



NOT

LEGAL DESCRIPTION: A portion of Lots 27 and 28, in Block 1-A, LA GORCE-GULF thereof, as recorded in Plat Book 14, Page 43, of the Publi described as follows:

The North 96.87 feet of the following described parcel of I Lot 28 and the South 2/3 of Lot 27, in Block 1-A, LA GORCE Plat thereof, as recorded in Plat Book 14, Page 43, of the I Florida.

SURVEY FOR: NBR 5840 LP 5840 N. BAY ROAD MIAMI BEACH, FL 33140

I HEREBY CERTIFY: That the BOUNDARY SURVEY of the a under my supervision and/or direction, to the best of my l or exceeds the Standards of Practice set forth by the Florid 5J-17 Florida Administrative Code. Pursuant to Section 47

DELTA MAI

DELTA MAPPING AND SURVEYING, INC. 13301 SW 132 AVENUE, SUITE 117 MIAMI, FLORIDA 33186

CERTIFICATE OF AUTHORIZATION L.B. NO. 7950

WALDO F. PA PROFESSION STATE

786-429-1024 FAX: 786-592-1152

STATE OF FLORIDA

1)FLOOD ZONE: AE BASE: +8' PANEL NO. 1208 COMMUNITY NO. 120651 DATE OF MAP: 9-11-09 2)THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE N

BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY 3) EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE INSTRUMENTS, IF ANY, AFFECTING PROPERTY

4)THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRI ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. 5)LOCATION AND IDENTIFICATION OF UTILITIES, IF ANY AR RECORDED PLAT

6)OWNERSHIP IS SUBJECT TO OPINION OF TITLE 7) TYPE OF SURVEY: BOUNDARY SURVEY

8) THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND LEGAL DESCRIPTION: PROVIDED BY CLIENT

9)SURVEY MAP AND REPORT OR THE COPIES THEREOF AR UNLESS SIGNED AND SEALED WITH THE ORIGINAL RAISED AND MAPPER

10)THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UI 11)UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCT DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DE HEREON.

12)THE SURVEYOR OF RECORD DOES NOT DETERMINE OW SHOWN HEREON DEPICT PHYSICAL LOCATION OF FENCE 13)ACCURACY: THE EXPECTED USE OF LAND AS CLASSIFIEL

STANDARDS (5J-17 FAC), IS "SUBURBAN" . THE MINIMUM TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE MEASUREMENT AND CALCULATION OF A CLOSED GEOMET THIS REQUIREMENT

14)IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAV CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LO SCALED POSITIONS.

15)NO ATTEMPT HAS BEEN MADE TO LOCATE ANY FOUND GROUND. 16)CONTACT THE APPROPRIATE AUTHORITY PRIOR TO AN

DESCRIBED PARCEL FOR BUILDING AND ZONING INFORM 17)ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPOR OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT

IF ELEVATIONS ARE SHOWN, THEY ARE BASED ON A CLOSE PROCEDURE AND ARE RELATIVE TO THE NORTH AMERICA +O.O DENOTES EXISTING ELEVATION

BENCHMARK: CMB 58-03 R LOCATOR INDEX: INT ALT WASHER ON SOUTH BULLNOSE ELEVATION: +4.04' (N.A.V.D.)

