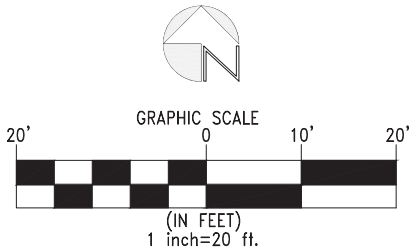
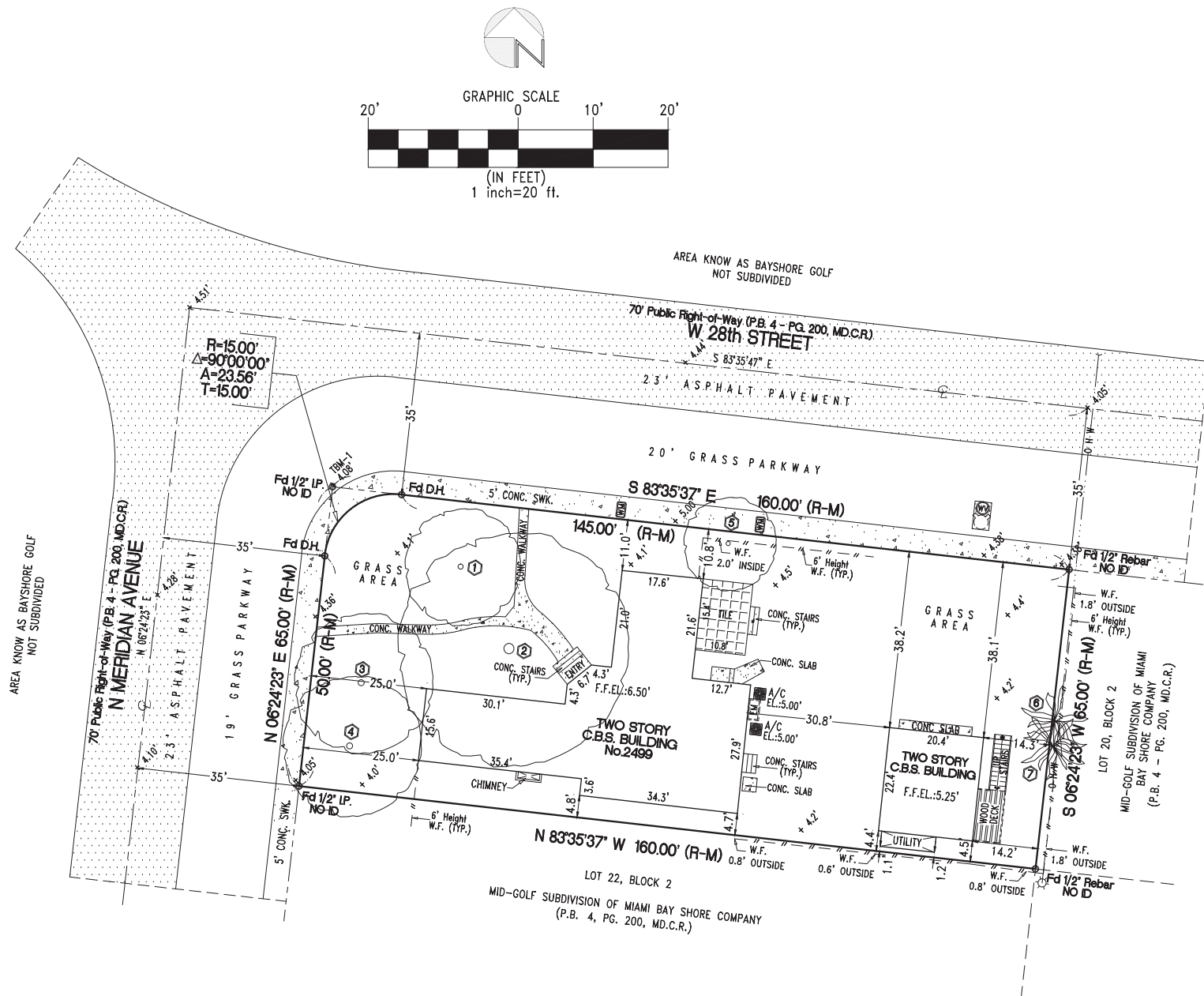


