1355 NW 97 AV SUITE 200
MIAMI FLORIDA 33172
TELEPHONE: (305) 264-2660
FAX: (305) 264-0229

Nova Surveyors Inc.
LAND SURVEYORS

SURVEY No. 15-0001263-9

DRAWN BY: AL.

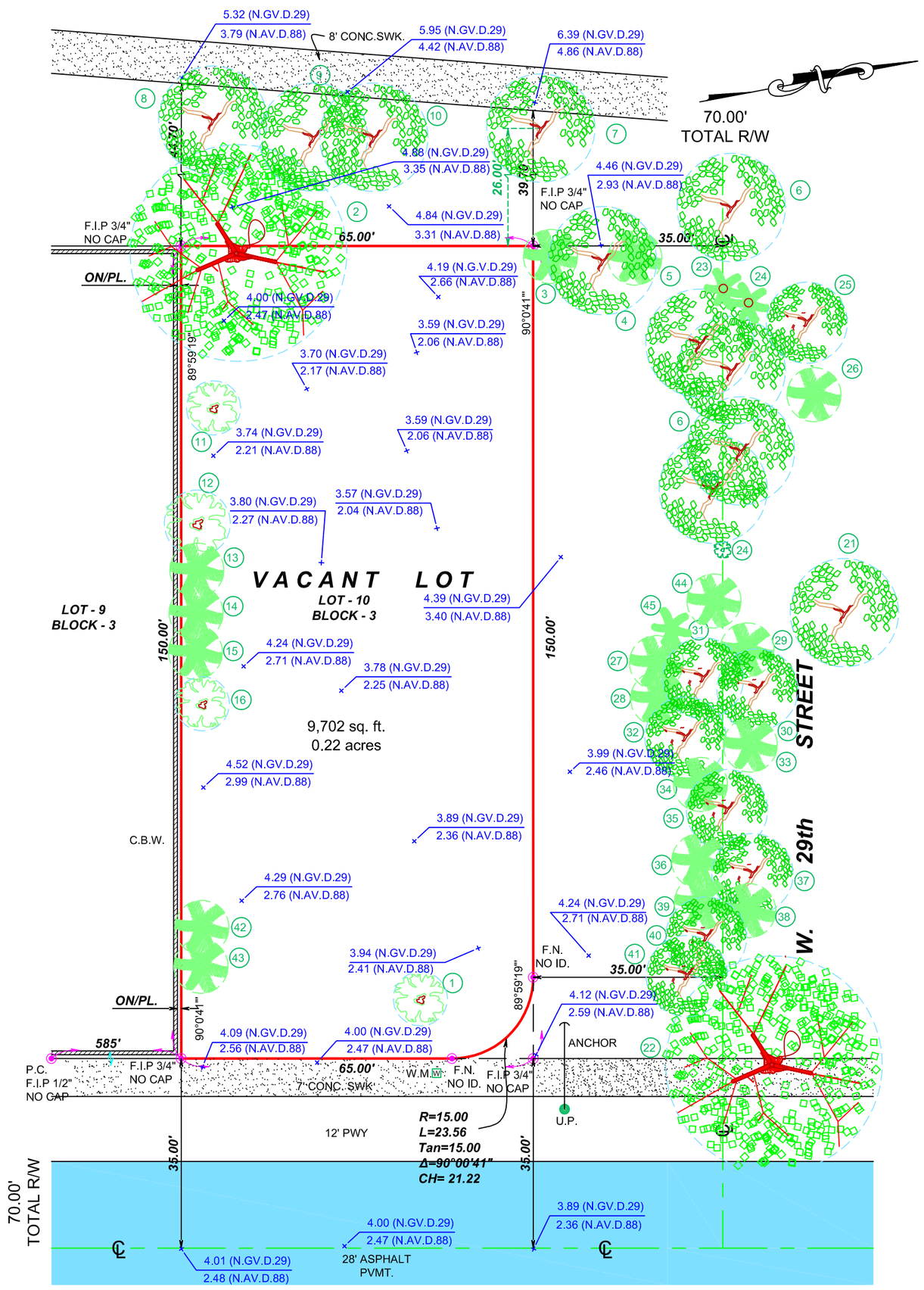
SHEET No. 1 OF 1

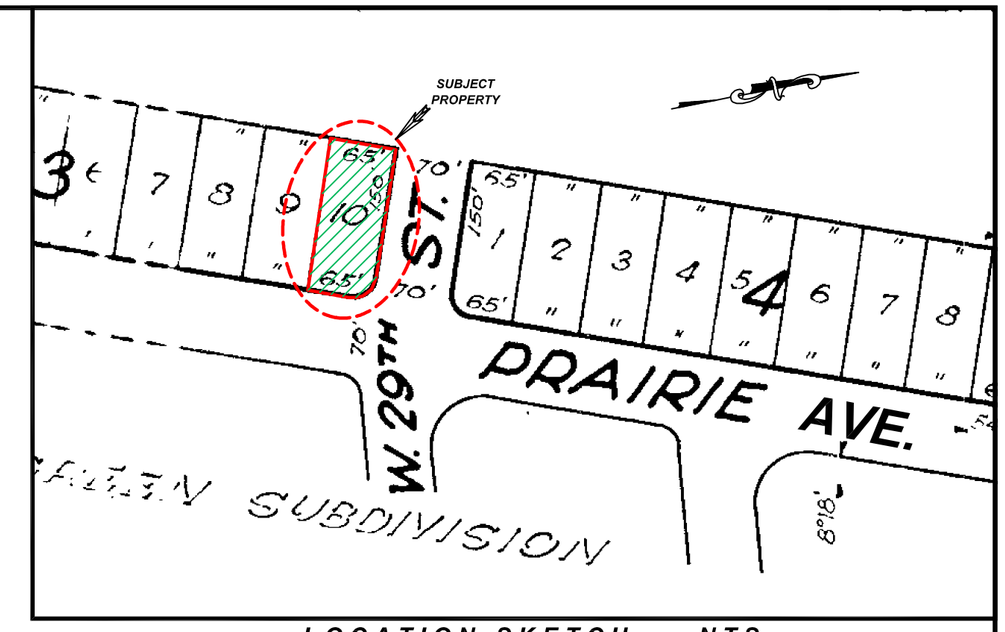
BOUNDARY SURVEY

GRAPHIC SCALE

-20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FEET





LOCATION SKETCH N.T.S.

TREE TABLE

No.	TREE NAME	HEIGHT (')	SPREAD (')	DIAMETER (')
1	PALM	50.00	5.00	1.50
2	SECOFIA	45.00	45.00	3.00
3	CHINESE PALM	20.00	10.00	1.50
4	COCONUT	35.00	20.00	1.00
5	COCONUT	20.00	10.00	1.00
6	FICUS TRUNKS	20.00	20.00	2.00
7	PINE	60.00	20.00	3.00
8	PINE	40.00	20.00	2.00
9	PINE	60.00	20.00	3.00
10	PINE	60.00	20.00	3.50
11	ARECA	10.00	5.00	0.40
12	COCONUT	35.00	7.00	1.00
13	COCONUT	45.00	10.00	1.00
14	ARECA	15.00	10.00	0.35
15	ARECA	10.00	10.00	0.40
16	ARECA	18.00	7.00	0.35
21	TABEBUIA CARAIBA	50.00	25.00	1.50
22	FICUS	45.00	45.00	10.00
23	DRACAENA	12.00	8.00	MULTI
24	CHRISTMAS PALM	16.00	8.00	4.00
25	TRAVELERS PALM	20.00	15.00	10.00
26	PEACH APPLE	14.00	12.00	6.00
27	SILVER TRUMPET	12.00	12.00	5+5
28	HONG KONG ORCHID	16.00	12.00	3+3
29	FSHATAD PALM	14.00	10.00	MULTI
30	ROYAL PALM	42.00	15.00	16.00
31	ROYAL PALM	31.00	15.00	15.00
32	JAVA PALM	18.00	14.00	6.00
33	JAVA PALM	18.00	12.00	4.00
34	SOLTAREL PALM	26.00	10.00	4.00
35	ROYAL PALM	30.00	15.00	13.00
36	JAVAL PALM	22.00	12.00	6.00
37	COCONUT PALM	12.00	15.00	8.00
38	ROYAL PALM	22.00	12.00	6.00
39	SOLTARE PALM	20.00	10.00	4.00