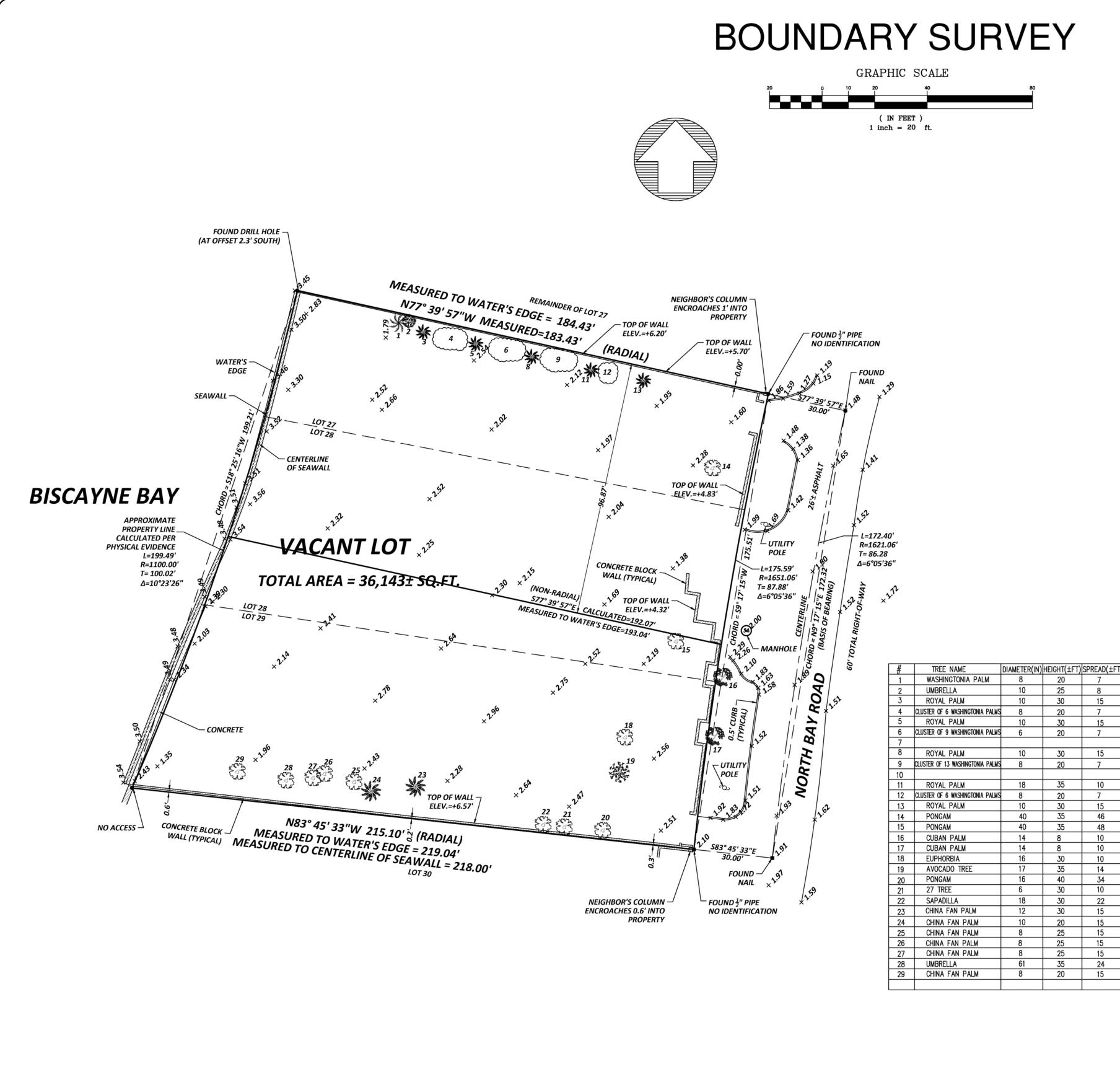
BENCHMARK ELEVATION REFERS TO THE NORTH AMERICA BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALU EAST FOR THE CHORD OF THE CENTERLINE OF NORTH BAY

