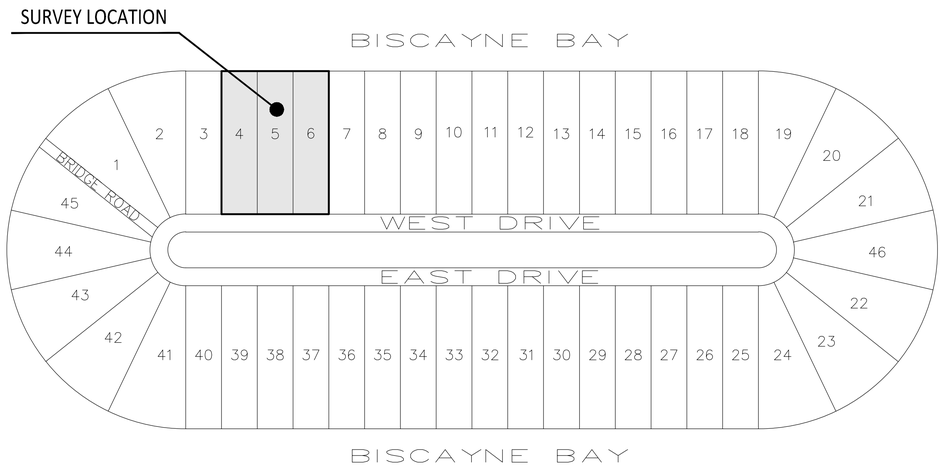




LOCATION MAP

Scale: 1" = 200'

TREE LEGEND

Lot 4

Tree #	Common Name	Botanical Name	DBH (inches)	Height (feet)	Diameter canopy (feet)
401	Foxtail Palm	*Wodyetia bifurcata*	9	25CT 320A	17
404	Canary Island Date Palm	*Phoenix canariensis*	22	34CT 270A	18
405	Canary Island Date Palm	*Phoenix canariensis*	21	15CT 260A	24
406	Canary Island Date Palm	*Phoenix canariensis*	23	15CT 280A	20
408	Canary Island Date Palm	*Phoenix canariensis*	26	25CT 350A	22
409	Canary Island Date Palm	*Phoenix canariensis*	28	25CT 350A	22
410	Canary Island Date Palm	*Phoenix canariensis*	28	28CT 360A	22
411	Canary Island Date Palm	*Phoenix canariensis*	28	24CT 340A	22
412	Canary Island Date Palm	*Phoenix canariensis*	26	25CT 350A	22
413	Gumbo Limbo	*Bursera simaruba*	19	28	25
	*This tree is good condition, showing signs of healthy growth, and should be preserved.				
414	Senegal Date Palm Clump	*Phoenix reclinata*	10	9CT 170A	16
415	Canary Island Date Palm	*Phoenix canariensis*	27	25CT 360A	25
416	Plumeria Spp.	*Plumeria spp.*	12	14	10
	**This tree is in poor condition with prior hatracking. It is recommended for removal.				
417	Chinese Fan Palm	*Livistona chinensis*	8	25CT 270A	11
418	Bismarck Palm	*Bismarckia nobilis*	12	25CT 330A	18
419	Chinese Fan Palm	*Livistona chinensis*	7	5CT 110A	8
420	Chinese Fan Palm	*Livistona chinensis*	10	25CT 270A	12
421	Ligustrum	*Ligustrum japonicum*	6	11	6
422	Pitch Apple	*Clusia rosea*	20	35	35
	**This is "character" tree with several prop roots and				
423	Red Latan Palm	*Latania lontaroides*	8	14CT 210A	10
424	Solitaire Palm	*Ptychosperma elegans*	3	18CT 140A	11
425	Solitaire Palm	*Ptychosperma elegans*	4	25CT 330A	11
426	Senegal Date Palm Clump	*Phoenix reclinata*	14	12CT 200A	16
427	Solitaire Palm	*Ptychosperma elegans*	3	22CT 300A	7