# SKETCH of BOUNDARY SURVEY



## LEGEND

A	-ARC LENGTH DISTANCE
A/C	-AIR CONDITIONING PAD
(C)	-CALCULATED
CL	-CENTERLINE
C.B.S.	-CONCRETE BLOCK STUCCO
CONC.	-CONCRETE
CONC. SWK.	-CONCRETE SIDEWALK
EL	-ELEVATION
F.F.EL.	-FINISH FLOOR ELEVATION
Fd NAIL	-FOUND NAIL
Fd D.H.	-FOUND DRILL HOLE
Fd 1/2" IP	-FOUND 1/2" IRON PIPE
NO ID	-NO IDENTIFICATION
(M)	-MEASURED
MD.C.R.	-MIAMI-DADE COUNTY RECORDS
OHW	-OVERHEAD WIRES LINE
P.B.	-PLAT BOOK
PG.	-PAGE
R	-RADIUS
(R)	-RECORD
T	-TANGENT
TYP.	-TYPICAL
TBM	-TEMPORARY BENCHMARK ELEVATION
W.F.	-WOOD FENCE
Δ	-INTERNAL ANGLE (DELTA)
+ 4.51'	-ELEVATION ON PAVEMENT
+ 4.1'	-ELEVATION ON GROUND

## SYMBOL

WM	-WATER METER
FD	-FIRE HYDRANT
WV	-WATER VALVE
WP	-WOOD POLE
EM	-ELECTRIC METER (on wall)
1	-TREE NUMBER
○	-EXISTING TREE
✱	-EXISTING PALM

## TREE LIST

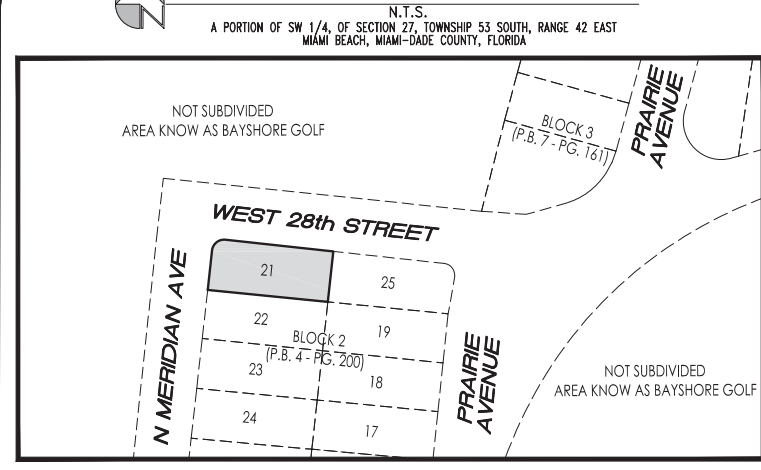
TREE No.	DIAMETER	HEIGHT	SPREAD	COMMON NAME	SCIENTIFIC NAME	CURRENT CONDITION
1	14.5"	25'	25'	LIVE OAK TREE	QUERCUS VIRGINIANA	DAMAGED BRANCHES-POOR STRUCTURE
2	28.5"	40'	50'	BLACK OLIVE	BUCIDA BUCERAS	FAIR-POOR STRUCTURE
3	25.5"	30'	30'	MAHOGANY	SWIETENIA MAHOGONI	FAIR-POOR FORM
4	23"	30'	30'	MAHOGANY	SWIETENIA MAHOGONI	DAMAGED BRANCHES-POOR FORM
5	14.5'x16"	25'	20'	AVOCADO	PERSEA AMERICANA	FAIR-POOR SHAPE
6	14"	20'	15'	SABAL PALM	SABAL PALMETTO	GOOD-EXCELLENT SHAPE
7	12.5"	20'	15'	SABAL PALM	SABAL PALMETTO	GOOD-EXCELLENT SHAPE

\*\* TREE INFORMATION AND CLASSIFICATION, ACCORDING ARBORIST REPORT PREPARED BY: RAINER W. SCHAEFL FL-5375 A, AND SENT BY THE CLIENT/ARCHITECT.

