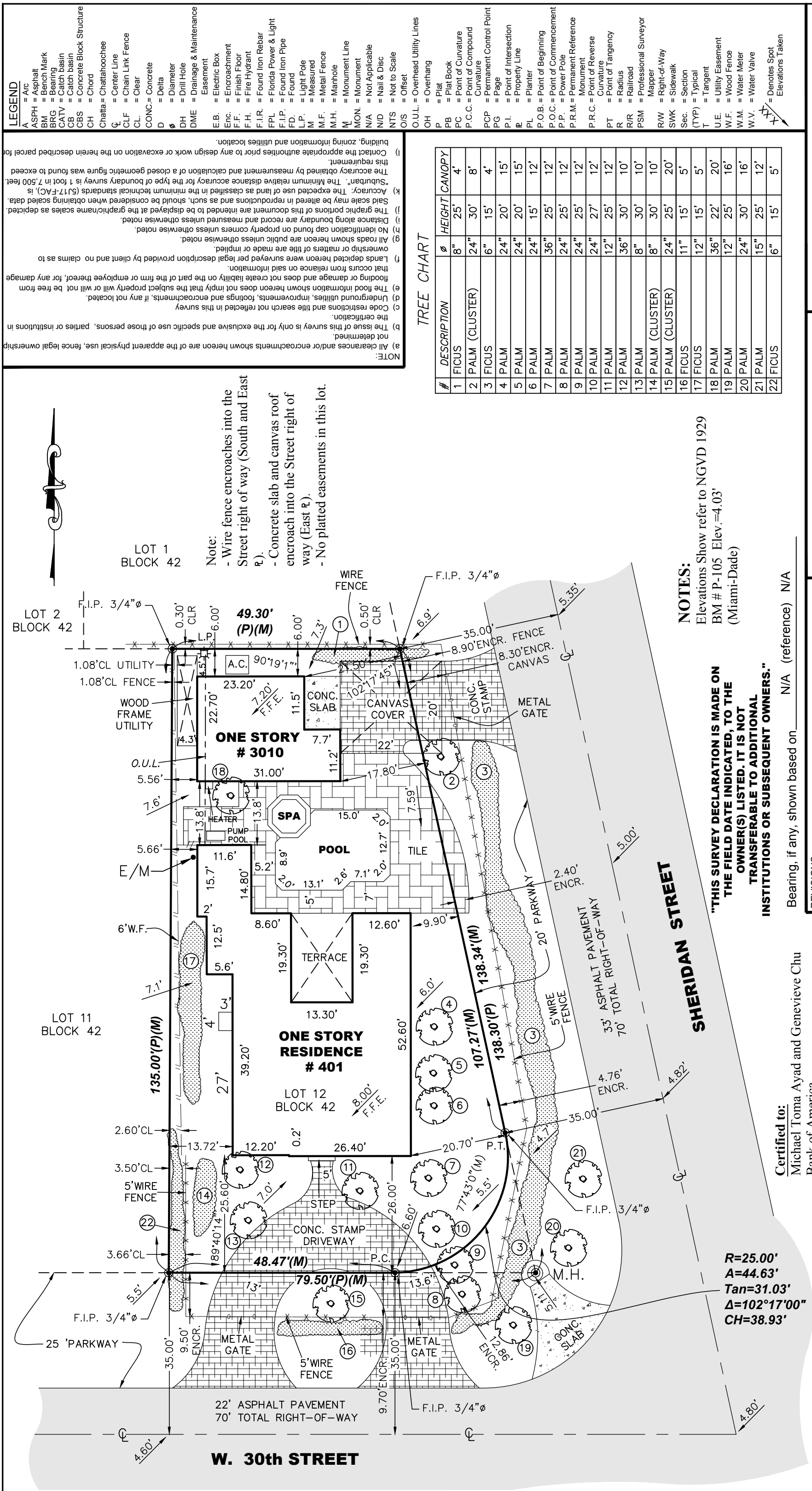

NOTES:

Elevations Show refer to NGVD 1929
BM # P-105 Elev.=4.03'
(Miami-Dade)

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

Bearing, if any, shown based on N/A (reference) N/A

TREE CHART

#	DESCRIPTION	ø	HEIGHT	CANOPY
1	FICUS	8"	25'	4'
2	PALM (CLUSTER)	24"	30'	8'
3	FICUS	6"	15'	4'
4	PALM	24"	20'	15'
5	PALM	24"	20'	15'
6	PALM	24"	15'	12'
7	PALM	36"	25'	12'
8	PALM	24"	25'	12'
9	PALM	24"	25'	12'
10	PALM	24"	27'	12'
11	PALM	12"	25'	12'
12	PALM	36"	30'	10'
13	PALM	8"	30'	10'
14	PALM (CLUSTER)	8"	30'	10'
15	PALM (CLUSTER)	24"	25'	20'
16	FICUS	11"	15'	5'
17	FICUS	12"	15'	5'
18	PALM	36"	22'	20'
19	PALM	12"	25'	16'
20	PALM	24"	30'	16'
21	PALM	15"	25'	12'
22	FICUS	6"	15'	5'