428	Chinese Fan Palm double	*Livistona chinensis*	17	24CT 300A	15
429	Canary Island Date Palm	*Phoenix canariensis*	16	12CT 200A	8
430	Chinese Fan Palm	*Livistona chinensis*	8	8CT 170A	15
431	Red Latan Palm	*Latania lontaroides*	7	12CT 200A	14
432	Chinese Fan Palm triple	*Livistona chinensis*	14	23CT 280A	18
433	Chinese Fan Palm	*Livistona chinensis*	9	23CT 280A	15
434	Weeping Fig	*Ficus benjamina*	35	40	45
	**This tree in poor condition with severe hatracking and not in canopy. It should be removed.				
435	Norfolk Island Pine	*Araucaria heterophylla*	4	33	10
436	Canary Island Date Palm	*Phoenix canariensis*	22	25CT 340A	19
437	Canary Island Date Palm	*Phoenix canariensis*	24	26CT 350A	18
** 63043	Phoenix ssp.	*Phoenix ssp.*	9	17CT 240A	15
** 63047	-	-	-	-	-
** 63048	Bankob	*Adansonia digitata*	37	26	10
** 63049	Blue Latan Palm	*Latania bobbigni*	9	36CT 210A	11
** 63051	Live Oak	*Quercus virginiana*	25	35	45
** 63057	Live Oak	*Quercus virginiana*	52	40	55
** 63058	Seagrape	*Coccoloba uvifera*	47	35	40
** 63053	Coconut Palm	*Cocos nucifera*	na	TOA	7
** 63056	Chinese Fan Palm	*Livistona chinensis*	14	30CT 360A	9
** 63033	Phoenix ssp clump	*Phoenix ssp.*	20	24CT 300A	22
** 63034	Part of 63033	-	-	-	-
** 63035	Part of 63033	-	-	-	-
** 63036	Part of 63033	-	-	-	-
** 63037	Phoenix ssp.	*Phoenix ssp.*	9	12CT 210A	16
** 63038	Phoenix ssp.	*Phoenix ssp.*	11	12CT 210A	16
** 63039	Phoenix ssp.	*Phoenix ssp.*	12	14CT 230A	18
** 63000	Sausage Tree	*Kigelia africana*	31	28	35
** 63004	Live Oak	*Quercus virginiana*	31	37	55
** 63040	Pongam	*Pongamia pinnata*	60	36	40
** 63041	Montgomery Palm	*Veitchia arecina*	4	7CT 140A	10
** 63042	Montgomery Palm	*Veitchia arecina*	na	4CT 90A	7
** 63044	Mahogany	*Swietenia mahogoni*	20	35	30
** 63045	Live Oak	*Quercus virginiana*	32	21	37
** 63046	Live Oak	*Quercus virginiana*	3	17	6