40	COCONUT PALM	10.00	15.00	8.00
41	ROYAL PALM	26.00	15.00	12.00
42	UNK	10.00	10.00	0.70
43	UNK	10.00	10.00	0.70
44	SOLTARE PALM	16.00	10.00	3.00
45	FONDA SILVER PALM	12.00	8.00	5.00

LEGAL DESCRIPTION:

SURVEY OF LOT 10, BLOCK 3, OF MID GOLF SUB 1ST ADDITION ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 7, PAGE 161, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

2850 PRAIRIE AVE
MIAMI BEACH, FL 33140

CERTIFICATIONS:

NAMRON MIAMI LLC

SURVEYOR'S NOTES:

1). IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
2). NORTH ARROW BASED ON PLAT
3). ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 DADE COUNTY. BENCH MARK # D-183. LOCATOR : No. 4324W ELEVATION 3.17 FEET OF N.G.V.D. OF 1929
4). THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: 10/21/2015
GEORGE IBARRA (DATE OF FIELD WORK)
PROFESSIONAL LAND SURVEYOR NO. :2534
STATE OF FLORIDA
FIRM L.B. # 6044

(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

REVISED ON: 11-04-2015

REVISED ON: 06-02-2016 UPDATED

REVISED ON : 07-20-2017 UPDATED

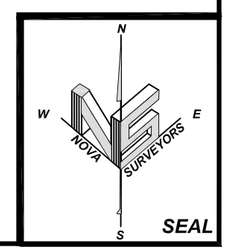
REVISED ON : 10-11-2018 TREE SURVEY & CONST.ELEV.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):

- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND OR NOT TO SCALE.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.
- THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN: ZONE: "AE" COMMUNITY/PANEL/SUFFIX: 120651/0317/L DATE OF FIRM: 09/11/2009 BASE FLOOD ELEVATION: 8 FEET.