FIELD SURVEY DATE: 8-28-18 SCALE: 1' = 20' DRAWING DATE: 8-30-18 FB: SKETCH

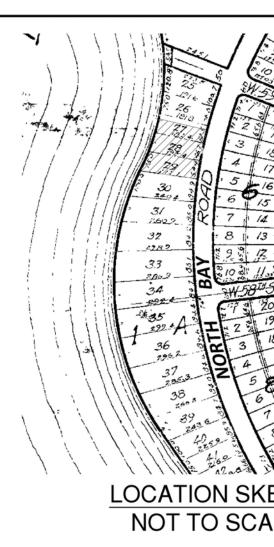
	2900 SW 28TH TERRACE, SU COCONUT GROVE, FLORIDA PH: 305-373-4990   FX: 305-37 FIRM LICENSE # AA26001	43 73-
	WWW.MAXSTRANGARCHITECT WWW.MAXSTRANGARCHITECT PROJECT NAME & LOCATION: 5840 N Bay Road Miami Beach, FL 33140-2043 PROJECT CLIENT(S) / OWNER(S) NEPTUNE CAPITOL	
BAV ROAL BAV		):
	ARCHITECT: MAX WILSON STRANG, RA / AIA LICENSE # AR0017183 2900 SW 28TH TERRACE, SUITE 301 MIAMI, FL 33133 STRUCTURAL ENGINEERING:	
TION SKETCH TO SCALE	MEP ENGINEERING:	
SUBDIVISION, according to the Plat ic Records of Miami-Dade County, Florida, land: E-GULF SUBDIVISION, according to the Public Records of Miami-Dade County,	Surveyors, Land Planners & Mappers Wappers Surveyors, Land Planners Burveyors, Land Planners Burveyors, Land Planners Burveyors, Land Planners Burveyors, Land Planners Burveyors, Land Planners Burveyors, Land Planners Burveyors, Land Planners Burveyors, Land Planners Burveyors, Burveyors, Burveyors, Burveyors, Land Planners Burveyors, Burv	
bove captioned property was completed knowledge and belief. This survey meets da Board of Land Surveyors in Chapter 72.027, Florida Statutes. NPPING AND SURVEYING, INC.	PROFESSIONAL SEAL(S):	
AEZ DATE SIGNED: IAL SURVEYOR AND MAPPER, NO. 3284 TE OF FLORIDA		
36C0309L		
IOT SHOWN ON THIS SURVEY THAT MAY		
E MADE TO DETERMINE RECORDED		
IBED, IT IS NOT A CERTIFICATION OF TITLE, . ABSTRACT NOT REVIEWED RE SHOWN IN ACCORDANCE WITH		
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EXCLUSIVE USE OF THE ENTITIES NAMED NNAMED PARTIES N, CONTACT THE APPROPRIATE TION ON THE PROPERTY HEREIN		
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E ACCURACY OBTAINED BY ETRIC FIGURE WAS FOUND TO EXCEED VE BEEN EXAGGERATED TO MORE	CONFIDENTIALITY NOTICE: The drawing and information contain is property of Max Strang Architectu and is intended only for the parties in above or of governmental position(s	ure ind
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AN VERTICAL DATUM OF 1988	09-05-2018 10/05/2018 SCALE:	
TON ROAD AND W 58TH ST NAIL &	1" = 20'     Sheet Title:       DRAWN BY:     NORTHHOU	
AN VERTICAL DATUM OF 1988		
UE OF NORTH 09 DEGREES 17 MINUTES 15	DRAWING NO: 18-0388A SURVEY	
UE OF NORTH 09 DEGREES 17 MINUTES 15 Y ROAD		

С	OCONUT GR	TERRACE, SUITE 301 OVE, FLORIDA 33133 990   FX: 305-373-4991
	FIRM LICEN	NSE # AA26001123 NGARCHITECTURE.COM
PROJECT NAME & LOCATION: 5840 N Bay Road Miami Beach, FL 33140-2043		
	OJECT CLIENT	Γ(S) / OWNER(S): ΓOL
ARCHITECT: MAX WILSON STRANG, RA / AIA LICENSE # AR0017183 2900 SW 28TH TERRACE, SUITE 301 MIAMI, FL 33133 STRUCTURAL ENGINEERING:		
ME	P ENGINEERIN	IG:
CHR ARC 780 MIAN	NDSCAPE ARC ISTOPHER CAWLEY HITECTURE LLC. NE 69TH STREET, S MI FL, 33138 786-534-5327	( LANDSCAPE
PR	OFESSIONAL	SEAL(S):
No.	Date	Description
	Revisi	on Schedule
<b>CONFIDENTIALITY NOTICE:</b> The drawing and information contained within is property of Max Strang Architecture, Inc. and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project.		
	2018-MAX STRA	ANG ARCHITECTURE, Inc. DRAWN BY:
	140 N&S	S.S SCALE:
10/0	05/2018 eet Title:	
NORTH HOUSE		
	SU	RVEY

[STRANG]