Lot 5

Tree #	Common Name	Botanical Name	DBH (inches)	Height (feet)	Diameter canopy (feet)
501	Red Latan Palm	*Latania lontaroides*	6	15CT 180A	12
502	Chinese Fan Palm	*Livistona chinensis*	7	15CT 200A	10
503	Canary Island Date Palm	*Phoenix canariensis*	24	25CT 340A	22
504	Foxtail Palm	*Wodyetia bifurcata*	9	26CT 300A	14
505	Foxtail Palm	*Wodyetia bifurcata*	9	28CT 360A	17
506	Pitch Apple	*Clusia rosea*	17	35	25
	*This is nice healthy specimen showing vigorous growth and should be preserved.				
507	Foxtail Palm	*Wodyetia bifurcata*	9	28CT 360A	17
508	Live Oak	*Quercus virginiana*	33	24	30
	**This is a "character" tree with fan branching and lopsided canopy, but showing healthy growth.				
509	Chinese Fan Palm	*Livistona chinensis*	7	17CT 260A	12
510	Montgomery Palm	*Veitchia arecina*	3	18CT 270A	11
511	Chinese Fan Palm double	*Livistona chinensis*	6	9CT 160A	10
512	Chinese Fan Palm double	*Livistona chinensis*	14	22CT 280A	14
513	Montgomery Palm	*Veitchia arecina*	3	11CT 180A	8
514	Red Latan Palm	*Latania lontaroides*	8	16CT 240A	10
515	Canary Island Date Palm	*Phoenix canariensis*	12	23CT 320A	14
516	Senegal Date Palm	*Phoenix reclinata*	90	30CT 380A	30
517	Chinese Fan Palm double	*Livistona chinensis*	12	18CT 240A	14
518	Chinese Fan Palm double	*Livistona chinensis*	14	20CT 260A	14
519	Chinese Fan Palm	*Livistona chinensis*	6	15CT 260A	12
520	Canary Island Date Palm	*Phoenix canariensis*	21	30CT 400A	24
521	Pitch Apple	*Clusia rosea*	6	26	20
522	Solitaire Palm	*Ptychosperma elegans*	3	18CT 260A	11
523	Solitaire Palm	*Ptychosperma elegans*	3	24CT 320A	13
524	Canary Island Date Palm	*Phoenix canariensis*	22	24CT 390A	26
525	Weeping Fig	*Ficus benjamina*	25	17	10
	**This tree is in poor condition and majorly hatracked. It should be removed.				
526	Weeping Fig	*Ficus benjamina*	27	17	10
	**This tree is in poor condition and majorly hatracked. It should be removed.				
527	Canary Island Date Palm	*Phoenix canariensis*	26	22CT 300A	24
528	Canary Island Date Palm	*Phoenix canariensis*	22	22CT 300A	24
529	Canary Island Date Palm	*Phoenix canariensis*	27	25CT 340A	18
530	Banyan	*Ficus benghalensis*	200	50	72
	**This is a large healthy beautiful specimen and should be preserved.				
531	Cliff Date Palm	*Phoenix rupicola*	10	10CT 180A	14
532	Xorfolk Island Pine	*Araucaria heterophylla*	9	33	12
533	Phoenix spp clump	*Phoenix spp.*	90	22CT 300A	20
534	Phoenix spp clump	*Phoenix spp.*	22	24CT 300A	22
535	Phoenix spp clump	*Phoenix spp.*	20	25CT 280A	22
536	Royal Palm	*Roystonea regia*	20	52CT 620A	18
537	Royal Palm	*Roystonea regia*	18	28CT 380A	20
538	Royal Palm	*Roystonea regia*	18	33CT 400A	24
542	Medjool	*Phoenix dactylifera*	18	40CT 530A	26
543	Medjool	*Phoenix dactylifera*	14	37CT 430A	18
544	Medjool	*Phoenix dactylifera*	20	33CT 430A	25
545	Medjool	*Phoenix dactylifera*	16	28CT 470A	24
546	Medjool	*Phoenix dactylifera*	18	33CT 430A	18
547	Medjool	*Phoenix dactylifera*	13	37CT 400A	23
548	Medjool	*Phoenix dactylifera*	14	23CT 330A	25
549	Medjool	*Phoenix dactylifera*	14	28CT 390A	25
** 63029	Phoenix spp clump	*Phoenix spp.*	80	22CT 300A	20
** 63020	Part of 63019	*Phoenix ssp.*	-	-	-
** 63021	Part of 63019	*Phoenix ssp.*	-	-	-
** 63022	Part of 63019	*Phoenix ssp.*	-	-	-
** 63023	Part of 63019	*Phoenix ssp.*	-	-	-
** 63024	Part of 63019	*Phoenix ssp.*	-	-	-
** 63025	Part of 63019	*Phoenix ssp.*	-	-	-
** 63026	Part of 63019	*Phoenix ssp.*	-	-	-
** 63031	Sago Palm	*Nist a Tree*	na	3CT 50A	4
*** 63090	Royal Palm	*Roystonea regia*	33	40	20
*** 63051	Live Oak	*Quercus virginiana*	24	35	45
*** 63052	Live Oak	*Quercus virginiana*	30	35	50