ABBREVIATIONS AND MEANINGS

A = ARC
A/C = AIR CONDITIONER PAD.
A.E.= ANCHOR EASEMENT.
A/R = ALUMINUM ROOF.
A/S = ALUMINUM SHED.
ASPH.= ASPHALT.
B.C.= BLOCK CORNER.
BLDG.= BUILDING.
B.M.= BENCH MARK
B.M.H.= BELLSOUTH MANHOLE
B.O.B.= BASIS OF BEARINGS.
C = CALCULATED
C.B = CATCH BASIN.
C.B.S = CONCRETE BLOCK STRUCTURE.
CBW = CONCRETE BLOCK WALL.
CH.= CHORD.
CH.B.= CHORD BEARING.
CL = CLEAR
C.L.F.= CHAIN LINK FENCE.
C.M.E.= CANAL MAINTENANCE EASEMENTS.
CONC.= CONCRETE.
C.P.= CONC. PORCH.
C.S.= CONCRETE SLAB.
D.E.= DRAINAGE EASEMENT .
D.M.E.= DRAINAGE MAINTENANCE EASEMENTS
DRIVE = DRIVEWAY
° = DEGREES.
E = EAST.
E.T.P.= ELECTRIC TRANSFORMER PAD.
ELEV.= ELEVATION.
ENCR.= ENCROACHMENT.
F.H.= FIRE HYDRANT.
F.I.P.= FOUND IRON PIPE.
F.I.R.= FOUND IRON ROD.
F.F.E.= FINISHED FLOOR ELEVATION.
F.N.D.= FOUND NAIL & DISK.
FR = FRAME.
FT = FEET.
PROP. COR.= PROPERTY CORNER
FNIP.= FEDERAL NATIONAL INSURANCE
F.N.= FOUND NAIL.
H.= HIGH (HEIGHT)
IN.& EG.= INGRESS AND EGRESS EASEMENT.
L.B.= LICENSED BUSINESS
L.P.= LIGHT POLE.
L.F.E.= LOWEST FLOOR ELEVATION.
L.M.E.= LAKE MAINTENANCE EASEMENT.
' = MINUTES.
M. = MEASURED DISTANCE.
MON. = MONUMENT LINE.
M/H = MANHOLE.
M/L = MONUMENT LINE.
N.A.P. = NOT A PART OF.
NGVD = NATIONAL GEODETIC VERTICAL DATUM.
N. = NORTH.
N.T.S. = NOT TO SCALE.
#-NO. = NUMBER.
O/S = OFFSET.
O.H. = OVERHEAD
O.H.L.= OVERHEAD UTILITY LINES
OVH = OVERHANG
PVMT.= PAVEMENT.
PL.= PLANTER.
P/L = PROPERTY LINE.
P.C.C.= POINT OF COMPOUND CURVE.
P.C.= POINT OF CURVE.
PT.= POINT OF TANGENCY.
POC.= POINT OF COMMENCEMENT.
POB.= POINT OF BEGINNING.
P.R.C.= POINT OF REVERSE CURVE
P.B.= PLAT BOOK.
PG.= PAGE.
PWY. = PARKWAY.
PRM. = PERMANENT REFERENCE MONUMENT.
P.L.S.= PROFESSIONAL LAND SURVEYOR.
R. = RECORDED DISTANCE.
RR.= RAIL ROAD.
RES.= RESIDENCE.
R/W = RIGHT-OF-WAY.
R.P.= RADIUS POINT.
RGE.= RANGE.
SEC.= SECTION.
STY.= STORY.
SWK.= SIDEWALK.
S.I.P.= SET IRON PIPE L.B. #6044.
S.= SOUTH.
" = SECONDS
T = TANGENT.
TWP = TOWNSHIP.
UTIL.= UTILITY.
U.P.= UTILITY POLE.
W.M.= WATER METER.
W.F.= WOOD FENCE.
W.S.= WOOD SHED.
W = WEST.
℄ = CENTER LINE.
Δ = CENTRAL ANGLE.
∠ = ANGLE.
= WOOD FENCE.
= CHAIN LINK FENCE.
= C.B.S. WALL.(C.B.W.)
*0.00 = EXISTING ELEVATIONS.
0.00 = PROPOSED ELEVATIONS.
= TRAFFIC FLOW
Ⓓ = DRAINAGE MH



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