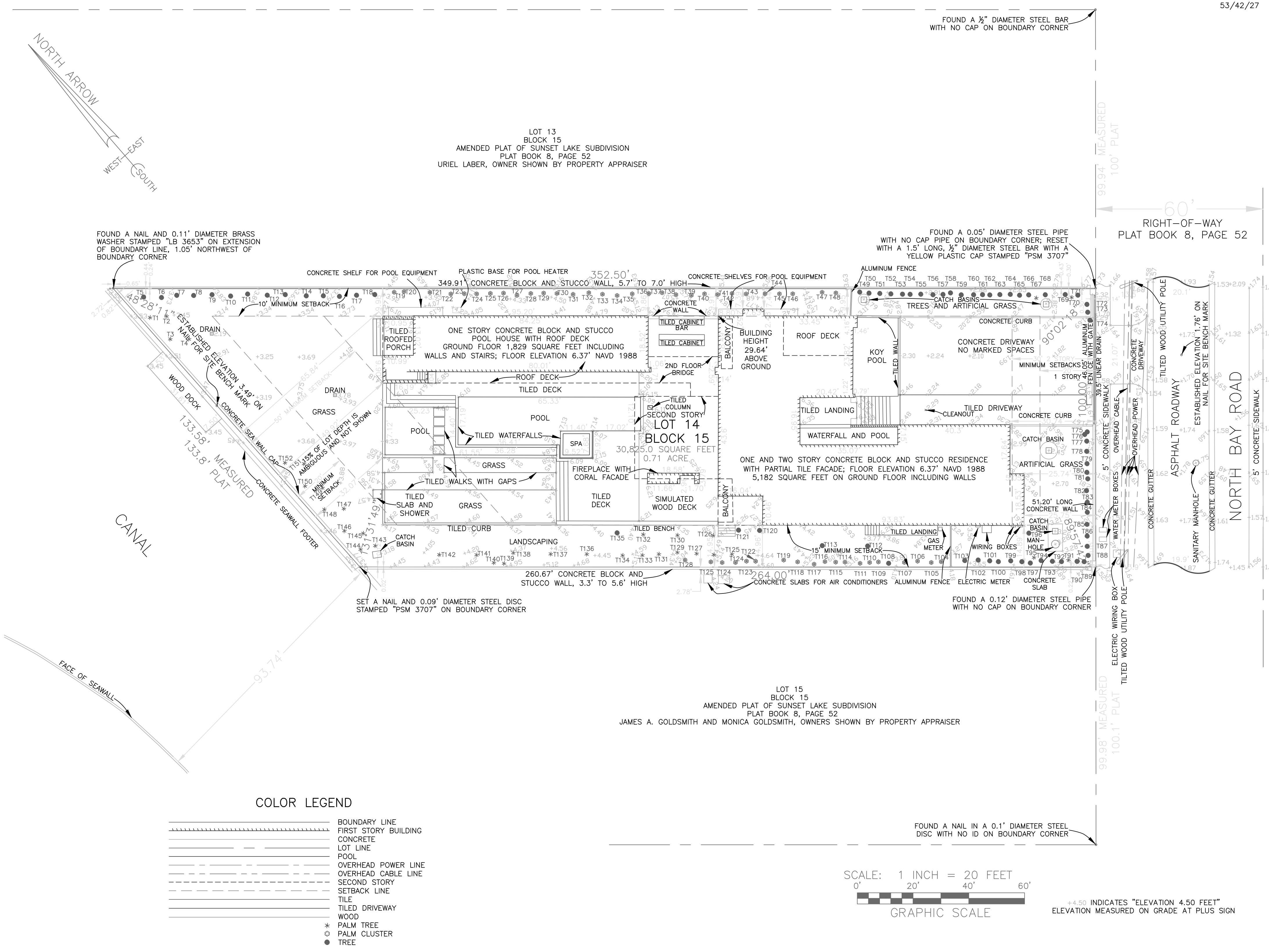


TREE TABLE			
NUMBER	MAXIMUM DIAMETER	TREES IN CLUSTER	DESCRIPTION
T1	8"	1	COCONUT PALM
T2	7"	1	COCONUT PALM
T3	9"	1	COCONUT PALM
T4	9"	1	COCONUT PALM
T5	5"	1	UNKNOWN TYPE A
T6	5"	1	UNKNOWN TYPE A
T7	5"	1	UNKNOWN TYPE A
T8	5"	1	UNKNOWN TYPE A
T9	5"	1	UNKNOWN TYPE A
T10	5"	1	UNKNOWN TYPE A
T11	5"	1	UNKNOWN TYPE A
T12	5"	1	UNKNOWN TYPE A
T13	5"	1	UNKNOWN TYPE A
T14	5"	1	UNKNOWN TYPE A
T15	5"	1	UNKNOWN TYPE A
T16	5"	1	UNKNOWN TYPE A
T17	4"	1	UNKNOWN TYPE A
T18	4"	1	UNKNOWN TYPE A
T19	6"	2	CARYOTA PALMS
T20	6"	3	CARYOTA PALMS
T21	4"	2	CARYOTA PALMS
T22	5"	4	CARYOTA PALMS
T23	6"	5	CARYOTA PALMS
T24	4"	3	CARYOTA PALMS
T25	6"	3	CARYOTA PALMS
T26	4"	4	CARYOTA PALMS
T27	6"	6	CARYOTA PALMS
T28	6"	4	CARYOTA PALMS
T29	5.5"	2	CARYOTA PALMS
T30	5"	4	CARYOTA PALMS
T31	6"	7	CARYOTA PALMS
T32	6"	3	CARYOTA PALMS
T33	4"	4	CARYOTA PALMS
T34	5"	5	CARYOTA PALMS
T35	6"	3	CARYOTA PALMS
T36	6"	3	CARYOTA PALMS
T37	5"	6	CARYOTA PALMS
