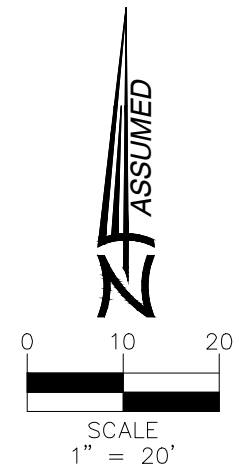
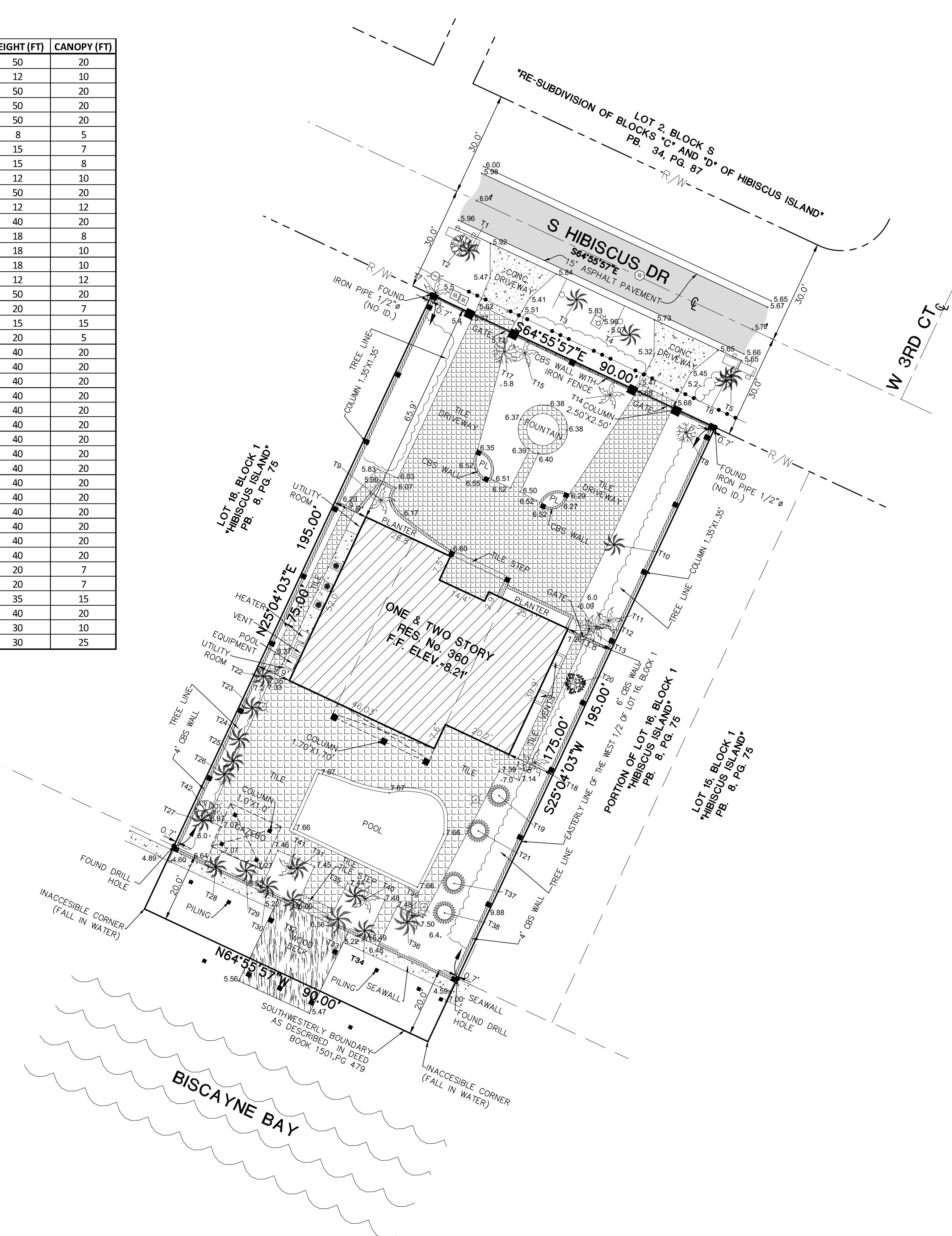


MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY



TREE No	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)
T1	COCONUT	50	50	20
T2	FICUS	12	12	10
T3	COCONUT	50	50	20
T4	COCONUT	50	50	20
T5	COCONUT	50	50	20
T6	COCONUT	12	8	5
T7	PALM	12	15	7
T8	TREE	18	15	8
T9	PALM	12	12	10
T10	COCO	50	50	20
T11	PALM	25	12	12
T12	PALM	15	40	20
T13	PALM	12	18	8
T14	PALM	15	18	10
T15	PALM	15	18	10
T17	TREE	12	12	12
T18	PALMA	30	50	20
T19	ARECA 2T	10	20	7
T20	AVOCADO	12	15	15
T21	ARECA 2T	10	20	5
T22	COCONUT	18	40	20
T23	COCONUT	18	40	20
T24	COCONUT	18	40	20
T25	COCONUT	18	40	20
T26	COCONUT	18	40	20
T27	COCONUT	18	40	20
T28	COCONUT	18	40	20
T29	COCONUT	18	40	20
T30	COCONUT	18	40	20
T31	COCONUT	18	40	20
T32	COCONUT	18	40	20
T33	COCONUT	18	40	20
T34	COCONUT	18	40	20
T35	COCONUT	18	40	20
T36	COCONUT	18	40	20
T37	ARECA 2T	10	20	7
T38	ARECA 2T	10	20	7
T39	PALM	25	35	15
T40	PALM	36	40	20
T41	PALM	30	30	10
T42	FICUS	36	30	25

SYMBOL	DESCRIPTION
●	FOUND IRON PIPE
R/W	RIGHT-OF-WAY
CBS	CONCRETE BLOCK STUCCO
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
PG	PAGE
T.B.M.	TEMPORARY BENCH MARK
F.F.E.	FINISH FLOOR ELEVATION
PL	PLANTER
TH	FIRE HYDRANT
⊥	LIGHT POLE
⊥	WATER METER
⊥	WATER VALVE
⊥	SIGN
⊥	MAILBOX
T1	TREE NUMBER
⊥	WOOD UTILITY POLE
---	CBS WALL
---	IRON FENCE
⊙	AIR CONDITIONING
★	PALM TREE
★	COCONUT TREE
★	TREE
★	ARECA TREE
★	FICUS TREE
★	AVOCADO TREE
---	RIGHT-WAY-LINE
---	OVERHEAD UTILITY LINE
---	EXISTING ELEVATION
---	CONCRETE
---	TILE
---	ASPHALT PAVEMENT



SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Boundary and Topographic Survey was on February 22, 2022.

SECTION 2) LEGAL DESCRIPTION:

Lot 17, in Block 1 of HIBISCUS ISLAND, and the Western half of Lot 16 adjoining, together with that part of the 20' strip encircling HIBISCUS ISLAND deeded to the Biscayne Bay Island Company in Deed recorded in Deed Book 1501, at Page 479, which lies between the extended side lines of the above described property and abutting the same

More specifically and particularly described as follows: i.e. beginning at the Northwestern corner of Lot 17, Block 1 of HIBISCUS ISLAND as recorded in Plat Book 8, Page 75 in the office of the Clerk of the Circuit Court for Dade County, Florida; thence Southwesterly 195' along the dividing line of Lots 17 and 18 and its extension into the Bay; thence to the left 90' along a line parallel to and 20' distant from the Southern Boundary line of Lot 17 and 16, thence to the left 195' to a point of The Northern boundary line of Lot 16 half way between the Northeastern corner and Northwestern corner of Lot 16; thence to The left 90' along the Street boundary line to the point of beginning.

Property Address and Tax Folio Number:

360 S Hibiscus Drive, Miami Beach, FL 33139
Folio No.: 02-3232-006-0150

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=20') or smaller.

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Plat of "HIBISCUS ISLAND", recorded in Plat Book 8, at Page 75, Miami-Dade County Records.

