

Prepared By:  
**AFA & COMPANY, INC.**  
**PROFESSIONAL LAND SURVEYORS AND MAPPERS**  
FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 7498  
13050 SW 133RD COURT,  
MIAMI, FLORIDA 33186  
E-MAIL: AFACO@BELLSOUTH.NET  
PH: 305-234-0588

Property Information

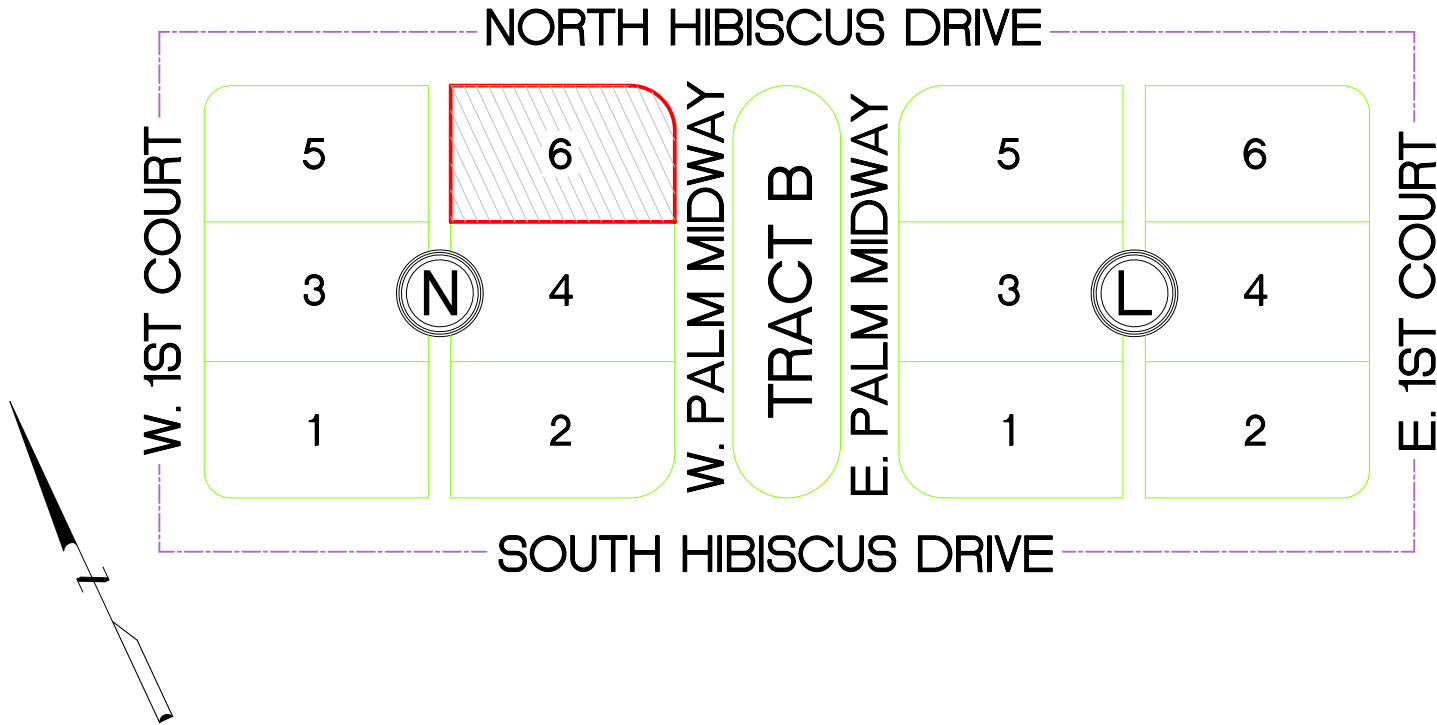
PROPERTY ADDRESS:

230 North Hibiscus Drive  
Miami Beach, Florida 33139

CERTIFIED ONLY TO:

230 NORTH HIBISCUS DRIVE LLC

Location Sketch N.T.S.



LEGAL DESCRIPTION:

Lot 6, Block N, of: "HIBISCUS ISLAND RESUBDIVISION", according to the Plat Thereof as Recorded in Plat Book 34, Page 87, of the Public Records of Miami-Dade County, Florida.

ELEVATION INFORMATION

National Flood Insurance Program  
FEMA Elev. Reference to NGVD 1929

Comm Panel 120651  
Panel # 0316  
Firm Zone: "AE"  
Date of Firm: 09-11-2009  
Base Flood Elev. 10.00'  
F.Floor Elev. 7.69'  
Garage Elev. 6.10'  
Suffix: "L"  
Elev. Reference to NGVD 1929

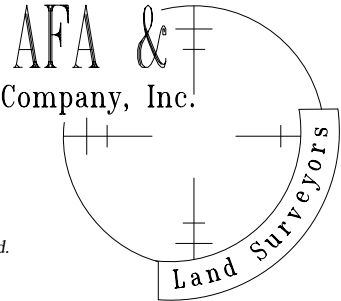
JOB #	23-730
DATE	07-12-2023
PB	34-87

Surveyors Notes:

- #1 Land Shown Hereon were not abstracted for Easement and /or Right of Way Records. The Easement / Right of Way Show on Survey are as per plat of record unless otherwise noted.  
#2 Benchmark: Miami-Dade County Public Works Dep. Loc. 4250; Elev. +5.70'  
#3 Bearings as Shown hereon are Based upon North Hibiscus Drive, S65°00'00"E  
#4 Please See Abbreviations  
#5 Drawn By: A. Torres  
#6 Date: 7-12-2023  
#7 Completed Survey Field Date: 7-10-2023  
#8 Disc No 2023, Station Surveying Scion  
#9 Last Revised:  
#10 Zoned Building setback line not determined

Surveyor's Notes:

- #11 The herein captioned Property was surveyed and described based on the Legal Description Provided by Client.  
#12 This Certification is Only for the lands as Described. it is not a certification of Title, Zoning, Easements, or Freedom of encumbrances. ABSTRACT NOT REVIEWED.  
#13 There may be additional Restrictions not Shown on this survey that may be found in the Public Records of Said County Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.  
#14 Accuracy:  
The expected use of land, as classified in the Standards of Practice (5J-17.052), is residential. The minimum relative distance accuracy for this type of boundary survey is 1.0 foot in 10,000.00' feet. the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.  
#15 Foundation and / or footing that may cross beyond the boundary lines of the parcel herein described are not shown hereon.  
#16 Not valid without the signature and original seal of a Florida Licensed Surveyor and Mapper. additions or deletions to survey maps or reports by other than the signing party or parties.  
#17 Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.  
#18 Underground Utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.  
#19 Ownership subject to Opinion of Title.  
#20 The location of the Flood Zone lines shown hereon are an approximate, based on the FEMA flood maps website. Confirmation of said Flood Zone lines location must be made with FEMA prior to any design.

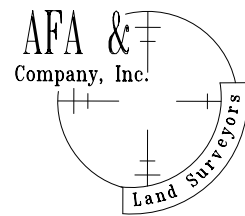


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This certifies that the survey of the property described hereon was made under my supervision & that the survey meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 5J-17.052 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.  
& That the Sketch hereon is a true and accurate representation thereof to the best of my knowledge and Belief, subject to notes and notations shown hereon.

