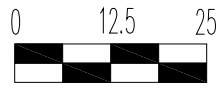


TOPOGRAPHIC AND TREE SURVEY



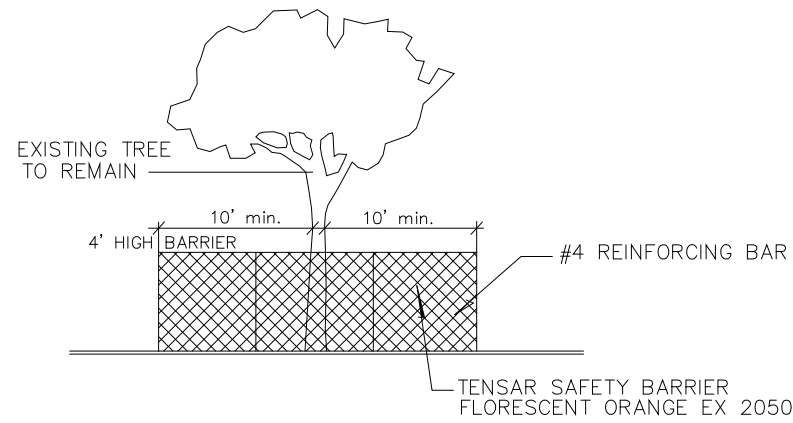
SCALE 1"=25'



A BARRIER SHALL BE INSTALLED AROUND THE TREES IN ORDER TO PROTECT THEM DURING CONSTRUCTION.

TREE BARRIER DIMENSIONS TO COMPLY W/ ANSI A300 STANDARDS. BARRIER DIMENSIONS SHALL BE MEASSURED AT DBH.

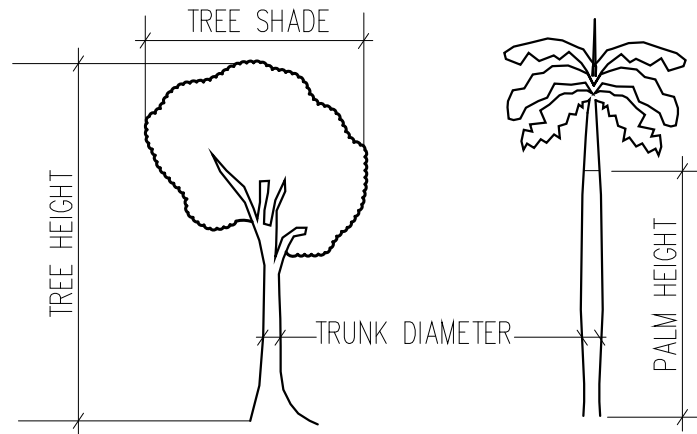
BARRIER SHALL BE LOCATED A MINIMUM OF 10' FROM THE FACE OF TRUNK IN ALL DIRECTIONS.



TREE PROTECTION BARRIER DETAIL N.T.S.

	COMMON NAME	SCIENTIFIC NAME	TRUNK	SPREAD	HEIGHT
1	Solitaire palm tree	Ptychosperma elegans	5"	8'	25'
2	Solitaire palm tree	Ptychosperma elegans	5"	8'	25'
3	Solitaire palm tree	Ptychosperma elegans	5"	8'	22'
4	(3) Solitaire palm tree	Ptychosperma elegans	4"	6'	30'
5	(4) Solitaire palm tree	Ptychosperma elegans	4"	6'	30'
6	(3) Solitaire palm tree	Ptychosperma elegans	4"	6'	28'
7	(3) Solitaire palm tree	Ptychosperma elegans	4"	6'	28'
8	Royal palm tree	Roystonea oleracea	15"	18'	45'
9	Royal palm tree	Roystonea oleracea	15"	18'	45'
10	Royal palm tree	Roystonea oleracea	20"	18'	35'
11	Solitaire palm tree	Ptychosperma elegans	5"	8'	12'

(') indicates feet, (") indicates inches



LEGEND & ABBREVIATIONS:

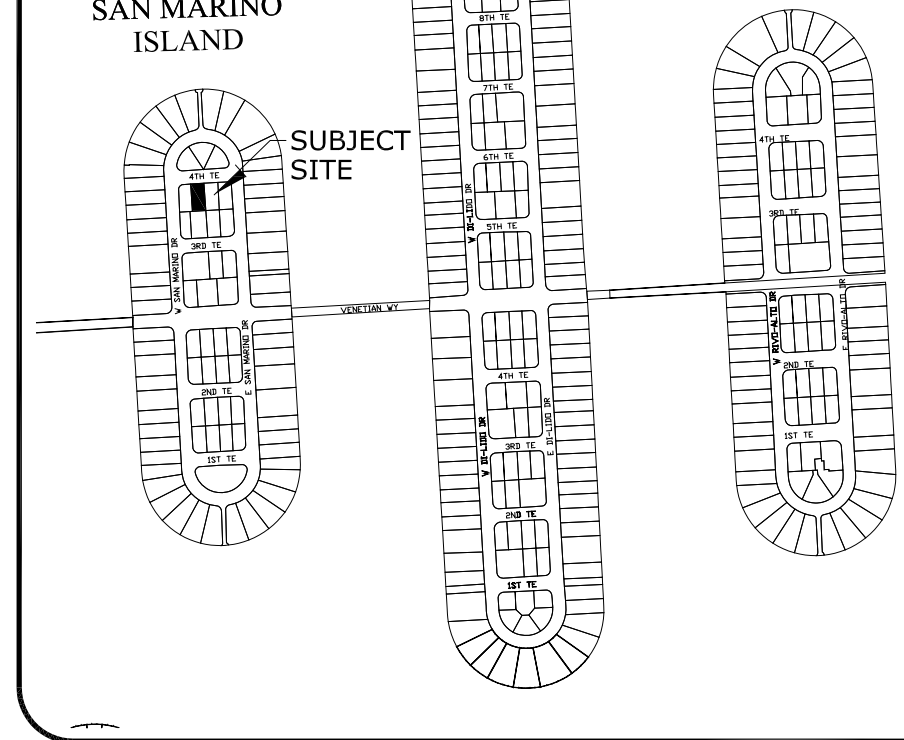
○ CLEANOUT	○ SPOT ELEVATION	A/C AIR CONDITIONING PAD
○ CATCH BASIN	○ SEWER VALVE	B.L.D.G. BUILDING
○ CONCRETE POWER POLE	○ UTILITY BOX	○ CHAIN LINK FENCE
○ GUARD RAIL	○ WATER VALVE	○ CONCRETE BLOCK STRUCTURE
○ GREASE TRAP	○ WATER METER	(C) CALCULATED
○ GAS VALVE	○ WOOD POLE	○ CATCH BASIN
○ HANDICAP SIGN	○ WOOD POLE WITH TRANSFORMER	○ CHORD DISTANCE
○ LIGHT POLE	○ GUY WIRE	○ CENTER LINE
○ LIGHT BOLLARD	○ STREET LIGHT	○ CONC. CONCRETE
○ ELECTRIC BOX	○ TRAFFIC SIGNAL BOX	○ DELTA
○ ELECTRIC MANHOLE	○ PUBLIC TELEPHONE BOOTH	○ EAST
○ FIRE HYDRANT	○ TRAFFIC CONTROL PANEL	○ ENC. ENCROACHMENT
○ IRRIGATION CONTROL VALVE	○ TRASH CAN	○ F.I.P. FOUND IRON PIPE
○ METAL BUS STOP BENCH	○ FLAG POLE	○ F.I.R. FOUND REBAR
○ MONITORING WELL	○ PEDESTRIAN SIGNAL POLE	○ F.F.E. FINISH FLOOR ELEVATION
○ MAIL BOX	○ LIGHT POLE	○ F.N. FOUND NAIL
○ NEWS PAPERS AND MAGAZINE STAND	○ TELEPHONE BOX	○ G.V. GAS VALVE
○ SIGN	○ GAS METER	○ L LENGTH
○ SANITARY SEWER MANHOLE	○ PUBLIC TELEPHONE BOX	○ N NORTH
○ STORM SEWER MANHOLE	○ CONCRETE POLE	○ N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
○ TELEPHONE MANHOLE	○ CHAIN LINK FENCE	○ O.E. OVERHEAD ELECTRIC LINE
○ UNKNOWN MANHOLE	○ WOOD FENCE	○ O/L ON LINE
○ LAWN SPOT LIGHT	○ TREE	(O.R.B.) OFFICIAL RECORD BOOK
○ DETECTABLE SURFACING	○ PINE	(MEAS.) MEASURED
	○ PALM	○ P.R.M. POINT REFERENCE MONUMENT
		(REC.) RECORD
		○ R RADIUS
		○ R/W RIGHT-OF-WAY
		○ S SOUTH
		○ SEC. SECTION
		○ T TANGENT
		○ U.E. UTILITY EASEMENT
		○ W WEST
		○ W/F WOOD FENCE
		○ P.O.B. POINT OF BEGINNING
		○ P.O.C. POINT OF COMMENCEMENT
		○ B.O.B. BASIS OF BEARING
		○ V.C.P. VITRIFIED CLAY PIPE
		○ R.C.P. REINFORCED CONCRETE PIPE
		○ C.M.P. CORRUGATED METAL PIPE



