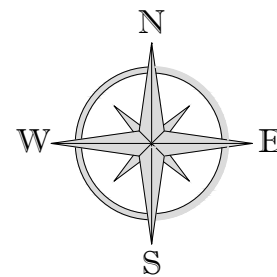


SKETCH OF BOUNDARY SURVEY

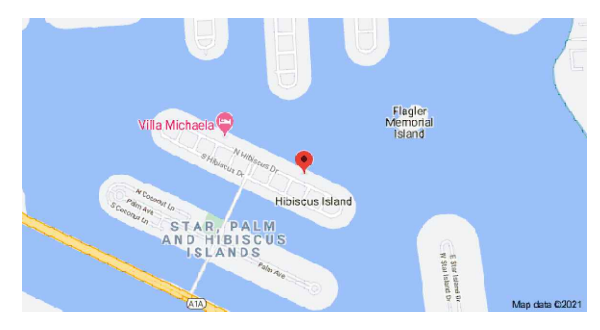
SCALE: 1" = 25'



VACANT LOT
 AREA: 28,250 SF (+/-)
 AS PER OFFICIAL RECORDS
 29,250 SF (+/-)
 TO EDGE OF WATER CALCULATED

LOCATION MAP

SCALE: NTS



SITE PICTURE



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 ARE NO EASEMENTS PLOTTED ON THE SUBJECT PROPERTY

SITE ADDRESS: 225 N HIBISCUS DR., MIAMI BEACH, FL. 33139
 JOB NUMBER: 22-341
 DATE OF SURVEY: MARCH 17, 2022/ JULY 22, 2022 (UPDATE)
 FOLIO NUMBER: 02-3232-006-0471

CERTIFIED TO:
 NORTH HIBISCUS HOLDINGS LLC
 IMPERIAL TITLE LLC
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 CITY NATIONAL BANK OF FLORIDA, ITS SUCCESSORS AND/OR ASSINGS,
 A.T.I.M.A.

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. **12086C-0316L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 10.00FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY: **28,250 SF (+/-)** AS PER OFFICIAL RECORDS / 29,250 SF (+/-) TO EDGE OF WATER CALCULATED
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. E-01**, WITH AN ELEVATION OF **5.35 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.00°07'12"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF WEST PALM BEACH MIDWAY., AS SHOWN ON PLAT BOOK 8 AT PAGE 75 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
 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 1/10 FOOT FOR NATURAL GROUND SURFACES AND 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.

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 "A", BLOCK 2, 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 A TRACT OF LAND 20 FEET WIDE ADJOINING AND ABUTTING ON THE SEAWARD SIDE OF LOT "A", BLOCK 2 OF HIBISCUS ISLAND.
 AND
 THE SOUTHEASTERLY 1/2 OF LOT 30, BLOCK 2, OF HIBISCUS ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 75 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH A TRACT OF LAND 20 FEET WIDE ADJOINING AND ABUTTING ON THE SEAWARD SIDE OF SOUTHEASTERLY 1/2 OF LOT 30, BLOCK 2, HIBISCUS ISLAND.

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 FO THE FLORIDA STATES.

No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
1-2	COCONUT	COCOS NUCIFERA	0.8'	30'	25'
3	COCONUT	COCOS NUCIFERA	1.5'	30'	15'
4-5	ROYAL PALM	ROYSTONIA ELATA	1.5'	60'	60'
6	COCONUT	COCOS NUCIFERA	1.0'	60'	60'
7	ROYAL PALM	ROYSTONIA ELATA	2.0'	70'	70'
8	WEEPING FIG	FICUS BENJAMINA	2.5'	30'	18'
9	BIRD OF PARADISE	STRELITZIA	1.0'	30'	18'
10	ROYAL PALM	ROYSTONIA ELATA	1.8'	60'	60'
11-13	COCONUT	COCOS NUCIFERA	1.5'	50'	50'
14	ROYAL PALM	ROYSTONIA ELATA	1.8'	60'	60'
15-17	COCONUT	COCOS NUCIFERA	1.8'	60'	60'
18	ROYAL PALM	ROYSTONIA ELATA	1.8'	60'	60'
19	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	50'
20	ROYAL PALM	ROYSTONIA ELATA	1.5'	70'	70'
21	COCONUT	COCOS NUCIFERA	1.8'	50'	50'
22-24	ROYAL PALM	ROYSTONIA ELATA	2.0'	70'	70'
25	COCONUT	COCOS NUCIFERA	1.5'	50'	50'
26	ROYAL PALM	ROYSTONIA ELATA	1.8'	60'	60'
27	ROYAL PALM	ROYSTONIA ELATA	1.5'	70'	70'
28	CANARY DATE PALM	PHOENIX CANARIENSIS	2.0'	70'	50'
29	COCONUT	COCOS NUCIFERA	0.8'	40'	40'
30	ROYAL PALM	ROYSTONIA ELATA	1.8'	70'	70'

No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
31	COCONUT	COCOS NUCIFERA	1.5'	70'	70'
32	MACARTHUR PALM	PTYCHOSPHERMA MACARTHU	0.6'	30'	15'
33	COCONUT	COCOS NUCIFERA	0.8'	30'	35'
34	ROYAL PALM	ROYSTONIA ELATA	1.5'	60'	60'
35	UNKNOWN	UNKNOWN	3'	40'	25'
36	ROYAL PALM	ROYSTONIA ELATA	2.0'	70'	70'
37	COCONUT	COCOS NUCIFERA	0.8'	40'	40'
38	COCONUT	COCOS NUCIFERA	1.5'	30'	30'
39	COCONUT	COCOS NUCIFERA	1.3'	50'	50'
40-41	COCONUT	COCOS NUCIFERA	1.0'	30'	30'
42-43	ROYAL PALM	ROYSTONIA ELATA	1.8'	40'	40'
44	ROYAL PALM	ROYSTONIA ELATA	2.5'	70'	70'
45-47	COCONUT	COCOS NUCIFERA	1.5'	50'	50'
48	COCONUT	COCOS NUCIFERA	1.8'	60'	60'
49-51	ISLAND PINE	ARAUCARIA HETEROPHYLLA	1.5'	60'	18'
52	ROYAL PALM	ROYSTONIA ELATA	2.5'	70'	70'
53	COCONUT	COCOS NUCIFERA	1.0'	50'	50'
54	ROYAL PALM	ROYSTONIA ELATA	2.5'	70'	70'
55	ROYAL PALM	ROYSTONIA ELATA	1.5'	60'	60'
56	WEEPING FIG	FICUS BENJAMINA	5'	40'	40'
57	COCONUT	COCOS NUCIFERA	1.5'	30'	30'
58	ROYAL PALM	ROYSTONIA ELATA	1.8'	60'	60'
59	COCONUT	COCOS NUCIFERA	1.0'	30'	30'

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This item has been digitally signed and sealed by Ed Pino, 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.

Ed Pino
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA

DATE : JULY 26, 2022