T38	5"	5	CARYOTA PALMS
T39	5"	8	CARYOTA PALMS
T40	5"	5	CARYOTA PALMS
T41	6"	5	CARYOTA PALMS
T42	6"	3	CARYOTA PALMS
T43	5"	4	CARYOTA PALMS
T44	5"	3	CARYOTA PALMS
T45	5"	6	CARYOTA PALMS
T46	5"	5	CARYOTA PALMS
T47	4"	3	CARYOTA PALMS
T48	6"	4	CARYOTA PALMS
T49	3"	1	UNKNOWN TYPE B
T50	4"	1	UNKNOWN TYPE B
T51	4"	1	UNKNOWN TYPE B
T52	2.75"	1	UNKNOWN TYPE B
T53	3"	1	UNKNOWN TYPE B
T54	4"	1	UNKNOWN TYPE B
T55	3"	1	UNKNOWN TYPE B
T56	3.5"	1	UNKNOWN TYPE B
T57	4"	1	UNKNOWN TYPE B
T58	5"	1	UNKNOWN TYPE B
T59	3"	1	UNKNOWN TYPE B
T60	4"	1	UNKNOWN TYPE B
T61	3.75"	1	UNKNOWN TYPE B
T62	3"	1	UNKNOWN TYPE B
T63	3.5"	1	UNKNOWN TYPE B
T64	3"	1	UNKNOWN TYPE B
T65	2.75"	1	UNKNOWN TYPE B
T66	2.25"	1	UNKNOWN TYPE B
T67	10"	1	ROYSTONEA REGIA
T68	3"	1	UNKNOWN TYPE B
T69	1.75"	1	UNKNOWN TYPE B
T70	10"	1	ROYSTONEA REGIA
T71	2.5	1	UNKNOWN TYPE B
T72	3"	1	UNKNOWN TYPE B
T73	3"	1	UNKNOWN TYPE B
T74	2"	1	UNKNOWN TYPE B
T75	2.5"	1	UNKNOWN TYPE B
T76	2.25"	1	UNKNOWN TYPE B