#	TREE NAME	DIAMETER(IN)	HEIGHT(±FT)	SPREAD(±FT)
1	WASHINGTONIA PALM	8	20	7
2	UMBRELLA	10	25	8
3	ROYAL PALM	10	30	15
4	cluster of 6 Washingtonia Palms	8	20	7
5	ROYAL PALM	10	30	15
6	cluster of 9 Washingtonia Palms	6	20	7
7				
8	ROYAL PALM	10	30	15
9	cluster of 13 Washingtonia Palms	8	20	7
10				
11	ROYAL PALM	18	35	10
12	CLUSTER OF 6 WASHINGTONIA PALMS	8	20	7
13	ROYAL PALM	10	30	15
14	PONGAM	40	35	46
15	PONGAM	40	35	48
16	CUBAN PALM	14	8	10
17	CUBAN PALM	14	8	10
18	EUPHORBIA	16	30	10
19	AVOCADO TREE	17	35	14
20	PONGAM	16	40	34
21	27 TREE	6	30	10
22	SAPADILLA	18	30	22
23	CHINA FAN PALM	12	30	15
24	CHINA FAN PALM	10	20	15
25	CHINA FAN PALM	8	25	15
26	CHINA FAN PALM	8	25	15
27	CHINA FAN PALM	8	25	15
28	UMBRELLA	61	35	24
29	CHINA FAN PALM	8	20	15



LEGAL DESCRIPTION: Lots 28 and 29 and the South 2/3 of Lot 27, in Block SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 14 Records of Miami-Dade County, Florida.

FOLIO NO. 02-3215-003-0240

SURVEY FOR: NBR 5840 LP 5840 N. BAY ROAD MIAMI BEACH, FL 33140

I HEREBY CERTIFY: That the BOUNDARY SURVEY of the above captione under my supervision and/or direction, to the best of my knowledge and or exceeds the Standards of Practice set forth by the Florida Board of La 5J-17 Florida Administrative Code. Pursuant to Section 472.027, Florida

DELTA MAPPING AND S

DELTA MAPPING AND SURVEYING, INC. 13301 SW 132 AVENUE, SUITE 117 MIAMI, FLORIDA 33186 **CERTIFICATE OF AUTHORIZATION** 

WALDO F. PAEZ DATE SIG PROFESSIONAL SURVEYOR STATE OF FLORIDA

L.B. NO. 7950 STATE OF FLORIDA

786-429-1024 FAX: 786-592-1152

1)FLOOD ZONE: AE BASE: +8' PANEL NO. 12086C0309L COMMUNITY NO. 120651 DATE OF MAP: 9-11-09 2)THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN OI BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY 3) EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DET INSTRUMENTS, IF ANY, AFFECTING PROPERTY

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AND MAPPER 10)THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE US HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PART 11)UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT TH AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE F

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BENCHMARK: CMB 58-03 R LOCATOR INDEX: INT ALTON ROAD AND WASHER ON SOUTH BULLNOSE ELEVATION: +4.04' (N.A.V.D.)

BENCHMARK ELEVATION REFERS TO THE NORTH AMERICAN VERTICAL

BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALUE OF NORTH O EAST FOR THE CHORD OF THE CENTERLINE OF NORTH BAY ROAD