Armando F. Alvarez  
Professional Surveyor & Mapper #5526  
State of Florida

Not Valid unless Signed & Stamped with Embossed Seal










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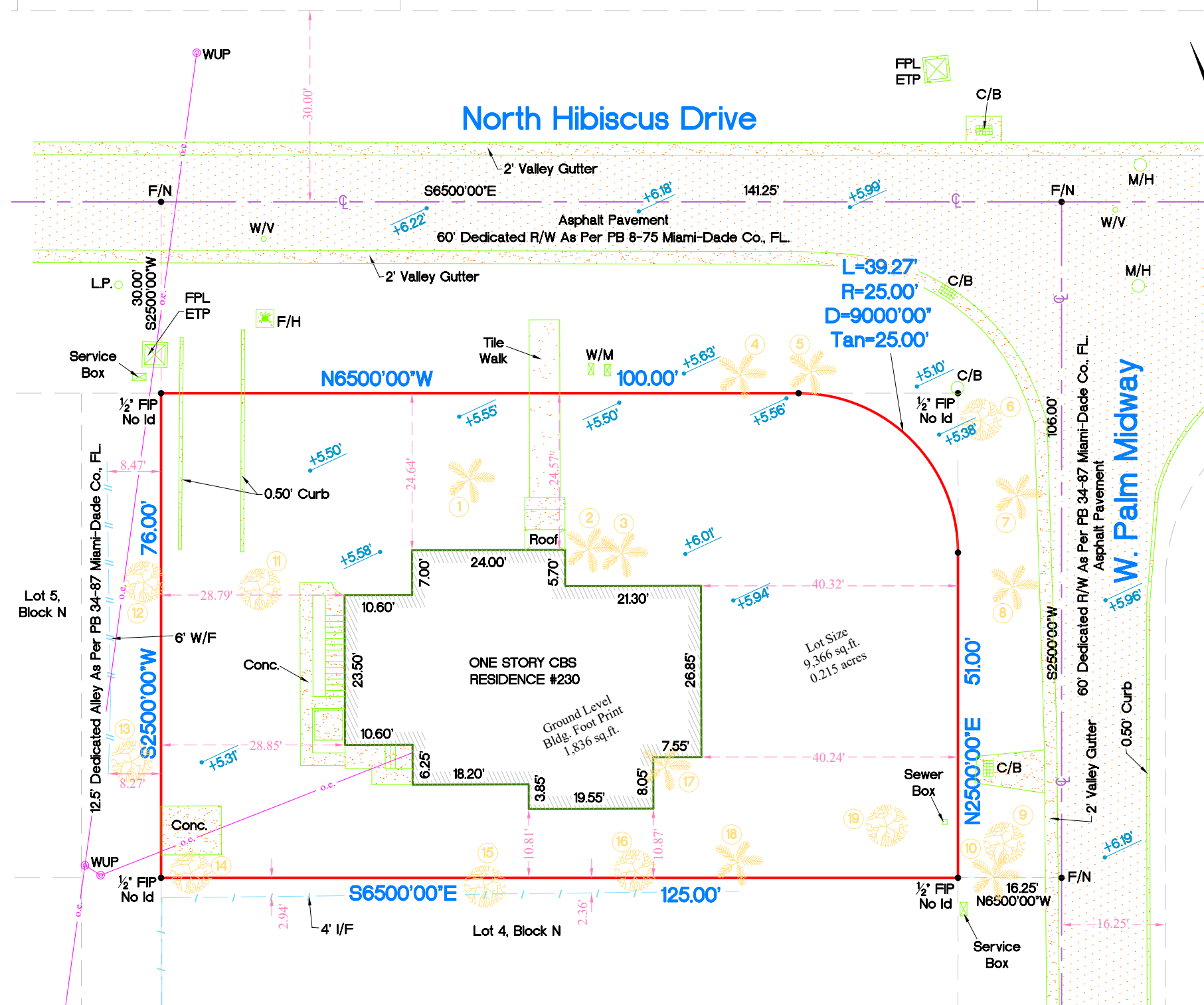
# Boundary Survey