TREE TABLE			
NUMBER	MAXIMUM DIAMETER	TREES IN CLUSTER	DESCRIPTION
T77	3"	1	UNKNOWN TYPE B
T78	3"	1	UNKNOWN TYPE B
T79	3"	1	UNKNOWN TYPE B
T80	2.25"	1	UNKNOWN TYPE B
T81	3"	1	UNKNOWN TYPE B
T82	3"	1	UNKNOWN TYPE B
T83	3"	1	UNKNOWN TYPE B
T84	3"	1	UNKNOWN TYPE B
T85	3"	1	UNKNOWN TYPE B
T86	3"	1	UNKNOWN TYPE B
T87	2.5"	1	UNKNOWN TYPE B
T88	2.5"	1	UNKNOWN TYPE B
T89	2.5"	1	UNKNOWN TYPE B
T90	4"	1	UNKNOWN TYPE B
T91	10"	1	ROYSTONEA REGIA
T92	5"	1	UNKNOWN TYPE B
T93	3"	1	UNKNOWN TYPE B
T94	4"	1	UNKNOWN TYPE B
T95	10"	1	ROYSTONEA REGIA
T96	4"	1	UNKNOWN TYPE B
T97	3.5"	1	UNKNOWN TYPE B
T98	3.5"	1	UNKNOWN TYPE B
T99	5"	1	UNKNOWN TYPE B
T100	2.5"	1	UNKNOWN TYPE B
T101	5"	1	UNKNOWN TYPE B
T102	4"	1	UNKNOWN TYPE B
T103	4"	1	UNKNOWN TYPE B
T104	6"	9	CARYOTA PALMS
T105	4"	3	CARYOTA PALMS
T106	5"	9	CARYOTA PALMS
T107	6"	10	CARYOTA PALMS
T108	18"	1	SWIETENIA MAHAGONI
T109	6"	5	CARYOTA PALMS
T110	5"	6	CARYOTA PALMS
T111	6"	5	CARYOTA PALMS
T112	22"	1	SWIETENIA MAHAGONI
T113	18"	1	SWIETENIA MAHAGONI
T114	3"	5	CARYOTA PALMS
T115	4"	3	CARYOTA PALMS
T116	5"	4	CARYOTA PALMS
T117	5"	3	CARYOTA PALMS
T118	6"	9	CARYOTA PALMS
T119	4"	2	CARYOTA PALMS
T120	4"	1	UNKNOWN TYPE B
T121	5"	1	UNKNOWN TYPE B
T122	6"	3	CARYOTA PALMS
T123	5"	4	CARYOTA PALMS
T124	5"	2	CARYOTA PALMS
T125	17"	1	ROYSTONEA REGIA
T126	3"	1	HYAPHARBE LAGENICAILUS
T127	16"	1	ROYSTONEA REGIA
T128	5"	4	CARYOTA PALMS
T129	3"	1	HYAPHARBE LAGENICAILUS
T130	3"	1	HYAPHARBE LAGENICAILUS
T131	16"	1	ROYSTONEA REGIA
T132	5"	1	HYAPHARBE LAGENICAILUS
T133	6"	1	HYAPHARBE LAGENICAILUS
T134	17"	1	ROYSTONEA REGIA
T135	8"	1	BAUHINIA BLAKEANA
T136	15"	1	ROYSTONEA REGIA
T137	14"	1	ROYSTONEA REGIA
T138	18"	1	ROYSTONEA REGIA
T139	6"	1	ADONIDIA MERRILLII
T140	6"	1	ADONIDIA MERRILLII
T141	14"	1	ROYSTONEA REGIA
T142	12"	1	ROYSTONEA REGIA
T143	10"	1	COCOS NUCIFERA
T144	9"	1	COCOS NUCIFERA
T145	7"	1	COCOS NUCIFERA
T146	10"	1	COCOS NUCIFERA
T147	8"	1	COCOS NUCIFERA
T148	8"	1	COCOS NUCIFERA
T149	10"	1	COCOS NUCIFERA
T150	8"	1	COCOS NUCIFERA
T151	10"	1	COCOS NUCIFERA
T152	8"	1	COCOS NUCIFERA



DESCRIPTION: LOT 14 OF BLOCK 15 OF "SUNSET LAKE SUBDIVISION OF THE MIAMI BEACH BAY SHORE COMPANY," AS THE SAME IS SHOWN, MARKED AND DESIGNATED ON A PLAT OF SAID SUBDIVISION, RECORDED IN PLAT BOOK 8, AT PAGE 45, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR MIAMI-DADE COUNTY, FLORIDA, AND AN AMENDED PLAT THEREOF, RECORDED IN PLAT BOOK 8, AT PAGE 52, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR MIAMI-DADE COUNTY, FLORIDA.