FIELD SURVEY DATE: 8-28-18 SCALE: 1' = 20' DRAWN BY: DRAWING DATE: 8-30-18 FB: SKETCH DRAWING N

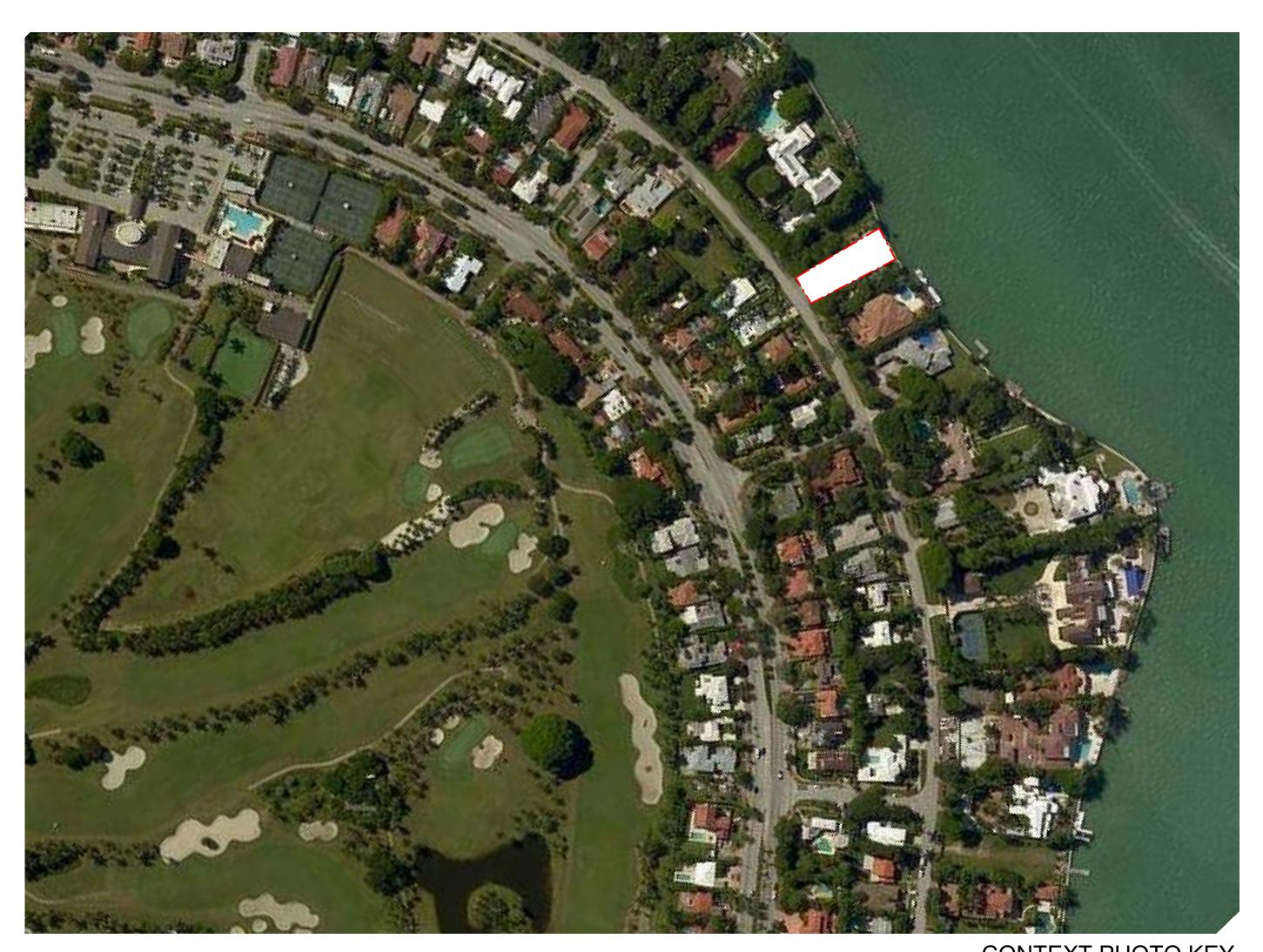
		ARCHITECTURE
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	Image: Source and Source an	PROJECT NAME & LOCATION: 5840 N Bay Road Miami Beach, FL 33140-2043
	444 - MAII	PROJECT CLIENT(S) / OWNER(S): NEPTUNE CAPITOL
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A, LA GORCE-GULF ge 43, of the Public	Surveyors, Land Planners & Mappers	LANDSCAPE ARCHITECT: CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE LLC. 780 NE 69TH STREET, SUITE 1106 MIAMI FL, 33138 PH: 786-534-5327
operty was completed lief. This survey meets Surveyors in Chapter tutes.		PROFESSIONAL SEAL(S):
EYING, INC.		
D: D MAPPER, NO. 3284	<pre> SURVE </pre>	
HIS SURVEY THAT MAY	ARY	
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FOR REFERENCE ONLY, DA LICENSED SURVEYOR	ΠŌΙ	
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FOUND TO EXCEED RATED TO MORE AND/OR LOT LINES. IN MPROVEMENTS OVER		<b>CONFIDENTIALITY NOTICE:</b> The drawing and information contained within is property of Max Strang Architecture, Inc. and is intended only for the parties indentified above or of governmental position(s). This
THE SURFACE OF THE	SXX	plan may not be reproduced without written permission from the Project Manager assigned to this project.
ON THE HEREIN AN THE SIGNING PARTY PARTY OR PARTIES	REMARKS	c ◯2018-MAX STRANG ARCHITECTURE, Inc.
ARTY OR PARTIES ING THIRD ORDER M OF 1988	DATE	PROJECT ID: DRAWN BY: 58th 40 N&S S.S
58TH ST NAIL &	DATE: 08-30-2018	DATE: SCALE: 10/05/2018
UM OF 1988	SCALE: 1" = 20' DRAWN BY:	Sheet Title: NORTH &
DEGREES 17 MINUTES 15	M.G. DRAWING NO:	SOUTH HOUSE
SEAL SEAL	18-0364 1 OF 1	SURVEY
		Sheet No:
		A-2