## LEGAL DESCRIPTION

LOT 21, BLOCK 2, MID GOLF SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 200, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

## LOCATION SKETCH



## SURVEYOR REPORT and NOTES

- THE LEGAL DESCRIPTION USED IN THE PREPARATION OF THIS SURVEY WERE FURNISHED BY THE CLIENT.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS SKETCH OF BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH CURRENT STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.
- THE ACCURACY OBTAINED FOR ALL HORIZONTAL CONTROL MEASUREMENTS AND OFFICE CALCULATIONS OF CLOSED GEOMETRIC FIGURES, MEETS OR EXCEEDS THE CURRENT STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS AS CONTAINED IN CHAPTER 5J-17.051(3)(b), 15.b.II OF 1 FOOT IN 7,500 FEET FOR SUBURBAN AREAS.
- THE SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALES IN US SURVEY FOOT OF MEASUREMENT AS DEPICTED ON THE SURVEY MAP ATTENTION IS DIRECTED TO THE FACT THAT SAID SURVEY MAP MAY BE ALTERED IN SCALE BY REPRODUCTION AND MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.
- UNLESS OTHERWISE NOTED, THIS SURVEY HAS NOT ATTEMPTED TO LOCATE ANY FOOTING AND/OR UNDERGROUND UTILITIES ON AND/OR ADJACENT TO THE PROPERTY.
- THE LEGAL OWNERSHIP OF THE FENCES AND/OR WALLS (IF ANY) WAS NOT DETERMINED, AND THE LOCATIONS SHOWN HEREON ARE BASED, ON THE RECOVERED BOUNDARY MONUMENTATION.
- BUILDING DIMENSIONS AND BUILDING SETBACKS SHOWN HEREON AS BEING ROUNDED TO THE NEAREST ONE-TENTH (0.1') OF A FOOT.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), NORTH AMERICAN DATUM (N.A.D.) OF 1983, ADJUSTMENT OF 2011 (N.A.D. 83/2011) EPOCH 2010.0000; WITH A BEARING OF N 06°24'23" E, BEING ESTABLISHED FOR THE CENTERLINE OF N MERIDIAN AVENUE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON.
- THE FINISH FLOOR ELEVATIONS WERE TAKEN AT THE EXISTING DOORS FROM THE OUTSIDE OF THE BUILDING, AS SHOWN ON SURVEY.
- THE SUBJECT PROPERTY CONTAINS 10,351.7 SQUARE FEET OR 0.238 ACRES MORE OR LESS.

## BENCH MARK

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE 1929 N.G.V.D. OF MEAN SEA LEVEL AND ARE BASED ON A BENCHMARK SUPPLIED BY THE ENGINEERING DEPARTMENT OF MIAMI-DADE COUNTY, FLORIDA.

BENCHMARK: D-182 (PK NAIL AND ALUMINUM WASHER SET ON CONC FLOW OF CATCH BASIN).

MERIDIAN AVE --- 20' EAST OF C/L  
W 23 ST --- 36' SOUTH OF C/L

ELEVATION(NGVD29): 3.42 (In Feet) ELEVATION(NAVD88): 1.87 (In Feet) LOCATOR: 4325 W.  
FOR TBM INFORMATION SEE SKETCH OF SURVEY.

## FLOOD INFORMATION

THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD HAVING A FLOOD DESIGNATION OF AE, WITH A BASE FLOOD ELEVATION: 8.0, PURSUANT TO THE FLOOD INSURANCE RATE MAPS PUBLISHED BY THE UNITED STATES FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER COMMUNITY NO: 120651 (CITY OF MIAMI BEACH) AND PANEL NUMBER: 0317, SUFFIX: L, AS LAST REVISED IN SEPTEMBER 11, 2009.

## SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS "SKETCH OF BOUNDARY SURVEY" WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Francisco L. Nuñez Jr.  
PROFESSIONAL SURVEYOR AND MAPPER No.6382  
STATE OF FLORIDA

NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.



design group  
SURVEYORS  
MAPPERS LAND PLANNERS

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RECORD OF REVISION	Description	F.B.	JOB No.
1	BOUNDARY SURVEY WITH ELEVATIONS.	FILE/EA	18-4716
No.:	Date:		
1	03.24.2018		

BOUNDARY SURVEY  
with ELEVATIONS  
(TREES LOCATION-CMB GRADE)

Type of Project:  
Scale: As shown  
Drawn By: BM  
Checked By: FN  
Field Date: July 20/2018  
Drawn Date: July 23/2018  
F.B./PG.: FILE/RAC-RM  
Prepared for:

Project No.: 18-4799

Sheet: 1 of 1