Lot 6

Tree #	Common Name	Botanical Name	DBH (inches)	Height (feet)	Diameter canopy (feet)
601	Simpson's Stopper	*Myrcianthes fragrens*	15	14	12
602	Black Calabash	*Amphitecna latifolia*	8	20	18
603	Black Calabash	*Amphitecna latifolia*	5	17	10
604	Satakentia Palm	*Satakentia liukiuensis*	11	17CT 260A	18
605	Sagisi Palm Double	*Heterospathe elata*	14	23CT 320A	18
606	Dypsis spp	*Dypsis spp*	14	14CT 240A	18
607	Royal Palm	*Roystonea regia*	19	37CT 450A	22
608	Wild Cinnamon	*Canella winterana*	3	14	8
609	Wild Cinnamon	*Canella winterana*	3	10	7
610	Pigeon Plum	*Coccoloba diversifolia*	40	35	35
611	Royal Palm	*Roystonea regia*	20	43CT 520A	20
612	Pitch Apple	*Clusia rosea*	40	40	35
613	Dypsis spp	*Dypsis spp*	8	18CT 250A	14
614	Royal Palm	*Roystonea regia*	16	34CT 40A	22
615	Satakentia Palm	*Satakentia liukiuensis*	11	17CT 260A	20
616	Simpson's Stopper	*Myrcianthes fragrens*	16	11	12
617	Royal Palm	*Roystonea regia*	20	43CT 520A	20
618	Satakentia Palm	*Satakentia liukiuensis*	11	17CT 260A	20
619	Satakentia Palm	*Satakentia liukiuensis*	11	19CT 330A	20
620	Sagisi Palm Triple	*Heterospathe elata*	22	22CT 300A	20
621	Travelers Palm	*Ravenala madagascariensis*	95	300A	25
622	Travelers Palm	*Ravenala madagascariensis*	110	340A	25
623	Travelers Palm	*Ravenala madagascariensis*	40	34	25
624	Travelers Palm	*Ravenala madagascariensis*	140	35	35
625	Travelers Palm	*Ravenala madagascariensis*	70	35	25
626	Satakentia Palm	*Satakentia liukiuensis*	11	19CT 280A	24
627	Satakentia Palm	*Satakentia liukiuensis*	11	19CT 280A	24
628	Pitch Apple	*Clusia rosea*	30	28	24
629	Satakentia Palm double	*Satakentia liukiuensis*	9	10CT 160A	11
630	Mahogany	*Swietenia mahogoni*	72	55	70
631	Verawood	*Bulnesia arborea*	12	27	22
632	Black Calabash	*Amphitecna latifolia*	8	16	12
633	Black Calabash	*Amphitecna latifolia*	11	16	12
634	Silk Floss Tree	*Chorisia speciosa*	18	28	24
635	Black Calabash	*Amphitecna latifolia*	7	16	12
636	Black Calabash	*Amphitecna latifolia*	11	20	18
637	Royal Palm	*Roystonea regia*	19	40CT 550A	24
638	Royal Palm	*Roystonea regia*	18	40CT 550A	24
639	Coconut Palm	*Cocos nucifera*	10	32CT 450A	24
640	Coconut Palm	*Cocos nucifera*	11	32CT 450A	24
641	Coconut Palm	*Cocos nucifera*	12	32CT 450A	24
642	Coconut Palm	*Cocos nucifera*	8	40CT 520A	24
643	Coconut Palm	*Cocos nucifera*	9	45CT 570A	24
644	Silver Buttonwood	*Conocarpus erectus var. sericeus*	15	12	14
645	Adonidia Palm	*Veitchia merrill*	4	15CT 180A	5
646	Carrotwood	*Cupaniopsis anacardioides*	32	40	30
647	Areca Palm	*Chrysalidocarpus lutescens*	25	22	14

ABBREVIATIONS and SYMBOL LEGEND:

**	= NEW/REVISED TREES (2/21/2022)
***	= NEW/REVISED TREES (3/14/2024)
FND	= FOUND
(C)	= CALCULATED
(P)	= PLAT
CONC	= CONCRETE
CATV	= CABLE ACCESS TELEVISION
MHS	= SANITARY MANHOLE
IP	= IRON PIPE
RR	= RAIL ROAD
AC	= AIR CONDITIONER
FF	= FINISHED FLOOR
/w	= WITH
ELEC	= ELECTRIC
WPB	= WIRE PULL BOX
O/S	= OFFSET
	= DRAIN
WATER	= WATER VALVE
	= WATER METER
	= GROUND LIGHT
	= WIRE PULL BOX

SURVEYOR'S NOTES:

Tree identification and descriptions were provided by:

The Santiago Group, LLC
Erin Santiago
Arborist FL-5705A
LIAF Inspector #2018-0214

Additional information was provided by:

Michael J. Morel
Certified ISA Arborist FL-5372A

Additional information is noted with an (*) in front of the description.
The information was provided on 06/04/2021 and dated 06/01/2021.