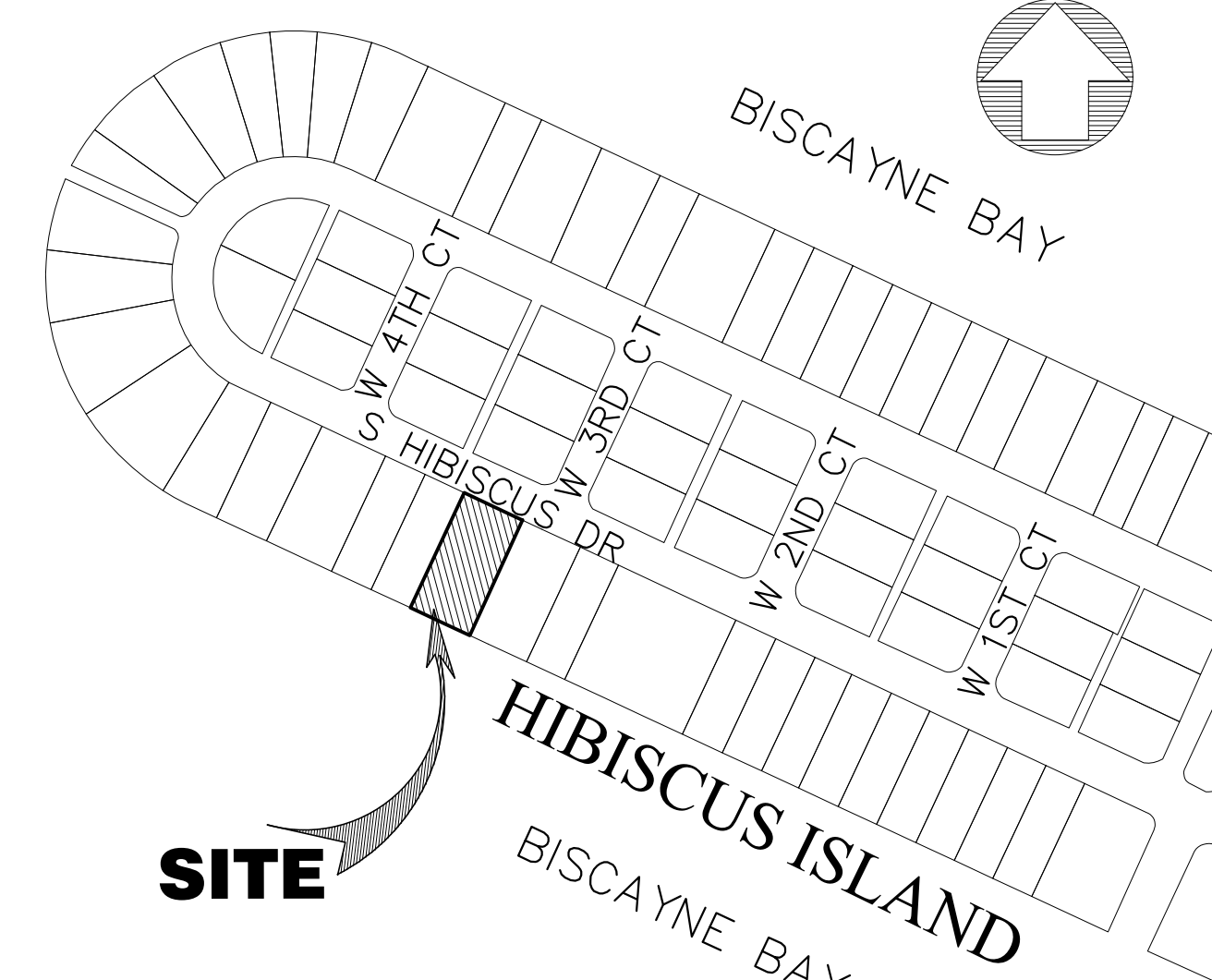
Warranty Deed, dated September 2nd, 1994, recorded in Official Records Book 16502, Page 0923, Miami-Dade County Records.

Bearings as shown hereon are based upon the Northerly Boundary Line of the Subject Site with an assumed bearing of S64°55'55"E, said line to be considered a well established and monumented line.

Legal Description was furnished by client.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number D-135, Elevation 5.31 feet.

Federal Emergency Management Agency (FEMA)						
Community Name	Community Number	Map/Panel Number	Suffi x	FIRM Index Date	FIRM Panel Effective/Revised	Flood Zones Base Flood
City of Miami Beach	120651	12086C0316	L	9/11/2009	9/11/2009	AE 10



LOCATION MAP
NOT TO SCALE

SECTION 5) LIMITATIONS:

Since no other information were furnished other than that is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear in the public records of this County.

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.

SECTION 6) CLIENT INFORMATION:

This Boundary and Topographic Survey was prepared at the request of and certified to:

Bart Reines Luxury Homebuilder

SECTION 7) SURVEYOR'S CERTIFICATE:

I hereby certify that this "Boundary and Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic 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-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097

By: Raul Izquierdo, PSM
For the Firm
Registered Surveyor and Mapper LS6099
State of Florida

NOTICE: Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

LAND SURVEYOR AND MAPPERS
 3D LASER SCANNING
 UTILITY COORDINATION
 SUBSURFACE UTILITY ENGINEERING
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 1985 NW 98th Court, Suite 101 • Doral, FL 33172 • P. +1 (305) 266-1188 • F. +1 (305) 207-6845 • W. www.hadonne.com

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
 FOR
BART REINES LUXURY HOMEBUILDER
 OF
360 S HIBISCUS DRIVE, MIAMI BEACH, FL 33139

REVISIONS	DATE	BY	DESCRIPTION
6			
7			
8			
9			
10			

Field Book: FILE
DRAWN BY: JA
TECH BY: RI
QA/QC BY: JS
Job No.: 22014
1/1