[STRANG]









CONTEXT PHOTO KEY NOTE: IMAGES TAKEN APRIL 14, 2018 BY STRANG DESIGN

## [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: CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE LLC. 780 NE 69TH STREET, SUITE 1106 MIAMI FL, 33138 PH: 786-534-5327

6		
No.	Date	Description
Revision Schedule		
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$c \bigcirc \textbf{2018-MAX}$ STRANG ARCHITECTURE, Inc.		
	DJECT ID: 1 40 N&S	DRAWN BY: S.S
	DATE: SCALE: 10/05/2018 1" = 200'-0"	

Sheet Title:

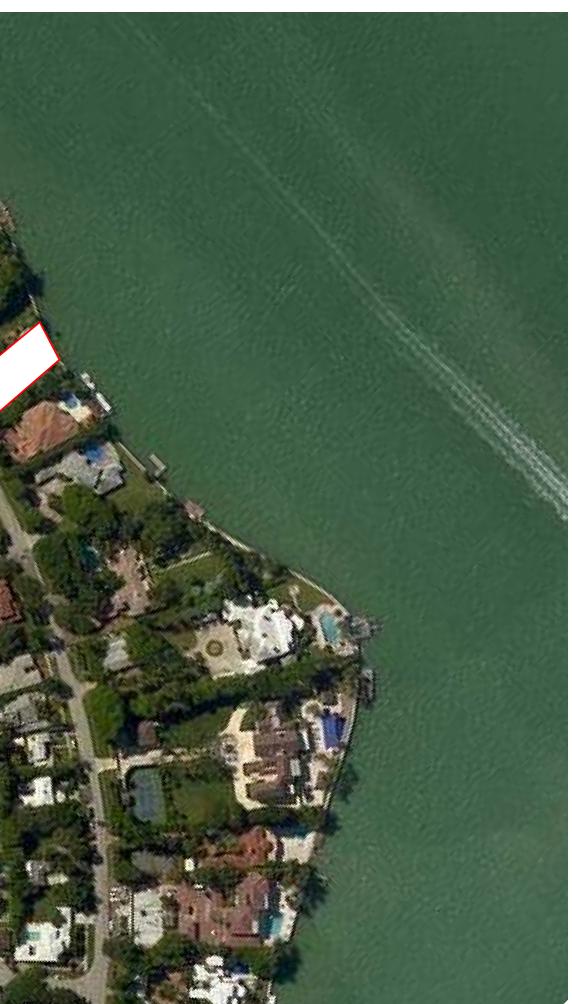


A-3

Sheet No:







CONTEXT PHOTO KEY NOTE: IMAGES TAKEN APRIL 14, 2018 BY STRANG DESIGN

## [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

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MEP ENGINEERING:

LANDSCAPE ARCHITECT: CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE LLC. 780 NE 69TH STREET, SUITE 1106 MIAMI FL, 33138 PH: 786-534-5327

PROFESSIONAL SEAL(	3):
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No.	Date	Description
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$c \bigcirc$ 2018-MAX STRANG ARCHITECTURE, Inc.		
PRO	DJECT ID:	DRAWN BY:
58th	58th 40 N&S S.S	

58th 40 N&S DATE: 10/05/2018

SCALE: 1" = 300'-0"

Sheet Title:

CONTEXT PHOTOGRAPHS

A-4

Sheet No:

