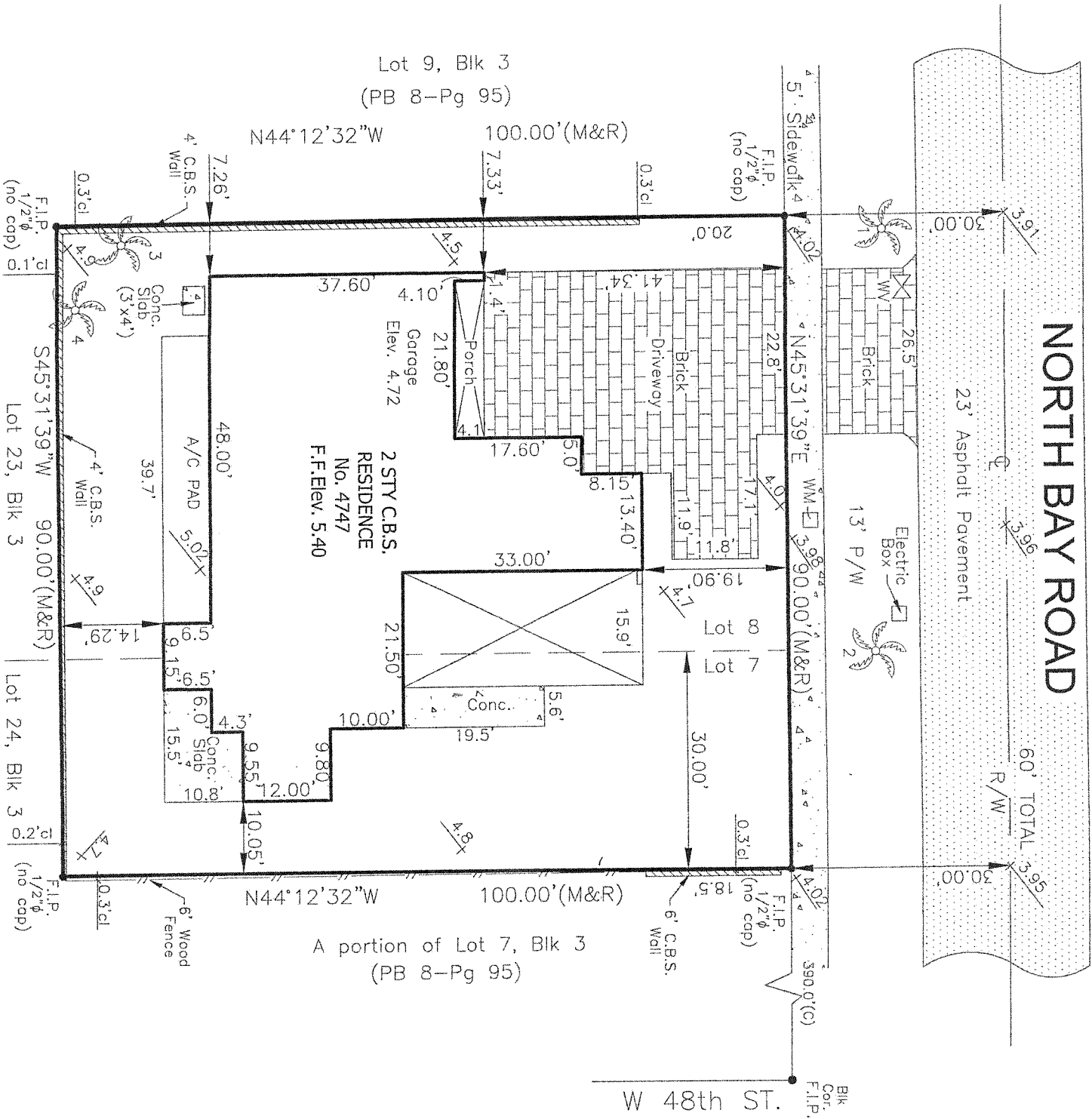


SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 20'