SAN MARINO ISLAND

DI LIDO ISLAND

RIVO ALTO ISLAND



LOCATION MAP
SEC. 32-53-42
NOT TO SCALE

SURVEYOR'S NOTES

I- DATE OF COMPLETION: 04-12-2018

II- LEGAL DESCRIPTION AND ADDRESS:

114 4th SAN MARINO TERRACE, MIAMI BEACH, FL 33139

Lot 6, Block 8, of SAN MARINO, according to the Plat thereof, as recorded in Plat Book 9, Page 22, of the Public Records of Dade County, Florida.

FOLIO# 02-3232-003-0860

III- ACCURACY:

This survey was predicated on the expected use of land, as classified in the Standards of practice for Land Surveying in the State of Florida," pursuant to Rule 5J-17 of the Florida Administrative Code is "Residential." The minimum relative distance accuracy for this type of Survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.

IV- SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the center Line of 4th SAN MARINO TERR. with an assumed bearing of N86°46'41"E, said line to be considered a well monumental line.

This property is located in Flood Zone "AE - 9", as per Federal Emergency Management Agency (FEMA) Community Name CITY OF MIAMI BEACH Community Number: 120651, Map:12086C, Panel: 0316, Suffix L, Effective Date: September 11, 2009.

Vertical Control:

ELEVATIONS ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM 1929 AS PER MIAMI- DADE PUBLIC WORKS DEPARTMENT BENCHMARK No.D-173 SAID BENCHMARK HAS AN ELEVATION OF 7.60 FEET (N.G.V.D.-29)

Subsurface soil conditions were not determined, as this falls outside the purview of this Survey. These conditions may include the determination of wetlands, filled-in areas, geological conditions or possible contamination by hazardous liquid or solid waste that may occur within, upon, across, abutting or adjacent to the Subject Property.

Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot.

LOT AREA: 7,200 Sq. Ft.

V- EASEMENTS AND ENCUMBRANCES:

No information was provided as to the existence of any easements or encumbrances. This Boundary Survey was prepared as per information given by client and no title search has been performed prior to the execution of this survey.

VI- CLIENT INFORMATION:

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

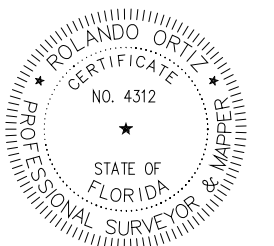
Palm Title
First American Title Insurance
O&O San Marino Development, LLC.

VII- SURVEYOR'S CERTIFICATE:

I hereby certify: That this "BOUNDARY/ TOPOGRAPHIC 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 / TOPOGRAPHIC SURVEY" meets the intent of the applicable provisions of the Standards of practice for Land Surveying in the State of Florida", pursuant to Rule (5J17.050 through 5J-17.052) of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

3TCI, Inc., a Florida corporation
Florida Certificate of Authorization Number LB7799

By: Rolando Ortiz
Registered Surveyor and Mapper LS4312
State of Florida



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



3TCI, Inc. LB7799
PROFESSIONAL LAND SURVEYORS AND MAPPERS
12211 SW 129th CT. MIAMI FL 33186
tel: 305-378-1662 fax: 305-378-1662 www.3tci.com



PROJECT IS LOCATED IN THE CITY OF MIAMI BEACH

SKETCH OF SURVEY
OF
114 4th San Marino Terr. Miami Beach , FL 33139

DRAFTER: FES	CHECKED: RO	FIELD BOOK: 2017-1-66	JOB NUMBER: 18-1583	SCALE: 1"=25'	SHEET: 1 OF 1
-----------------	----------------	--------------------------	------------------------	------------------	------------------