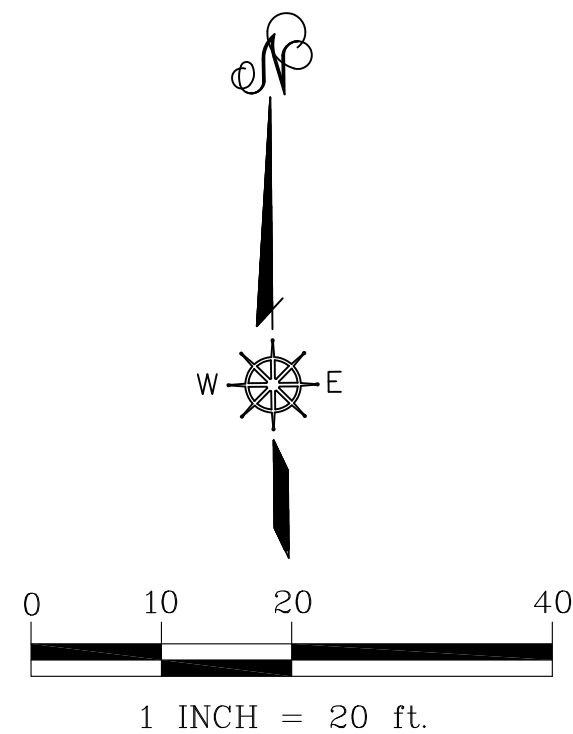


NOT TO SCALE



PROPERTY ADDRESS:

160 SOUTH HIBISCUS DRIVE, MIAMI BEACH, FLORIDA 33139-5130
FOLIO NUMBER: 02-3232-006-0830

LEGAL DESCRIPTION:

LOT 24, IN BLOCK 3, OF "HIBISCUS ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, AT PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; TOGETHER WITH THAT PART OF THE 20 FOOT STRIP CONTIGUOUS AND ABUTTING TO SAID LOT, WHICH WAS CONVEYED TO THE BISCAYNE ISLAND COMPANY BY DEED RECORDED IN DEED BOOK 1501 AT PAGE 479 AMONG THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.
- 2) 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
- 3) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- 4) THE ACCURACY OBTAINED FOR ALL HORIZONTAL CONTROL MEASUREMENTS AND OFFICE CALCULATIONS OF CLOSED GEOMETRIC FIGURES, MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS AS CONTAINED IN CHAPTER 5J-17.051 (3) (b), 15.b.II, OF 1 FOOT 7500 FEET FOR SUBURBAN AREAS.
- 5) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN HEREON. UNDERGROUND ENCROACHMENTS NOT LOCATED.
- 6) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 7) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON; CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED, FOR BUILDING AND ZONING INFORMATION. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 8) IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.
- 9) AREA OF THE PROPERTY TO CENTER LINE OF SEAWALL: 10,719 SQUARE FEET OR 0.25 ACRES.
- 10) THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. OWNERSHIP SUBJECT TO OPINION OF TITLE.
- 11) TYPE OF SURVEY: BOUNDARY SURVEY
- 12) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY.
- 13) NORTH ARROW DIRECTION AND BEARINGS ARE BASED ON RECORDED PLAT BOOK 8 AT PAGE 75 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- 14) ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 15) BENCH MARK USED: E-01, ELEV.= 5.35' OF MIAMI-DADE COUNTY, FLORIDA.
- 16) THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY:

CERTIFIED TO:

EDMUNDO TAMAYO

No.	TREE NAME	DIAMETER (feet)	HEIGHT (feet)	SPREAD (feet)
1	UMBRELLA	4.0	30	20
2	PALM	0.3	20	10
3	PALM	0.3	25	10
4	BOTTLE BRUSH	2.0	15	20
5	CYPRESS	1.3	25	20
6	PALM	0.7	12	10

** TREE LOCATION & DIMENSION ARE APPROXIMATE.
** FOR PROPER AND SCIENTIFIC TREE NAME AN ARBORIST
SHOULD BE CONTACTED.

COMMUNITY NAME AND NUMBER: CITY OF MIAMI BEACH: 120651	PANEL NUMBER AND SUFFIX: 12086 C 0316-L	FIRM PANEL EFFECTIVE DATE: 09/11/2009
COUNTY NAME: MIAMI-DADE	FLOOD ZONE: AE	BASE FLOOD ELEVATION : 10'
STATE: FLORIDA		

LEGEND AND ABBREVIATIONS:

A.	=	ARC	N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM
A/C	=	AIR CONDITIONER PAD	N.G.V.D.	=	NATIONAL GEODETIC VERTICAL DATUM
B.S.	=	BUILDING SETBACK	O/L	=	ON LINE
C.B.	=	CATCH BASIN	O/S	=	OFF SET
C.L.F.	=	CHAIN LINK FENCE	PG.	=	PAGE
CL	=	CENTER LINE	P.B.	=	PLAT BOOK
CL.	=	CLEAR	P.R.C.	=	POINT OF REVERSE CURVE
CONC.	=	CONCRETE	P.C.	=	POINT OF CURVATURE
C.B.S.	=	CONCRETE BLOCK STRUCTURE	P.C.P.	=	PERMANENT CONTROL POINT
ENC.	=	ENCROACHMENT	P.T.	=	POINT OF TANGENCY
F.F.EL.	=	FINISH FLOOR ELEVATION	P.B.	=	PLAT BOOK
F.P.C.P.	=	FOUND PERMANENT CONTROL POINT	(R)	=	RECORD
F.I.P.1/2"	=	FOUND IRON PIPE 1/2"	R.P.	=	RADIUS POINT
F.I.R.1/2"	=	FOUND IRON REBAR 1/2"	R. & M.	=	RECORD AND MEASURE
F.N.	=	FOUND NAIL	R/W	=	RIGHT OF WAY
F.N.&D.	=	FOUND NAIL AND DISC	SWK.	=	SIDEWALK
F.P.R.M.	=	FOUND PERMANENT REFERENCE MONUMENT	S.N.&D.	=	SET NAIL & DISC
L.M.E.	=	LAKE MAINTENANCE EASEMENT	TYP.	=	TYPICAL
I.D.	=	IDENTIFICATION	U.E.	=	UTILITY EASEMENT
(M)	=	MEASURED	WM	=	WATER METER

GARY B. CASTEL SURVEYING, INC.

LAND SURVEYORS

25465 S.W. 134th PLACE, HOMESTEAD, FLORIDA 33032

Mobile Phone: (786) 486-6786
E-Mail. esplandsinc@gmail.com

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION, AND THAT THIS SURVEY MEETS THE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

GARY B. CASTEL 04/07/2017

Registered Land Surveyor No. 4129
State of Florida

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

No.	REVISIONS	JOB N°: 03-2017-052
1	04/05/2017 - TREE SURVEY AND ADJACENT BUILDINGS LOCATION	FIELD CREW : EDMUND
		DRAWN : I.C.
		CHECKED: G.C.
		FIELD DATE : 03/30/2017
		DATE : 04/07/2017
		SHEET
		1

of 1