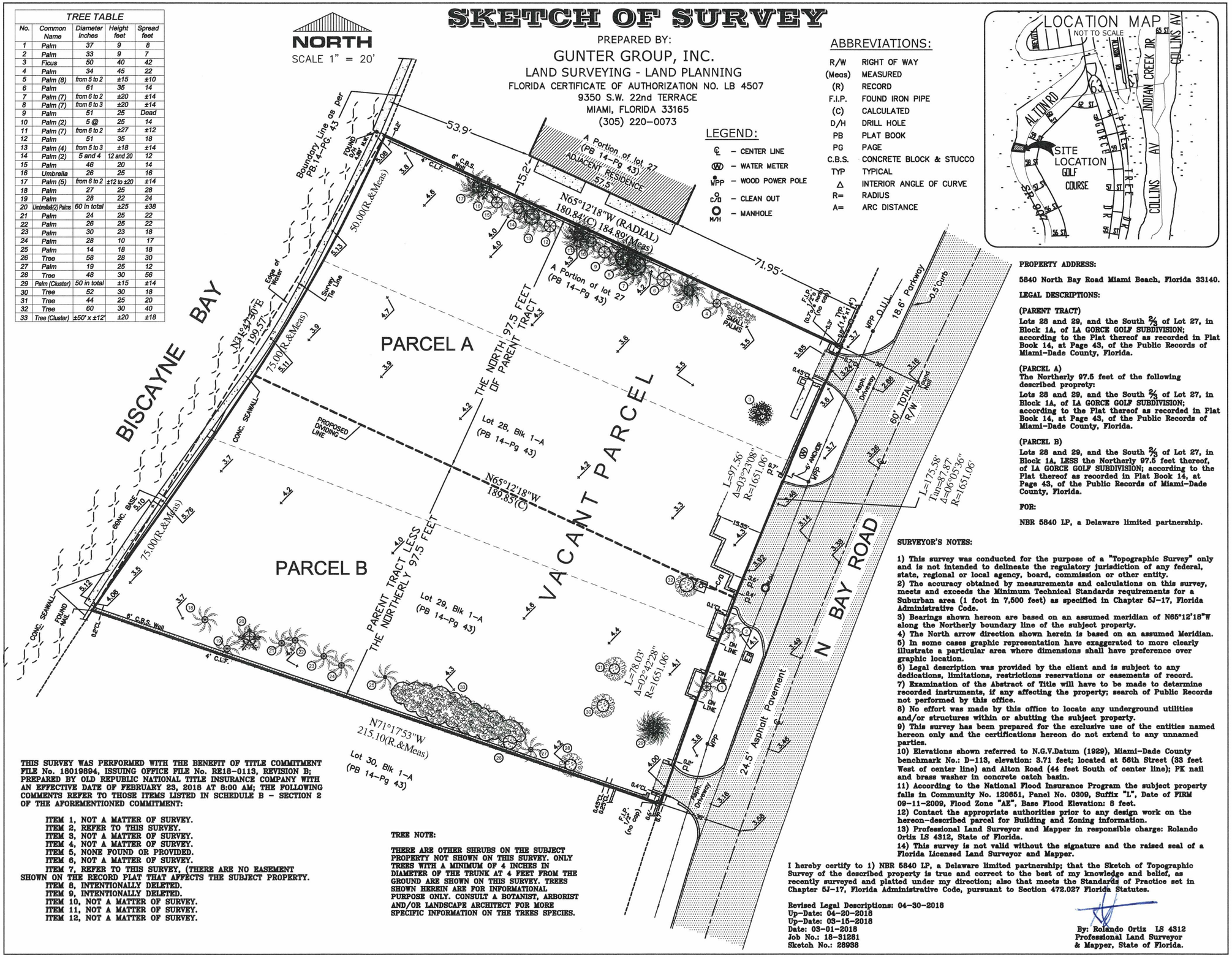
SKETCH OF SURVEY

PREPARED BY:

GUNTER GROUP, INC.
LAND SURVEYING - LAND PLANNING
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 4507
9350 S.W. 22nd TERRACE
MIAMI, FLORIDA 33165
(305) 220-0073

NORTH
SCALE 1" = 20'

