FLORIDA 33139
for
CASA DE PALM LLC

REVISIONS	BY

Proj:	21-0236
Job:	21-0236-2
Date:	08-24-2021
Drawn:	G.P., J.S., M.P.
Checked:	J.S.
Scale:	AS SHOWN
Field Book:	FILE

SHEET 1 OF 1