**Graphic Scale 1" = 20'**

**Sheet 2 of 2**

## Abbreviations of Legend

- AVE. = AVENUE  
 ASPH = ASPHALT  
 A/W = ANCHORED WIRE  
 A/C = AIR CONDITIONER  
 BLDG = BUILDING  
 B. COR. = BLOCK CORNER  
 CAL = CALCULATED  
 C.B. = CATCH BASIN  
 CLF = CHAIN LINK FENCE  
 CONC. = CONCRETE  
 COL. = COLUMN  
 C.U.P. = CONCRETE UTILITY POLE  
 C.L.P. = CONCRETE LIGHT POLE  
 CBS = CONCRETE BLOCK  
 STRUCTURE  
 C.M.E. = CANAL MAINTENANCE  
 EASEMENT  
 D = DELTA  
 D/W = DRIVEWAY  
 D.M.E. = DRAINAGE & MAINTENANCE  
 EASEMENT  
 ENC. = ENCRoACHMENT  
 E.T.P. = ELECTRIC TRANSFORMER PAD  
 F.P.L. = FLORIDA POWER AND LIGHT  
 F.H. = FIRE HYDRANT  
 F.I.P. = FOUND IRON PIPE  
 F.F. = FINISH FLOOR  
 DRH/F = FOUND DRILL HOLE  
 F.R. = FOUND REBAR  
 F/D = FOUND DISC  
 F/N = FOUND NAIL  
 I/F = IRON FENCE  
 L = LENGTH  
 L.M.E. = LAKE MAINTENANCE EASEMENT  
 L.F.E. = LOWEST FLOOR ELEVATION  
 L.P. = LIGHT POLE  
 MEAS. = MEASURED  
 M.H. = MAN HOLE  
 M/L = MONUMENT LINE  
 N.G.V.D. = NATIONAL GEODETIC  
 VERTICAL DATUM  
 N.T.S. = NOT TO SCALE  
 O.E. = OVERHEAD ELECTRIC LINE  
 O/L = ON LINE  
 P.C.P. = PERMANENT CONTROL POINT  
 P.M. = PARKING METER  
 P.C. = POINT OF CURVATURE  
 P/W = PARKWAY  
 PL. = PLANTER  
 P.O.C = POINT OF COMMENCEMENT  
 P.O.B = POINT OF BEGINNING  
 R = RADIUS  
 RES = RESIDENCE  
 R/W = RIGHT OF WAY  
 S.D.H. = SET DRILL HOLE  
 S/N = SET NAIL  
 S.I.P. = SET IRON PIPE  
 SDWLK = SIDEWALK  
 ST = STREET  
 T = TANGENT  
 U.E. = UTILITY EASEMENT  
 W/F = WOOD FENCE  
 W.V. = WATER VALVE  
 W.U.P. = WOOD UTILITY POLE  
 ————//———— = WOOD FENCE  
 ————x———— = IRON FENCE  
 ————x———— = CBS WALL  
 ————x———— = CHAIN LINK FENCE  
 ————/———— = OVERHEAD ELEC.  
 ————/———— = CENTER LINE  
 ————/———— = EASEMENT  
 +0.00' = DENOTES ELEVATION  
 ————— = BUILDING  
 <————> = DISTANCE  
 = CATCH BASIN  
 = WATER METER  
 = W.U.P.  
 = STATE ROAD  
 = US HIGHWAY  
 = INTERSTATE  
 = MONITORY WELL



**TREE LEGEND:**

1. Palm D=0.60', H=25', S=1'
2. Palm Cluster D=1', H=20', S=5'
3. Palm D=1', H=20', S=5'
4. Areca Palm D=1.5', H=18', S=5'
5. Areca Palm D=1.5', H=18', S=5'
6. Ficus D=1', H=20', S=8'
7. Royal Palm D=1', H=30', S=5'
8. Royal Palm D=1', H=30', S=5'
9. Tree D=1.5', H=20', SP=8'
10. Royal Palm D=1', H=30', S=5'
11. Areca Cluster D=1', H=18', S=5'
12. Umbrella D=2', H=15', SP=6'
13. Tree D=3', H=25', SP=10'
14. Tree D=2', H=25', SP=8'
15. Tree D=2', H=25', SP=8'
16. Tree D=1', H=25', SP=8'
17. Palm D=0.80', H=12', S=3'
18. Royal Palm D=1', H=30', S=5'
19. Tree D=1.5', H=25', SP=10'

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