TREE TABLE				
No.	Common Name	Diameter Inches	Height feet	Spread feet
1	Palm	37	9	8
2	Palm	33	9	7
3	Ficus	50	40	42
4	Palm	34	45	22
5	Palm (8)	from 5 to 2	±15	±10
6	Palm	61	35	14
7	Palm (7)	from 6 to 2	±20	±14
8	Palm (7)	from 6 to 3	±20	±14
9	Palm	51	25	Dead
10	Palm (2)	5 @	25	14
11	Palm (7)	from 6 to 2	±27	±12
12	Palm	51	35	18
13	Palm (4)	from 5 to 3	±18	±14
14	Palm (2)	5 and 4	12 and 20	12
15	Palm	46	20	14
16	Umbrella	26	25	16
17	Palm (5)	from 6 to 2	±12 to ±20	±14
18	Palm	27	25	28
19	Palm	28	22	24
20	Umbrella&(2) Palms	60 in total	±25	±38
21	Palm	24	25	22
22	Palm	26	25	22
23	Palm	30	23	18
24	Palm	28	10	17
25	Palm	14	18	18
26	Tree	58	28	30
27	Palm	19	25	12
28	Tree	48	30	56
29	Palm (Cluster)	50 in total	±15	±14
30	Tree	52	30	18
31	Tree	44	25	20
32	Tree	60	30	40
33	Tree (Cluster)	±50' x ±12'	±20	±18



ABBREVIATIONS:

R/W	RIGHT OF WAY
(Meas)	MEASURED
(R)	RECORD
F.I.P.	FOUND IRON PIPE
(C)	CALCULATED
D/H	DRILL HOLE
PB	PLAT BOOK
PG	PAGE
C.B.S.	CONCRETE BLOCK & STUCCO
TYP	TYPICAL
Δ	INTERIOR ANGLE OF CURVE
R=	RADIUS
A=	ARC DISTANCE

LEGEND:

- ℄ – CENTER LINE
- WM – WATER METER
- WPP – WOOD POWER POLE
- CO – CLEAN OUT
- M/H – MANHOLE

PROPERTY ADDRESS:

5840 North Bay Road Miami Beach, Florida 33140.

LEGAL DESCRIPTIONS:

(PARENT TRACT)
Lots 28 and 29, and the South 2/3 of Lot 27, in Block 1A, of LA GORCE GOLF SUBDIVISION; according to the Plat thereof as recorded in Plat Book 14, at Page 43, of the Public Records of Miami-Dade County, Florida.

(PARCEL A)
The Northerly 97.5 feet of the following described proprety:
Lots 28 and 29, and the South 2/3 of Lot 27, in Block 1A, of LA GORCE GOLF SUBDIVISION; according to the Plat thereof as recorded in Plat Book 14, at Page 43, of the Public Records of Miami-Dade County, Florida.

(PARCEL B)
Lots 28 and 29, and the South 2/3 of Lot 27, in Block 1A, LESS the Northerly 97.5 feet thereof, of LA GORCE GOLF SUBDIVISION; according to the Plat thereof as recorded in Plat Book 14, at Page 43, of the Public Records of Miami-Dade County, Florida.

FOR:

NBR 5840 LP, a Delaware limited partnership.

SURVEYOR'S NOTES:

1) This survey was conducted for the purpose of a "Topographic Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
2) The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Minimum Technical Standards requirements for a Suburban area (1 foot in 7,500 feet) as specified in Chapter 5J-17, Florida Administrative Code.
3) Bearings shown hereon are based on an assumed meridian of N65°12'18"W along the Northerly boundary line of the subject property.
4) The North arrow direction shown herein is based on an assumed Meridian.
5) In some cases graphic representation have exaggerated to more clearly illustrate a particular area where dimensions shall have preference over graphic location.
6) Legal description was provided by the client and is subject to any dedications, limitations, restrictions reservations or easements of record.
7) Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property; search of Public Records not performed by this office.
8) No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
9) This survey has been prepared for the exclusive use of the entities named hereon only and the certifications hereon do not extend to any unnamed parties.
10) Elevations shown referred to N.G.V.Datum (1929), Miami-Dade County benchmark No.: D-113, elevation: 3.71 feet; located at 56th Street (33 feet West of center line) and Alton Road (44 feet South of center line); PK nail and brass washer in concrete catch basin.
11) According to the National Flood Insurance Program the subject property falls in Community No. 120651, Panel No. 0309, Suffix "L", Date of FIRM 09-11-2009, Flood Zone "AE", Base Flood Elevation: 8 feet.
12) Contact the appropriate authorities prior to any design work on the hereon-described parcel for Building and Zoning information.
13) Professional Land Surveyor and Mapper in responsible charge: Rolando Ortiz LS 4312, State of Florida.
14) This survey is not valid without the signature and the raised seal of a Florida Licensed Land Surveyor and Mapper.

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT FILE No. 18019894, ISSUING OFFICE FILE No. RE18-0113, REVISION B; PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF FEBRUARY 23, 2018 AT 8:00 AM; THE FOLLOWING COMMENTS REFER TO THOSE ITEMS LISTED IN SCHEDULE B - SECTION 2 OF THE AFOREMENTIONED COMMITMENT:

ITEM 1, NOT A MATTER OF SURVEY.
ITEM 2, REFER TO THIS SURVEY.
ITEM 3, NOT A MATTER OF SURVEY.
ITEM 4, NOT A MATTER OF SURVEY.
ITEM 5, NONE FOUND OR PROVIDED.
ITEM 6, NOT A MATTER OF SURVEY.
ITEM 7, REFER TO THIS SURVEY, (THERE ARE NO EASEMENT SHOWN ON THE RECORD PLAT THAT AFFECTS THE SUBJECT PROPERTY.
ITEM 8, INTENTIONALLY DELETED.
ITEM 9, INTENTIONALLY DELETED.
ITEM 10, NOT A MATTER OF SURVEY.
ITEM 11, NOT A MATTER OF SURVEY.
ITEM 12, NOT A MATTER OF SURVEY.

TREE NOTE:

THERE ARE OTHER SHRUBS ON THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY. ONLY TREES WITH A MINIMUM OF 4 INCHES IN DIAMETER OF THE TRUNK AT 4 FEET FROM THE GROUND ARE SHOWN ON THIS SURVEY. TREES SHOWN HEREIN ARE FOR INFORMATIONAL PURPOSE ONLY. CONSULT A BOTANIST, ARBORIST AND/OR LANDSCAPE ARCHITECT FOR MORE SPECIFIC INFORMATION ON THE TREES SPECIES.

I hereby certify to 1) NBR 5840 LP, a Delaware limited partnership; that the Sketch of Topographic Survey of the described property is true and correct to the best of my knowledge and belief, as recently surveyed and platted under my direction; also that meets the Standards of Practice set in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

Revised Legal Descriptions: 04-30-2018
Up-Date: 04-20-2018
Up-Date: 03-15-2018
Date: 03-01-2018
Job No.: 18-31281
Sketch No.: 28938

By: Rolando Ortiz LS 4312
Professional Land Surveyor
& Mapper, State of Florida.

[STRANG]
ARCHITECTURE

2900 SW 28TH TERRACE, SUITE 301
COCONUT GROVE, FLORIDA 33133
PH: 305-373-4990 | FX: 305-373-4991
FIRM LICENSE # AA26001123
WWW.MAXSTRANGARCHITECTURE.COM

PROJECT NAME & LOCATION:
5840 N Bay Road Miami Beach, FL 33140-2043

PROJECT CLIENT(S) / OWNER(S):
NEPTUNE CAPITOL

ARCHITECT:
MAX WILSON STRANG, RA / AIA
LICENSE # AR0017183
2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:
[STRANG] LANDSCAPES
330 NORTH ANDREWS AVENUE, SUITE 301
FORT LAUDERDALE, FL 33301
PH: 305-373-4990

PROFESSIONAL SEAL(S):

No.	Date	Description

Revision Schedule

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PROJECT ID: 58th 40 N&S	DRAWN BY: Author
DATE: 5/25/2018	SCALE: 1/16" = 1'-0"

Sheet Title:
NORTH & SOUTH HOUSE SURVEY

Sheet No:
A-1

SKETCH OF SURVEY

PREPARED BY:

GUNTER GROUP, INC.
LAND SURVEYING - LAND PLANNING
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 4507
9350 S.W. 22nd TERRACE
MIAMI, FLORIDA 33165
(305) 220-0073

NORTH
SCALE 1" = 20'

TREE TABLE				
No.	Common Name	Diameter inches	Height feet	Spread feet
3	Ficus	50	40	42
4	Palm	34	45	22
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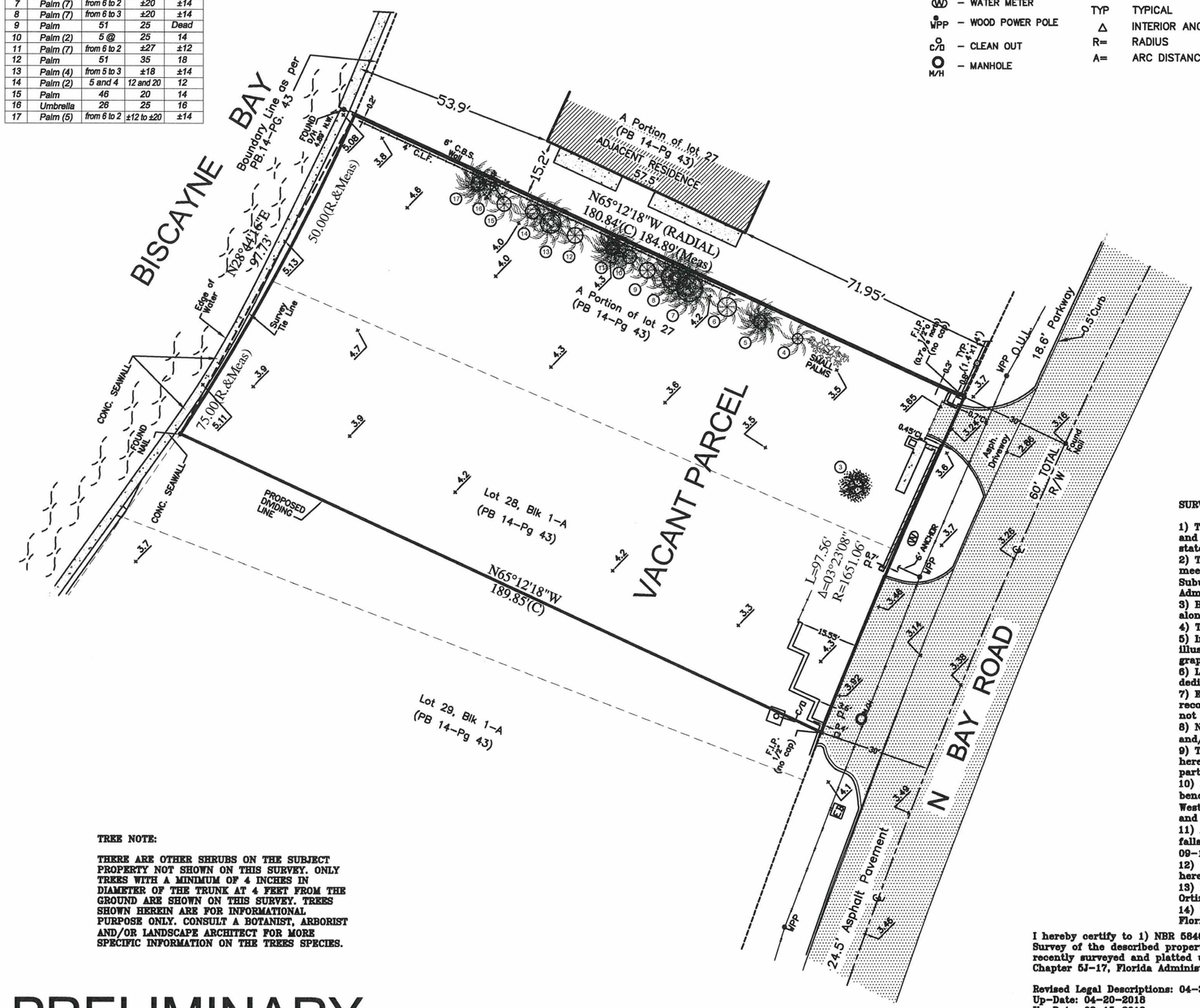

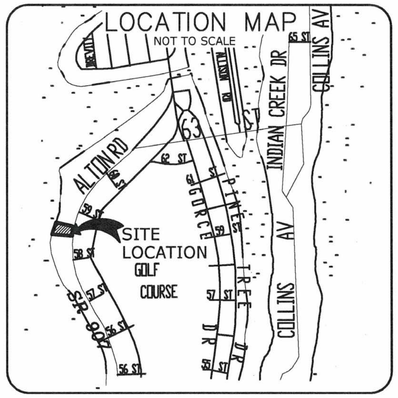

PROPERTY ADDRESS:

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FOR:

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Revised Legal Descriptions: 04-30-2018
Up-Date: 04-20-2018
Up-Date: 03-15-2018
Date: 03-01-2018
Job No.: 18-31281
Sketch No.: 26938

By: Rolando Ortiz LS 4312
Professional Land Surveyor
& Mapper, State of Florida.

TREE NOTE:

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PRELIMINARY

[STRANG]
ARCHITECTURE

2900 SW 28TH TERRACE, SUITE 301
COCONUT GROVE, FLORIDA 33133
PH: 305-373-4990 | FX: 305-373-4991
FIRM LICENSE # AA26001123
WWW.MAXSTRANGARCHITECTURE.CO

PROJECT NAME & LOCATION:
5840 N Bay Road Miami Beach, FL 33140-2043

PROJECT CLIENT(S) / OWNER(S):
NEPTUNE CAPITOL

ARCHITECT:
MAX WILSON STRANG, RA / AIA
LICENSE # AR0017183
2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:
[STRANG] LANDSCAPES
330 NORTH ANDREWS AVENUE, SUITE 301
FORT LAUDERDALE, FL 33301
PH: 305-373-4990

PROFESSIONAL SEAL(S):

No.	Date	Description

Revision Schedule

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c ○2018-MAX STRANG ARCHITECTURE, In

PROJECT ID: 58th 40 N&S
DRAWN BY: Author
DATE: 5/25/2018
SCALE:

Sheet Title:
NORTH HOUSE SURVEY

Sheet No:
A-2

SKETCH OF SURVEY

PREPARED BY:

GUNTER GROUP, INC.
LAND SURVEYING - LAND PLANNING
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 4507
9350 S.W. 22nd TERRACE
MIAMI, FLORIDA 33165
(305) 220-0073

NORTH
SCALE 1" = 20'

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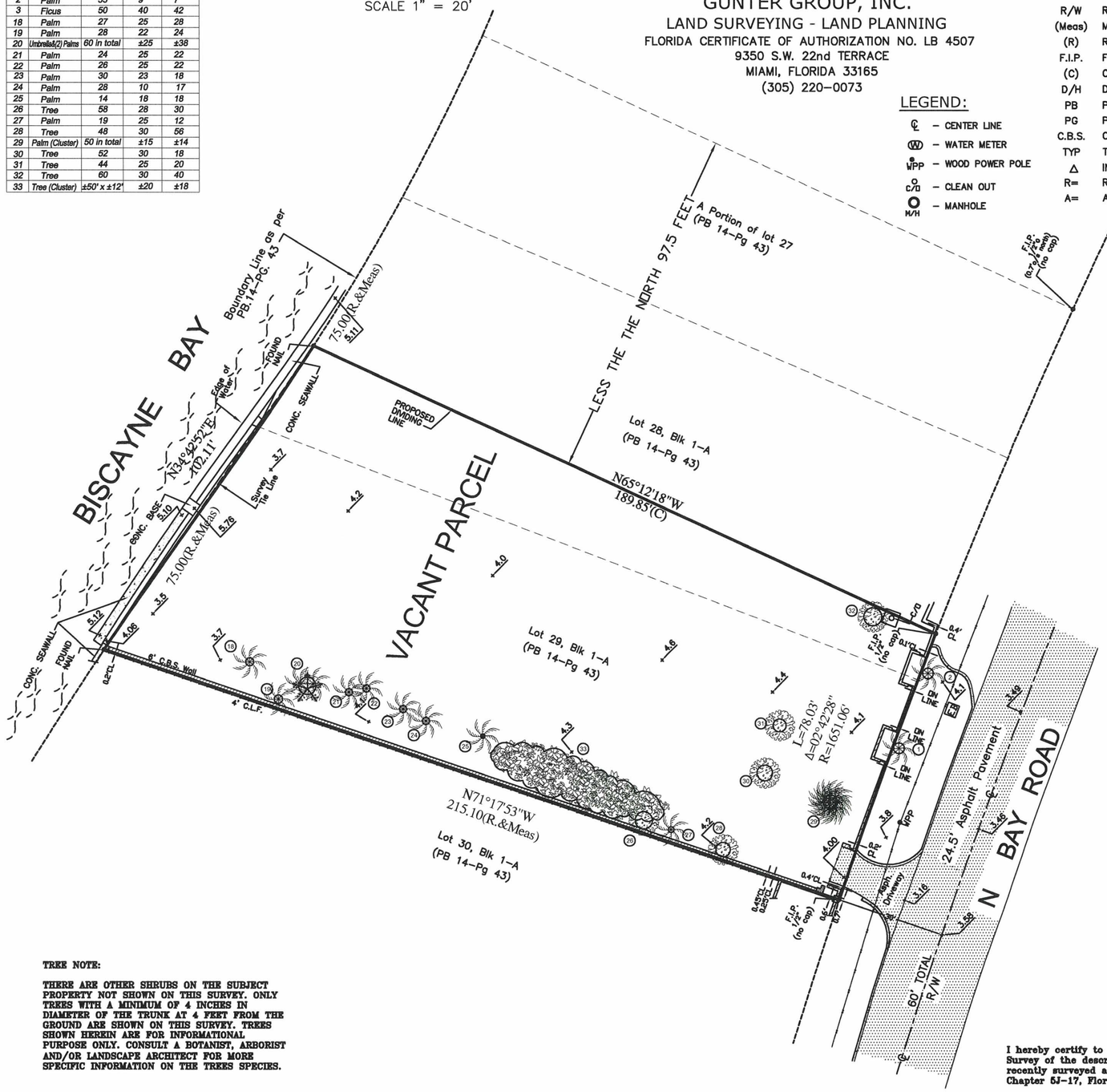

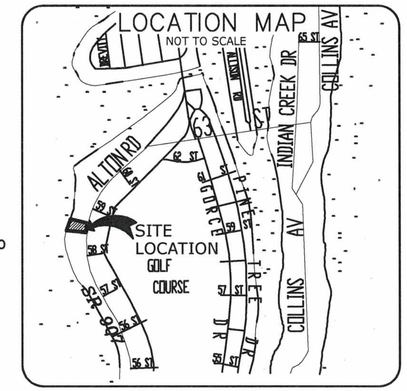

PROPERTY ADDRESS:

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TREE NOTE:

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Revised Legal Descriptions: 04-30-2018
Up-Date: 04-20-2018
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Date: 03-01-2018
Job No.: 18-31281
Sketch No.: 26938

By: Rolando Ortiz LS 4312
Professional Land Surveyor
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PRELIMINARY

[STRANG]
ARCHITECTURE

2900 SW 28TH TERRACE, SUITE 301
COCONUT GROVE, FLORIDA 33133
PH: 305-373-4990 | FX: 305-373-4991
FIRM LICENSE # AA26001123
WWW.MAXSTRANGARCHITECTURE.COM

PROJECT NAME & LOCATION:
5840 N Bay Road Miami Beach, FL 33140-2043

PROJECT CLIENT(S) / OWNER(S):
NEPTUNE CAPITOL

ARCHITECT:
MAX WILSON STRANG, RA / AIA
LICENSE # AR0017183
2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:
[STRANG] LANDSCAPES
330 NORTH ANDREWS AVENUE, SUITE 301
FORT LAUDERDALE, FL 33301
PH: 305-373-4990

PROFESSIONAL SEAL(S):

No.	Date	Description

Revision Schedule

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PROJECT ID: 58th 40 N&S
DRAWN BY: Author
DATE: 5/25/2018
SCALE:

Sheet Title:
SOUTH HOUSE SURVEY

Sheet No:
A-3

CONTEXT PHOTO KEY

NOTE: IMAGES TAKEN APRIL 14, 2018 BY STRANG DESIGN

[STRANG]
ARCHITECTURE

2900 SW 28TH TERRACE, SUITE 301
COCONUT GROVE, FLORIDA 33133
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PROJECT ID: 58th 40 N&S
DRAWN BY: Author

DATE: 5/25/2018
SCALE: 1" = 200'-0"

Sheet Title:
CONTEXT PHOTOGRAPHS

Sheet No:
A-4

D

E

CONTEXT PHOTO KEY

NOTE: IMAGES TAKEN APRIL 14, 2018 BY STRANG DESIGN

[STRANG]
ARCHITECTURE

2900 SW 28TH TERRACE, SUITE 301
COCONUT GROVE, FLORIDA 33133
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PROJECT ID: 58th 40 N&S
DRAWN BY: Author
DATE: 5/25/2018
SCALE: 1" = 300'-0"

Sheet Title:
CONTEXT PHOTOGRAPHS

Sheet No:
A-5