THE BENCH MARK USED FOR THIS TOPOGRAPHIC SURVEY IS A CITY OF MIAMI BEACH NAIL AND WASHER STAMPED "CMB 20 03R" ON THE CURB AT THE NORTHEAST CORNER OF THE JUNCTION OF 20TH STREET AND SUNSET DRIVE, ELEVATION 4.02 FEET, BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. UNDERGROUND FOUNDATIONS OR STRUCTURES ARE NOT SHOWN, UNLESS OTHERWISE NOTED. LOCATION OF ANY VEGETATION SHOWN IS APPROXIMATE. EASEMENTS OR RIGHTS-OF-WAY OF RECORD WHICH COULD BE REVEALED BY A COMPLETE SEARCH OF THE PUBLIC RECORDS MAY NOT BE SHOWN. NO SEARCH HAS BEEN MADE IN THE PUBLIC RECORDS FOR LAND DESCRIPTION OVERLAPS OR GAPS. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

- REVISIONS
1. NOVEMBER 17, 2007, ORIGINAL SURVEY
 2. REVISED CERTIFICATION NAMES
 3. APRIL 22, 2008, ADDED SEWER CLEANOUT
 4. MAY 12, 2008, UPDATE SURVEY AND CERTIFICATION
 5. MAY 16, 2008, REVISED LAND DESCRIPTION
 6. AUGUST 23, 2008, UPDATED SURVEY
 7. MARCH 24, 2009, SURVEYED POOL HOUSE FORM BOARDS
 8. AUGUST 13, 2017, ALTA-NSPS SURVEY
 9. APRIL 28, 2018, ADDED TREES AND GROUND ELEVATIONS

ALTA/NSPS LAND TITLE SURVEY
AND BOUNDARY SURVEY
2040 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33140-4537

I HEREBY CERTIFY EXCLUSIVELY TO 2040 NORTH BAY ROAD, LLLP, TO LEGACYTEXAS BANK (SUCCESSOR-IN-INTEREST TO VIEWPOINT BANK, N.A. AND THE HIGHLANDS BANK OF DALLAS, A BRANCH OF THE FIRST NATIONAL BANK OF JACKSBORO) AND TO FIRST AMERICAN TITLE INSURANCE COMPANY, THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH PURSUANT TO SECTION 472.027, FLORIDA STATUTES, BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

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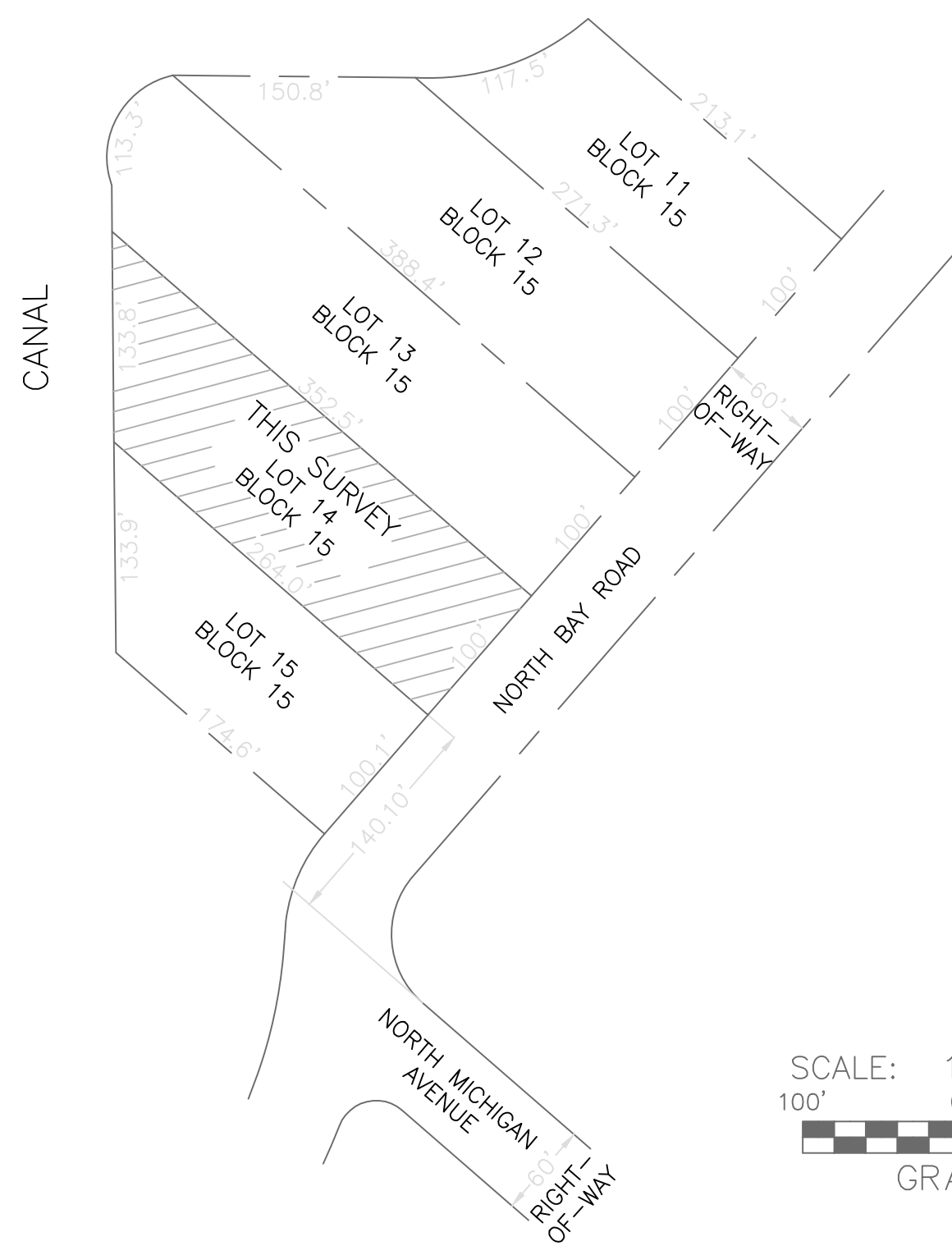
HARLEY GREENE
APRIL 28, 2018, TREE AND ELEVATION SURVEYS

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

VICINITY MAP
NOT TO SCALE

LOCATION SKETCH

PLAT DIMENSIONS FOR A PORTION OF
AMENDED PLAT OF SUNSET LAKE SUBDIVISION
RECORDED APRIL 4, 1923
IN PLAT BOOK 8, PAGE 52
MIAMI-DADE COUNTY PUBLIC RECORDS



SCALE: 1 INCH = 100 FEET
GRAPHIC SCALE

DESCRIPTION: LOT 14 OF BLOCK 15 OF "SUNSET LAKE SUBDIVISION OF THE MIAMI BEACH BAY SHORE COMPANY," AS THE SAME IS SHOWN, MARKED AND DESIGNATED ON A PLAT OF SAID SUBDIVISION, RECORDED IN PLAT BOOK 8, AT PAGE 45, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR MIAMI-DADE COUNTY, FLORIDA, AND AN AMENDED PLAT THEREOF, RECORDED IN PLAT BOOK 8, AT PAGE 52, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR MIAMI-DADE COUNTY, FLORIDA.

THE BENCH MARK USED FOR THIS TOPOGRAPHIC SURVEY IS A CITY OF MIAMI BEACH NAIL AND WASHER STAMPED "CMB 20 03R" ON THE CURB AT THE NORTHEAST CORNER OF THE JUNCTION OF 20TH STREET AND SUNSET DRIVE, ELEVATION 4.02 FEET, BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. UNDERGROUND FOUNDATIONS OR STRUCTURES ARE NOT SHOWN, UNLESS OTHERWISE NOTED. LOCATION OF ANY VEGETATION SHOWN IS APPROXIMATE. EASEMENTS OR RIGHTS-OF-WAY OF RECORD WHICH COULD BE REVEALED BY A COMPLETE SEARCH OF THE PUBLIC RECORDS MAY NOT BE SHOWN. NO SEARCH HAS BEEN MADE IN THE PUBLIC RECORDS FOR LAND DESCRIPTION OVERLAPS OR GAPS. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

THE COMMENTS LISTED BELOW ARE BASED ON THE LIST OF EXCEPTIONS CONTAINED IN THE TITLE INSURANCE COMMITMENT FROM FIRST AMERICAN TITLE INSURANCE COMPANY, NUMBER 5011612-1002-228424-RIT, EFFECTIVE SEPTEMBER 20, 2017.

1. SURVEYOR HAS NO KNOWLEDGE OF DEFECTS, LIENS, ENCUMBRANCES OR ADVERSE CLAIMS NOT SHOWN ON THE LIST OF EXCEPTIONS NOTED ABOVE.
2. SURVEYOR HAS NO KNOWLEDGE OF RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND.
3. ANY VISIBLE ENCROACHMENT AT THE SITE IS SHOWN ON THE SURVEY DRAWING.
4. SURVEYOR HAS NO KNOWLEDGE OF ANY LIEN NOT SHOWN ON THE LIST OF EXCEPTIONS NOTED ABOVE.
5. SURVEYOR HAS NO KNOWLEDGE OF ANY DISPUTE OR ADVERSE CLAIM RELATING TO A WATER BOUNDARY ON OR ADJACENT TO THE PROPERTY.
6. SURVEYOR HAS NO COMMENT ON TAXES OR SPECIAL ASSESSMENTS.
7. DELETED
8. SURVEYOR HAS NO COMMENT ON TAXES OR ASSESSMENTS.
9. PERTINENT MATTERS SHOWN ON THE PLAT OF SUNSET LAKE SUBDIVISION, RECORDED IN PLAT BOOK 8, PAGE 45, IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ARE SHOWN ON THE SURVEY DRAWING.
10. PERTINENT MATTERS SHOWN ON THE PLAT OF AMENDED PLAT OF SUNSET LAKE SUBDIVISION, RECORDED IN PLAT BOOK 8, PAGE 52, IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ARE SHOWN ON THE SURVEY DRAWING.
11. A DOCK AND SEAWALL ARE SHOWN ON THE SURVEY DRAWING ENTIRELY OR PARTIALLY OUTSIDE THE LIMITS OF THE PROPERTY BOUNDARY WHICH MAY BE INCLUDED IN RIPARIAN OR LITTORAL RIGHTS.
12. NO PART OF THE LAND CURRENTLY LIES BELOW THE MEAN HIGH WATER LINE OF ANY ADJUTING BODY OF WATER.
13. SURVEYOR HAS NO KNOWLEDGE OF ARTIFICIALLY FILLED LANDS ON THE PROPERTY.
14. SURVEYOR HAS NO KNOWLEDGE OF UNRECORDED LEASES.

COLOR LEGEND

	BOUNDARY LINE
	FIRST STORY BUILDING
	CONCRETE
	LOT LINE
	POOL
	OVERHEAD POWER LINE
	OVERHEAD CABLE LINE
	SECOND STORY
	SETBACK LINE
	TILE
	TILED DRIVEWAY
	WOOD
	* PALM TREE
	● TREE

SET A NAIL AND 0.09" DIAMETER STEEL DISC
STAMPED "PSM 3707" ON BOUNDARY CORNER

LOT 13
BLOCK 15
AMENDED PLAT OF SUNSET LAKE SUBDIVISION
PLAT BOOK 8, PAGE 52
URIEL LABER, OWNER SHOWN BY PROPERTY APPRAISER

FOUND A NAIL AND 0.11" DIAMETER BRASS
WASHER STAMPED "LB 3653" ON EXTENSION
OF BOUNDARY LINE, 1.05' NORTHWEST OF
BOUNDARY CORNER

FOUND A 1/2" DIAMETER STEEL BAR
WITH NO CAP ON BOUNDARY CORNER

FOUND A 0.05" DIAMETER STEEL PIPE
WITH NO CAP PIPE ON BOUNDARY CORNER; RESET
WITH A 1.5' LONG, 1/2" DIAMETER STEEL BAR WITH A
YELLOW PLASTIC CAP STAMPED "PSM 3707"

RIGHT-OF-WAY
PLAT BOOK 8, PAGE 52

LOT 15
BLOCK 15
AMENDED PLAT OF SUNSET LAKE SUBDIVISION
PLAT BOOK 8, PAGE 52
JAMES A. GOLDSMITH AND MONICA GOLDSMITH, OWNERS SHOWN BY PROPERTY APPRAISER

FLOOD ZONE AE
NATIONAL FLOOD INSURANCE PROGRAM
COMMUNITY NUMBER 120651
MAP AND PANEL NUMBER 1208600317 L
PANEL REVISED SEPTEMBER 11, 2009
BASE FLOOD ELEVATION 8.00 FEET NGVD 1929
(BASE FLOOD ELEVATION 6.45 FEET NAVD 1988)

SCALE: 1 INCH = 20 FEET
GRAPHIC SCALE

+4.50 INDICATES "ELEVATION 4.50 FEET"
ELEVATION MEASURED ON GRADE AT PLUS SIGN

THE ZONING REQUIREMENTS SHOWN BELOW WERE OBTAINED FROM A ZONING SUMMARY PREPARED BY THE PLANNING AND ZONING RESOURCE COMPANY, OKLAHOMA CITY, OKLAHOMA, DATED AUGUST 11, 2017, SITE NUMBER 105906-1. THERE MAY BE ADDITIONAL ZONING REGULATIONS AND REQUIREMENTS THAT ARE NOT LISTED BELOW.

1. CITY OF MIAMI BEACH ZONE RS-2
2. FRONT MINIMUM SETBACK 30' FOR 2 STORIES, 20' FOR 1 STORY, MINIMUM 50% SODDED OR LANDSCAPED PERVIOUS OPEN SPACE WITHOUT THE SIGNATURE
3. SIDE MINIMUM SETBACK SUM OF 25' BOTH SIDES, 10' ONE SIDE
4. REAR SETBACK 15% OF LOT DEPTH, 20' MINIMUM AND 50' MAXIMUM, MINIMUM 70% SODDED OR LANDSCAPED PERVIOUS OPEN SPACE
5. MAXIMUM BUILDING HEIGHT 28' FOR FLAT ROOF
6. MINIMUM LOT AREA 18,000 SQUARE FEET
7. MINIMUM LOT WIDTH 75'
8. MAXIMUM LOT COVERAGE 30%
9. MAXIMUM UNIT SIZE 50%
10. MINIMUM 2 PARKING SPACES

TO 2040 NORTH BAY ROAD, LLLP, TO LEGACYTEXAS BANK (SUCCESSOR-IN-INTEREST TO VIEWPOINT BANK, N.A. AND THE HIGHLANDS BANK OF DALLAS, A BRANCH OF THE FIRST NATIONAL BANK OF JACKSBORO) AND TO FIRST AMERICAN TITLE INSURANCE COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 13, 2017.

ALTA/NSPS LAND TITLE SURVEY
AND BOUNDARY SURVEY
2040 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33140-4537

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HARLEY GREENE
APRIL 28, 2018, TREE AND ELEVATION SURVEYS

THIS DRAWING IS NOT VALID
WITHOUT THE SIGNATURE
AND ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED
SURVEYOR AND MAPPER.