LEGAL DESCRIPTION:

Lot 4, CORRECTED PLAT OF 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,

And

Lot 5, CORRECTED PLAT OF 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,

And

Lot 6, CORRECTED PLAT OF 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 120,000 (40,000 per lot) square feet / 2.75 acres, all lying in Miami Beach, Miami-Dade County, Florida 33139-5147

Miami-Dade County Property Appraiser: Folio Numbers / Address

Lot 4: 02-4204-001-0040 / 4 Star Island Drive
Lot 5: 02-4204-001-0050 / 5 Star Island Drive
Lot 6: 02-4204-001-0060 / 6 Star Island Drive

SURVEYOR'S NOTES:

Last day of Field Work was on 03/08/2021. This survey was revised on 3/14/2024 only for the purpose of updating tree survey.

No underground footings were located.

The client provided the legal description to this surveyor.

Ownership is subject to opinion of title.

No encroachments were noted by this survey, except as shown hereon.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress is shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than shown on the recorded plat or stated in the legal description as it appears on this drawing.

The ownership of the fences and/or walls as shown hereon was not determined.

Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting this property.

This survey map is intended for the use of the parties to whom this survey is certified to and for. Any reproduction is not an original. This surveyor retains an original to verify these dated contents for validity.

Differences are noted as compared to calculations from the record plat and are shown as plat, measured, record and/or deed.

All measurements are in US Survey foot.

Elevations are referred to *N.G.V. Datum (1929)*. Elevations shown are based on *Miami Dade County* Benchmark *V-238* with a reported elevation of *10.23* feet N.G.V. Datum (1929) and a closed level loop to the site and back with a reported error of *0.011* feet.

This sketch shown hereon in its graphic form, is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format of this Survey. This map is intended to be displayed at a scale of 1"= 20' or smaller. At the maximum intended displayed scale the survey and sketch's positional accuracy value occupies 1/20" on the display.

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This survey map is intended to be displayed at the graphic and stated scales in English units of measurement. Attention is directed to the fact that said survey map may be altered in scale by reproduction. This must be considered when obtaining scaled data.

Commercial/High Risk Linear 1 foot in 10,000.

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REV	DATE	DRAWN BY	DESCRIPTION
1	02/17/22	JET	UPDATE SURVEY
2	08/04/22	PI	UPDATE SURVEY
3	03/14/24	LD	UPDATE TO INCLUDE REVISED TREE LOCATIONS AND SEAWALL OFFSETS.
4	04/02/24	DD	REVISE LOT AREA.



Digitally signed by denis denis
Date: 2024.04.02 08:50:50-04'00'

Denis A Denis
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER: LS7017
COLLIERS ENGINEERING & DESIGN, INC.
F.L. License #: LB7388

BOUNDARY SURVEY

FOR

Handcraft

Lot 4
Lot 5
Lot 6

Star Island

Miami Beach
Miami-Dade County
Florida

Colliers
Engineering & Design
MIAMI
7400 Corporate Center Drive
Suite C
Miami, FL 33126
Phone: 305.392.3190
COLLIERS ENGINEERING & DESIGN, INC.