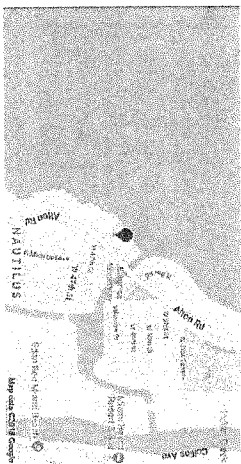


TREE LIST			
No.	TREE NAME	BOTANICAL NAME	D.B.H. HEIGHT SPREAD
1	ROYAL PALM	ROYSTONIA ELATA	1.5' 40' 25'
2	ROYAL PALM	ROYSTONIA ELATA	0.8' 18' 8'
3	MACARTHUR PALM	PTCHOSPERSMA MACARTHUR	0.4' 20' 8'
4	MACARTHUR PALM	PTCHOSPERSMA MACARTHUR	0.4' 20' 8'

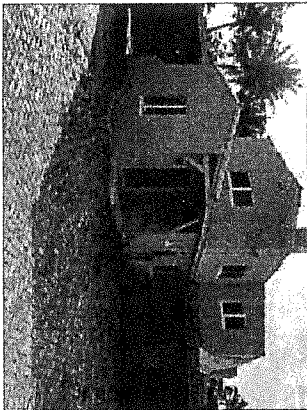
ENCROACHMENTS AND OTHER POINTS OF INTEREST:
-THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY
-THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AH (SEE NOTE 1)
-THERE NO PLATTED UTIL. BASEMENT ON THE SUBJECT PROPERTY

LOCATION MAP

SCALE: NTS



SITE PICTURE



CERTIFIED TO :
TODD GLASER

SITE ADDRESS: 4747 N BAY ROAD MIAMI BEACH, FL. 33140

JOB NUMBER: 18-510

DATE OF SURVEY: MAY 8, 2018

FOLIO NUMBER: 02-3222-011-0560

JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY, DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PROPERTY LIES WITHIN A FLOOD ZONE 1A2 OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 120551-0309L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. BASE FLOOD ELEVATION OF 8.00 FEET (NGVD)
- LAND AREA OF SUBJECT PROPERTY: 9,000 SF (+/-)
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY BENCH MARK No. D-132-B, WITH AN ELEVATION OF 8.23 FEET. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N44°12'32"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF W. 48th ST., AS SHOWN ON PLAT BOOK 8 AT PAGE 95 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY, THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

PURSUANT TO RULE 51-17 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS SHIPPED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/80 FOOT FOR NATURAL GROUND SURFACES AND 1/400 FOOT FOR HARDSHORE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER CHAPTER 51-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

LEGAL DESCRIPTION:
LOT 8, IN BLOCK 3, OF NAUTILUS SUBDIVISION OF THE MIAMI BEACH BAY SHORE CO., ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, AT PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALSO THAT PART OF LOT 7, IN BLOCK 3, OF NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, AT PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHERLY LINE OF BAY ROAD AT THE POINT OF INTERSECTION WITH THE LINE DIVIDING LOTS 7 AND 8, OF BLOCK 3, OF NAUTILUS SUBDIVISION; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF BAY ROAD A DISTANCE OF 30 FEET TO A POINT; THENCE SOUTHEASTERLY AT A RIGHT ANGLE TO THE SOUTHERLY LINE OF BAY ROAD A DISTANCE OF 100 FEET TO THE SOUTHEASTERLY LINE OF LOT 7, OF BLOCK 3, OF NAUTILUS SUBDIVISION; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF LOT 7, OF BLOCK 3, OF NAUTILUS SUBDIVISION A DISTANCE OF 30 FEET TO A POINT; THENCE NORTHEASTERLY ALONG THE LINE DIVIDING LOTS 7 AND 8, OF BLOCK 3 OF NAUTILUS SUBDIVISION A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 51-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

Ed #no

PROFESSIONAL LAND SURVEYOR

NO. 6771

DATE : MAY 10, 2018

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AMERICAN SERVICES OF MIAMI, CORP.

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LB 6683

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