



This property is to be located in Flood Zone "AE", with an Elevation of 10 feet, as per Federal Emergency Management Agency (FEMA) Community Number 120651 (City of Miami Beach), Map Panel No. 12086C0319, Suffix L, Map Revised Date: September 11, 2009.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number E-03, Elevation 9.47 feet.

**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 Tree Survey was prepared at the request of and certified to:

**Brodson Construction**

**SECTION 7) SURVEYOR'S CERTIFICATE:**

I hereby certify that this "Tree 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 "Tree 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: Abraham Hadad, PSM  
For the Firm  
Registered Surveyor and Mapper LS6006  
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.

**SURVEYOR'S NOTES:**

**SECTION 1) DATE OF FIELD SURVEY:**

- The date of completion of the field work of the Tree Survey was on March 2, 2021.
- The date of completion of the field work of the Update Survey was on August 11, 2021.

**SECTION 2) LEGAL DESCRIPTION:**

Lot 28, "CORRECTED PLAT 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 40,000 Square Feet or 0.92 Acres, more or less, by calculations.

**Property Address and Tax Folio Number:**  
28 Star Island DR, Miami Beach, Florida, 33139  
Folio No.: 02-4204-001-0235

**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 "CORRECTED PLAT STAR ISLAND", recorded in Plat Book 31, at Page 60, Miami-Dade County Records.

Warranty Deed, dated December 15th, 2020, recorded in Official Records Book 32259, Page 1911, Miami-Dade County Records.

Bearings as shown hereon are based upon the Westerly Boundary Line of the Subject Site with an assumed bearing of N07°56'18"W, said line to be considered a well established and monumented line.

TREE NO	COMMON NAME	DIAMETER (FT)	CANOPY (FT)	HEIGHT (FT)
T1	PALM	32	35	12
T2	PALM	32	35	12
T3	PALM	32	50	12
T4	PALM	15	18	10
T5	OAK	48	40	50
T6	OAK	6	15	10
T7	PALM	8	5	10
T8	PALM	36	60	20
T9	OAK	40	45	40
T10	PALM	30	50	15
T11	TREE	45	45	35
T12	PALM	12	15	6
T13	PALM	8	12	6
T14	CEIBA	50	50	50
T15	MANGO	50	50	35
T16	FICUS	50	40	40
T17	UMBRELLA	32	40	20
T18	TREE	24	30	5
T19	PALM	36	42	15
T20	COPAL	15	15	10
T21	PALM	36	55	18
T22	PALM	15	20	5
T23	PALM	12	15	7
T24	PALM	18	25	8
T25	UMBRELLA	32	30	8

TREE NO	COMMON NAME	DIAMETER (FT)	CANOPY (FT)	HEIGHT (FT)
T26	PALM	12	20	8
T27	PALM	24	15	12
T28	PALM	12	12	8
T29	PALM	24	15	12
T30	PALM	10	15	7
T31	PALM CLUSTER	60	30	12
T32	PALM CLUSTER	60	30	12
T33	PALM CLUSTER	60	30	12
T34	PALM CLUSTER	60	30	12
T35	PALM CLUSTER	60	30	12
T36	4 JOINT PALMS			
	PLAM 1	12	15	8
	PALM 2	12	15	8
	PALM 3	12	15	8
	PALM 4	12	15	8
T37	PALM	15	15	8
T38	TREE	40	25	25
T39	PALM	15	50	10
T40	COPAL	40	25	30
T41	COPAL	40	25	30
T42	2 JOINT PALMS			
	PALM 1	12	18	8
	PALM 2	12	18	8
T43	PALM	12	5	7

**LEGEND:**

DRWY = DRIVEWAY	SEC. = SECTION	△ = CENTRAL ANGLE	--- = RIGHT OF WAY LINE	☼ = PALM	☼ = UMBRELLA
UE = UTILITY EASEMENT	SNK = SIDEWALK	☐ = TRAFFIC SIGN	--- = PROPERTY LINE	☼ = PALM CLUSTER	☼ = COPAL
A = ARC DISTANCE	P.G. = PAGE	☐ = CATCH BASIN (NILET)	--- = EASEMENT LINE	☼ = TREE	☼ = SILVER PALM
BLDG. = BUILDING	← = ANCHOR POLE	F.F.E. = FINISH FLOOR ELEVATION	--- = WOOD FENCE	☼ = OAK	☼ = MANGO
⊙ = CENTER LINE	BL = BLOCK	⊙ = ELEVATION	--- = CHAIN LINK FENCE	☼ = FICUS	☼ = CEIBA
CONC. = CONCRETE	N.T.S. = NOT TO SCALE	⊙ = GUARD POLE	--- = CONCRETE		
F.N.D. = FOUND NAIL/DISK		⊙ = TELEPHONE MANHOLE	--- = ROCK		
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM		⊙ = GREASE TRAP	--- = TILE		
P.B. = PLAT BOOK		⊙ = DRAINAGE MANHOLE	--- = PAVEMENT		
S.I.R. = SET IRON REBAR		⊙ = SANITARY SEWER MANHOLE	--- = CBS WALL		
F.N. = FOUND NAIL		⊙ = DRAINAGE CATCH BASIN			
F.I.P. = FOUND IRON PIPE					
F.I.R. = FOUND IRON REBAR					
RES. = RESIDENCE					
R/W = RIGHT OF WAY					

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**MAP OF BOUNDARY SURVEY**  
for  
**BRODSON CONSTRUCTION**  
of  
**28 STAR ISLAND DR**

REVISIONS	DATE	BY	DESCRIPTION
6			
7			
8			
9			
10			

Field Book: FILE

DRAWN BY: JA

TECH BY: RI

QA/QC BY: JS

Job No.: 21016

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