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	03/08/2021	JET	DD

PROJECT NUMBER: 23014979A

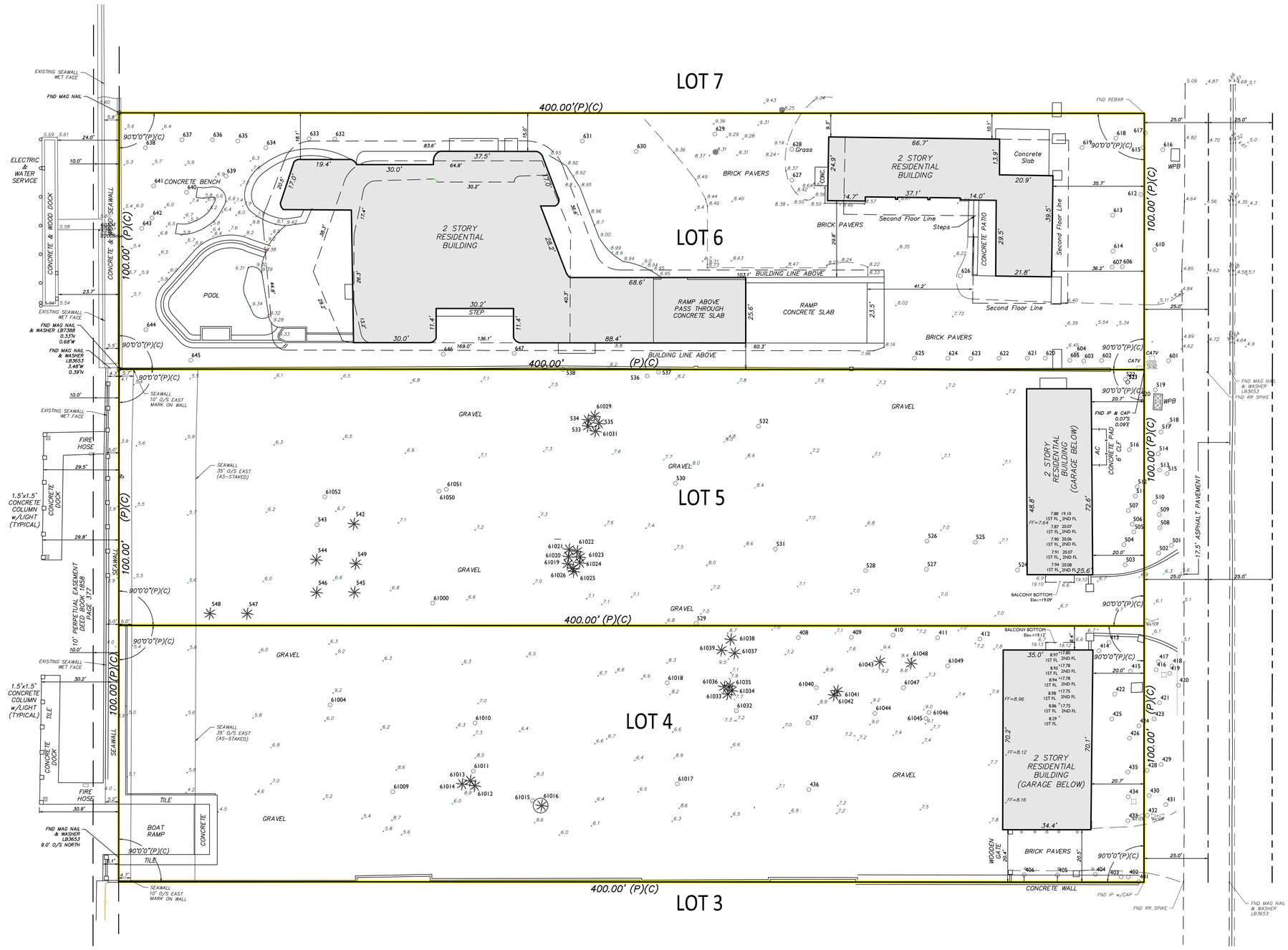
DRAWING NAME: 4-5-6 STAR ISLAND @3-14-2024.dwg

SHEET TITLE: BOUNDARY SURVEY

SHEET NUMBER: 01 of 02

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

49\PW\Survey\Aug\23014979A Lots 4-5-6 Star Island @3-14-2024.dwg 07-BNSY_01 By: DENIS



SEE SHEET 1 OF 2 FOR SURVEYOR'S NOTES AND LEGEND

SCALE : 1" = 20'

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

REV	DATE	DRAWN BY	DESCRIPTION
1	02/21/22	JET	UPDATE SURVEY
2	08/04/22	PH	UPDATE SURVEY
3	03/14/24	LD	UPDATE TO INCLUDE REVISED TREE LOCATIONS AND SEAWALL OFFSETS.
4	04/02/24	DD	REVISE LOT AREA.

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Denis A Denis
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER: LS7017
COLLIERS ENGINEERING & DESIGN, INC.
F.L. License #: LB7388

BOUNDARY SURVEY

FOR

Handcraft

Lot 4
Lot 5
Lot 6

Star Island

Miami Beach
Miami-Dade County
Florida

Colliers Engineering & Design
MIAMI
7400 Corporate Center Drive
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Miami, FL 33126
Phone: 305.392.3190
COLLIERS ENGINEERING & DESIGN, INC.

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	03/08/2021	JET	DD

PROJECT NUMBER: 23014979A
DRAWING NAME: 4-5-6 STAR ISLAND (03-14-2024).dwg

SHEET TITLE: BOUNDARY SURVEY

SHEET NUMBER: 02 of 02

49\PhxSurveyMap\23014979A Lots 4 5 6 Star Island\03-14-2024).dwg\Y-BNDY_02 By: DENIS