TREE NO TYPE DIAMETER (inch) HEIGHT (Ft.) CANOPY (Ft.)

10

4

3 PALM

6 PALM

7 PALM

8 PALM

9 PALM

10 PALM

11 PALM

12 PALM

13 PALM

14 PALM

15 PALM

16 PALM

17 PALM

18 PALM

19 PALM

20 PALM

21 PALM

22 PALM

23 PALM

24 PALM

25 PALM

26 PALM

27 PALM

28 PALM

29 PALM

30 PALM

31 PALM

32 PALM

33 PALM

34 PALM

35 PALM

36 PALM

37 PALM

38 PALM

39 TREE

40 TREE

41 TREE

42 TREE

43 TREE

44 TREE

45 TREE

46 TREE

47 | TREE |

48 TREE

49 TREE

50 TREE

51 PALM

52 PALM

53 PALM

54 PALM

55 PALM

56 PALM

57 TREE

30

72

24

18

18

12

12

COMMENTS

TO BE REMOVED

TO BE REMOVED

15 TO BE REMOVED

15 TO BE REMOVED

15 TO BE REMOVED

10 TO BE REMOVED

15

35

30

30

30

30

30

30

30

30

30

30

30

18

18

50

50

30

20

25

25 10

35

30

35 TO BE REMOVED

35 | 15 | TO BE REMOVED

30 10 TO BE REMOVED

18 5 TO BE REMOVED

45 30 TO BE REMOVED

25 8 TO BE REMOVED

25 8 TO BE REMOVED

25 8 TO BE REMOVED

35 | 10 | TO BE REMOVED

10

30

25

20

10 TO BE REMOVED

5 TO BE REMOVED

5 TO BE REMOVED

70 TREE PROTECTED

8 TO BE REMOVED

109 TREE

110 PALM

111 PALM

112 TREE

113 PALM

114 TREE

115 TREE

116 PALM

4

6

F. NAIL &

2.5' WIDE

CONC. SEAWALL

R=912.51

/L=175.54**'**

Tan=88.04'

 $\Delta = 11^{\circ}01'20''$

2.5' WIDE CONC.

HOLE IN CONC.

DISC (LB4488)

0.15' NORTH

N74°34'18"W (RADIAL) 194.65 CBS WALL TREE No TYPE DIAMETER (inch) HEIGHT (Ft.) CANOPY (Ft.) COMMENTS TO BE REMOVED TO BE REMOVED 10 TO BE REMOVED 10 TO BE REMOVED 10 TO BE REMOVED 64 TREE 35 65 TREE 0 TO BE REMOVED 10 TO BE REMOVED 35 67 TREE 10 TO BE REMOVED 68 TREE 10 TO BE REMOVED 35 10 TO BE REMOVED 70 TREE 10 TO BE REMOVED 35 10 TO BE REMOVED 35 72 TREE 35 10 TO BE REMOVED 73 | TREE | 8 | 35 | 10 | TO BE REMOVED

	74	TREE	3	35	10	TO BE REMOV
	75	TREE	3	35	10	TO BE REMOV
	76	TREE	3	35	10	TO BE REMOV
	77	TREE	6	35	10	TO BE REMOV
	78	TREE	3	35	10	TO BE REMOV
	79	TREE	6	35	10	TO BE REMOV
	80	TREE	5	35	10	TO BE REMOV
_						

	75	TREE	3	35	10	TO BE REMOVED
	76	TREE	3	35	10	TO BE REMOVED
	77	TREE	6	35	10	TO BE REMOVED
	78	TREE	3	35	10	TO BE REMOVED
	79	TREE	6	35	10	TO BE REMOVED
	80	TREE	5	35	10	TO BE REMOVED
	81	TREE	6	35	10	TO BE REMOVED
	82	TREE	6	35	10	TO BE REMOVED
	83	TREE	5	35	10	TO BE REMOVED
	84	TREE	5	35	10	TO BE REMOVED
	85	TREE	5	35	10	TO BE REMOVED
	86	TREE	3	35	10	TO BE REMOVED
	87	TREE	6	35	10	TO BE REMOVED
	88	TREE	6	35	10	TO BE REMOVED
	89	TREE	5	35	10	TO BE REMOVED
	90	TREE	5	35	10	TO BE REMOVED
	91	TREE	5	35	10	TO BE REMOVED
	92	TREE	7	35	10	TO BE REMOVED
	93	TREE	5	35	10	TO BE REMOVED
	94	TREE	5	35	10	TO BE REMOVED
	95	TREE	6	35	10	TO BE REMOVED
	96	TREE	6	35	10	TO BE REMOVED
	97	TREE	4	35	10	TO BE REMOVED
	98	TREE	6	35	10	TO BE REMOVED
	99	TREE	8	35	10	TO BE REMOVED
	100	TREE	5	35	10	TO BE REMOVED
	101	TREE	5	35	10	TO BE REMOVED
	102	TREE	5	35	10	TO BE REMOVED
	103	PALM	6	10	5	TO BE REMOVED
	104	PALM	6	10	5	TO BE REMOVED
	105	TREE	6	35	10	TO BE REMOVED
	106	PALM	4	35	10	TO BE REMOVED
	107	TREE	6	0	0	TO BE REMOVED
	108	TREE	4	35	10	TO BE REMOVED
- 1						

35

18

30

18

10 TO BE REMOVED

15 TO BE REMOVED

5 TO BE REMOVED

8 TO BE REMOVED

8 TO BE REMOVED

35 20 TO BE REMOVED

35 10 TO BE REMOVED

35 10 TO BE REMOVED

SURVEYOR'S NOTES:

- F.N. & TIN TAB IN TOP OF WALL

PARCEL "B"

F.I.P. 1/2"

R=940.00'

Tan = 27.06'

 $\Delta = 3^{\circ}17'50"$

L=54'±

L=54.10'

0.15' EAST

0.10' SOUTH

R=912.51'

Tan=27.20'

Δ=3'24'52"

 $L=54.9'\pm(R)$

(RADIAL

(RADIAL)

L=54.38'

SECTION 1) DATE OF FIELD SURVEY:

-POOL EQUIP.

1. The date of completion of original field Survey was on February 24, 2014. 1. The date of completion of update Survey was on <u>December 10, 2015.</u>

CBS WALL

DRIVEWAY

SECTION 2) LEGAL DESCRIPTION:

PARCEL A:

Lot 25, in Block 1A, "LAGORCE GOLF CLUB SUBDIVISION", according to the plat thereof, as recorded in Plat Book 14, at Page 43, of the Public Records of Miami-Dade County Florida.

- F.I.P. 1/2"

(NO CAP)/

5' HIGH

CBS WALL -

PARCEL B:

Commence at the Northeast corner of Lot 25, Block 1-A, LA GORCE GOLF SUBDIVISION, according to the Plat thereof, recorded in Plat Book 14, at Page 43, or the Public Records of Miami-Dade County, Florida: thence Northwesterly along the Northeasterly line of the aforesaid Lot 25, a distance of 193.5 feet to a point of beginning of tract of land hereinafter described; thence Northerly 54.9 feet more or less to a point on the Southwesterly line of Tract A of Subdivision of Lot 24, Block 1, LA GORCE GOLF SUBDIVISION, according to the Plat thereof recorded in Plat Book 38, at Page 67 of the Public Records of Miami—Dade County, Florida, said point being 215.1 feet Northwesterly from the Southeast corner of the aforesaid Tract A; thence Northwesterly along the Southwesterly line of aforesaid Tract A, a distance of 30 feet more or less to the water's edge of Biscayne Bay; thence Southerly meandering the water's edge of Biscayne 54.9 feet more or less to point of intersection with the Northeasterly line of Lot 25, Block 1-A, LA GORCE GOLF SUBDIVISION, according to the Plat thereof, recorded in Plat Book 14. at Page 43, of the Public Records of Miami-Dade County, Florida; thence Southeasterly along the Northeasterly line of aforesaid Lot 25, a distance of 30 feet more or less to the point of beginning.

Containing 24,120 Square Feet or 0.55 Acres, more or less, by calculations.

Property Address:

5860 North Bay Road, Miami Beach, Florida 33140 Folio No. 02-3215-003-0290

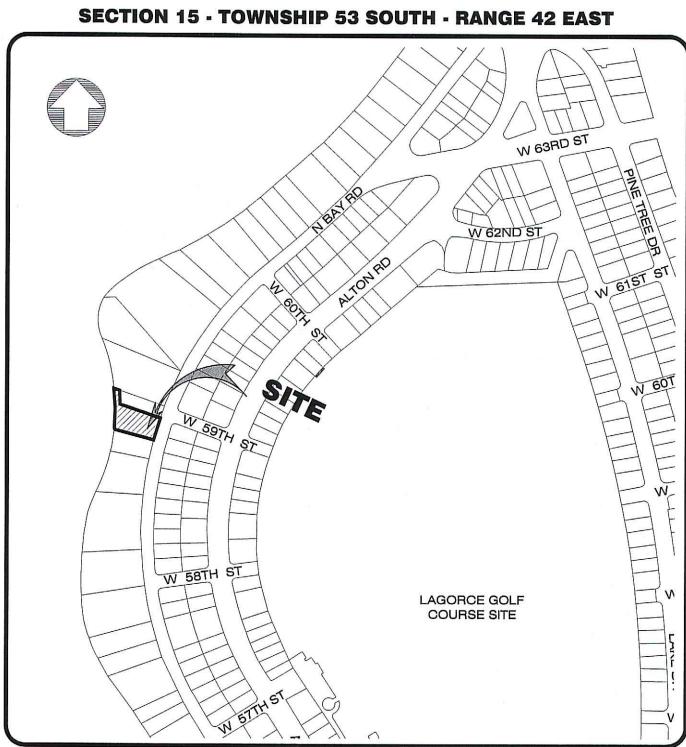
SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Suburban area (Linear: 1 foot in 7,500 feet) 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.



LOCATION MAP

NOT TO SCALE

SECTION 4) SOURCES OF DATA:

LEGEND:

= CLEANOUT

__ = TRAFFIC SIGN CATCH BASIN (INLET)

= ELECTRIC BOX

CABLE TV BOX

- SEWER VALVE - METAL LIGHT POLI

- TELEPHONE MANHOLE

TEMPORARY BENCH MARK
 PARKING METER
 FLAG POLE

0.21' WEST

PB = WIRE PULL BOX

P.O.C. - PARCEL "B" F. DRILL HOLE IN

R=1621.00'

L=24.55' Tan=12.27'

Δ=0'52'03"

R=1.651.00'

L=100.70'

∆≠3°29'41'

Tań=50.37'

R=1621.00'

Tan=49.45'

Δ=3*29'41"

F.I.P. 1/2"

0.13' NORTH

P.B. = PLAT BOOK P.C.P. = PERMANENT CONTROL POINT

CHAIN LINK

€²}**@**

M = MONUMENT LINE

DRAINAGE CATCH BASIN

- CONCRETE LIGHT POLE

- CONCRETE POWER POLE FIRE HYDRANT

= CENTRAL ANGLE

SHADE TREE

- PALM TREE

= RIGHT OF WAY LINE = PROPERTY LINE = EASEMENT LINE

- - - - - - - CHAIN LINK FENC

---- -- = SEWER LINE

CBS WALL

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Southwesterly Boundary line of the Subject Site with an assumed bearing of N74°34'18"E, said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone "AE" with a Base Flood Elevation of 8.0 Feet, as per Federal Emergency Management Agency (FEMA) Community Number 120651 (City of Miami Beach), Map Panel No. 0309, Suffix L, Map Revised Date: September 11, 2009

Legal Description was furnished by client.

Plat of "LAGORCE—GOLF CLUB SUBDIVISION", recorded in Plat Book 14, Page 43, Miami—Dade County

All elevations shown hereon are based on the National Geodetic Vertical Datum of 1929, and a Benchmark supplied by Miami—Dade County, Public Works and Waste Maagement Department.

Benchmark. D-113 Elevation =+ 3.71 feet

Located at 56 Street and Alton Road, City of Miami Beach, Miami-Dade County, Florida.

SECTION 5) LIMITATIONS:

Since no other information were furnished other than what 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 on 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:

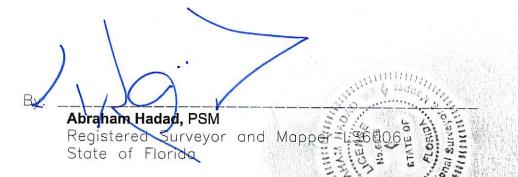
This Boundary Survey was prepared at the insistence of and certified to:

Clear Title Group, LLC; Beloff Parker Jacobs, PLC; Chicago Title Insurance Company; Florida Community Bank, N.A., ISAOA ATIMA Ambassa Holdings, Inc., a Florida corporation Christian De. Berdouare

SECTION 7) SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary 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 "Boundary 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



NOTICE: Not valid without the signature and stiginal raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Mars by other than the signing party are prohibited without the written consent of the signing party.

UPDATE + 2 E 4 ield Book: FILE

RAWN BY: BG ECH BY: RIQA/QC BY: AH

14028 1/1