NOTE:
a) All clearances and/or encroachments shown hereon are of the apparent physical use, fence legal ownership not determined.
b) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.
c) Code restrictions and title search not reflected in this survey
d) Underground utilities, improvements, footings and encroachments, if any not located.
e) The flood information shown hereon does not imply that the subject property will or will not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any damage that occurs from reliance on said information.
f) Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.
g) All roads shown hereon are public unless otherwise noted.
h) No identification cap found on property corners unless otherwise noted.
i) Distance along boundary are record and measured unless otherwise noted.
j) The graphic portions of this document are intended to be displayed at the graphic/name scales as depicted. Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.
k) Accuracy: The expected use of land as classified in the minimum technical standards (5J17-FAC), is "Suburban". The Minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
l) Contact the appropriate authorities prior to any design work or excavation on the herein described parcel for building, zoning information and utilities location.

LEGEND

A	= Arc
ASPH	= Asphalt
BM	= Bench Mark
BRG	= Bearing
CATV	= Catch basin
CB	= Catch basin
CBS	= Concrete Block Structure
CH	= Chord
Chatta.	= Chattahoochee
℄	= Center Line
CLF	= Chain Link Fence
CL.	= Clear
CONC.	= Concrete
D	= Delta
ø	= Diameter
DH	= Drill Hole
DME	= Drainage & Maintenance Easement
E.B.	= Electric Box
Enc.	= Encroachment
F.F.	= Finish Floor
F.H.	= Fire Hydrant
F.I.R.	= Found Iron Rebar
FPL	= Florida Power & Light
F.I.P.	= Found Iron Pipe
FD.	= Found
L.P.	= Light Pole
M	= Measured
M.F.	= Metal Fence
M.H.	= Manhole
ℳ	= Monument Line
MON.	= Monument
N/A	= Not Applicable
N/D	= Nail & Disc
NTS	= Not to Scale
O/S	= Offset
O.U.L.	= Overhead Utility Lines
OH	= Overhang
P	= Plat
PB	= Plat Book
PC	= Point of Curvature
P.C.C.	= Point of Compound Curvature
PCP	= Permanent Control Point
PG	= Page
P.I.	= Point of Intersection
ℙ	= Property Line
PL	= Planter
P.O.B.	= Point of Beginning
P.O.C.	= Point of Commencement
P.P.	= Power Pole
P.R.M.	= Permanent Reference Monument
P.R.C.	= Point of Reverse Curvature
PT	= Point of Tangency
R	= Radius
R/R	= Railroad
PSM	= Professional Surveyor Mapper
R/W	= Right-of-Way
SWK	= Sidewalk
Sec.	= Section
(TYP)	= Typical
T	= Tangent
U.E.	= Utility Easement
W.F.	= Wood Fence
W.M.	= Water Meter
W.V.	= Water Valve
	= Denotes Spot Elevations Taken

Alvarez, Aiguesvives and Associates, Inc.
Surveyors, Mappers and Land Planners
9789 Sunset Drive, Miami, FL 33173
Ph. 305-385-0385 ~ 305.220.2424 L.B. No. 6867
fastsurvey@aol.com ~ aaasurvey@aol.com

Field Date	Scale:	Drawn by:	Drwg. No.
06/01/22	1"=20'	R.S.	22-26182

TOPOGRAPHIC SURVEY.
I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

RENE AIGUESVIVES 06/02/22
PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

REVISIONS:

FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX:	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
AE	120651	0317	L	
F.I.R.M.DATE	F.I.R.M.INDEX	BASE ELEV.		
09 / 11 / 09	09 / 11 / 09	+ 8 FT N.G.V.D.		

Certified to:
Michael Toma Ayad and Genevieve Chu
Bank of America
its successors and/or assigns, ATIMA
The Law Offices of N. Betty Gonzalez, P.A.
Old Republic National Title Insurance Company

Address:
401 W. 30th Street, Miami Beach, FL 33140

This property described as:
Lot 12, Block 42,
ORCHARD SUBDIVISION NO.1,
according to the Plat thereof,
as recorded in Plat Book 6, Page 111,
of the public records of Miami-Dade County,
Florida.