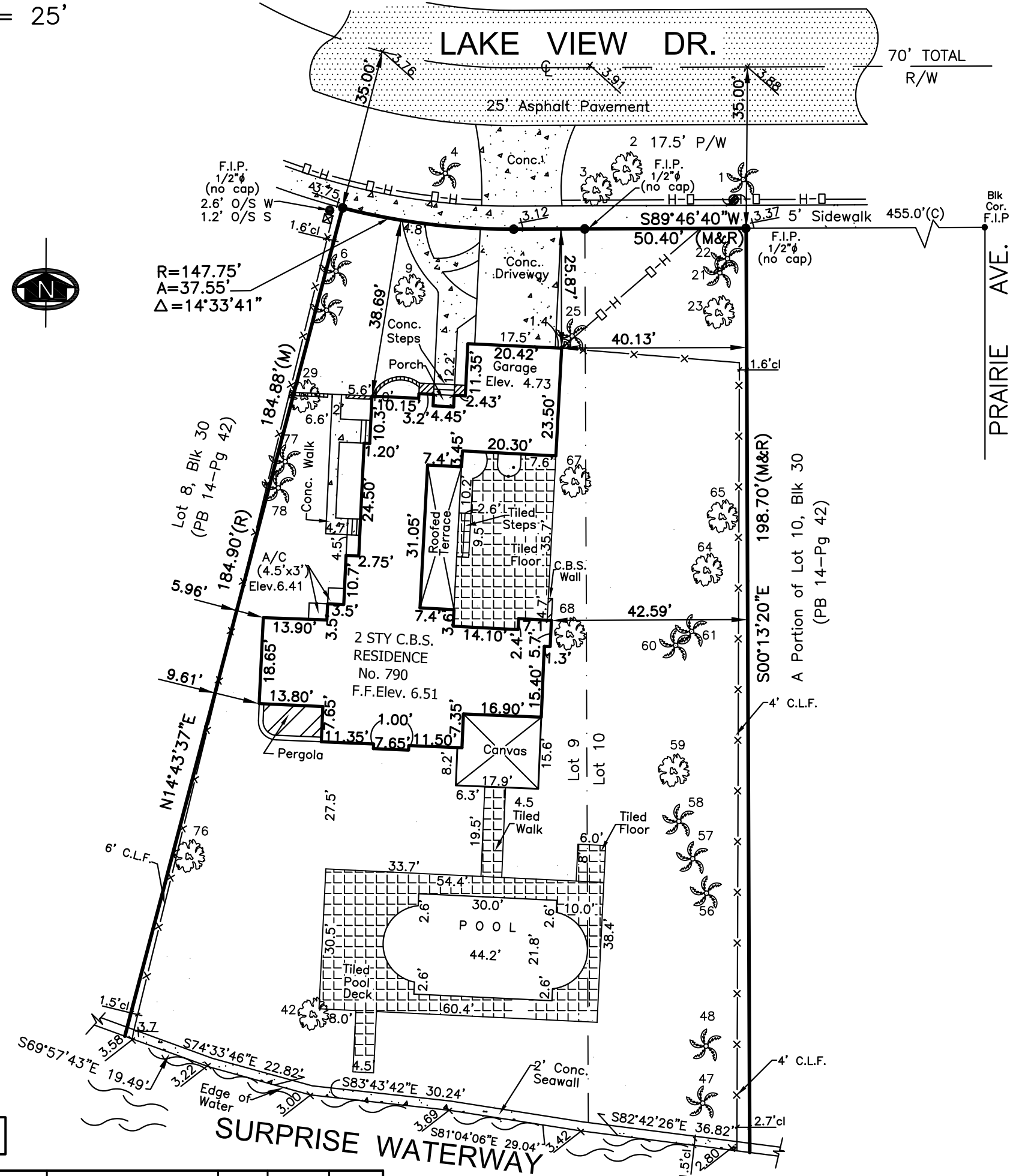


SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 25'



TREE LIST

No.	TREE NAME	BOTANICAL NAME	WIDTH	HEIGHT	D.B.H.
1	SABAL PALM	SABAL PALMETTO	0.4'	18'	6"
2	UMBRELLA TREE	SCHEFFLERA ACTINOPHYLLA	0.8'	25'	12"
3	UNKNOWN	UNKNOWN	0.6'	12'	8"
4	SABAL PALM	SABAL PALMETTO	0.4'	12'	5'
5	NOT EXISTING	NOT EXISTING			
6	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	1.0'	20'	15'
7	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4'	15'	6"
8	NOT EXISTING	NOT EXISTING			
9	DIAMOND LEAF OAK	QUERCUS LAURIFOLIA	0.7'	12'	8"
10	NOT EXISTING	NOT EXISTING			
11	NOT EXISTING	NOT EXISTING			
12	NOT EXISTING	NOT EXISTING			
13	NOT EXISTING	NOT EXISTING			
14	NOT EXISTING	NOT EXISTING			
15	NOT EXISTING	NOT EXISTING			
16	NOT EXISTING	NOT EXISTING			
17	NOT EXISTING	NOT EXISTING			
18	NOT EXISTING	NOT EXISTING			
19	NOT EXISTING	NOT EXISTING			
20	NOT EXISTING	NOT EXISTING			
21	SABAL PALM	SABAL PALMETTO	0.4'	25'	6"
22	SABAL PALM	SABAL PALMETTO	0.4'	25'	6"
23	DRACAENA	DRACAENA MARGINATA	0.8'	30'	12"
24	NOT EXISTING	NOT EXISTING			
25	RECLINATA DATE PALM	PHOENIX RECLINATA	0.3'	8'	3'
26	PREMNA ADORATA	FRAGRANT PREMNA	1.0'	30'	25'
27	BLACK SAPOTE	DIOSPYROS EBENASTER	0.8'	30'	25'
28	UMBRELLA TREE	SCHEFFLERA ACTINOPHYLLA	1.5'	25'	18"
29	NOT EXISTING	NOT EXISTING	0.7'	20'	20'
30	NOT EXISTING	NOT EXISTING			
31	NOT EXISTING	NOT EXISTING			
32	NOT EXISTING	NOT EXISTING			
33	NOT EXISTING	NOT EXISTING			
34	NOT EXISTING	NOT EXISTING			
35	NOT EXISTING	NOT EXISTING			
36	NOT EXISTING	NOT EXISTING			
37	NOT EXISTING	NOT EXISTING			
38	NOT EXISTING	NOT EXISTING			
39	NOT EXISTING	NOT EXISTING			
40	NOT EXISTING	NOT EXISTING			

TREE LIST

No.	TREE NAME	BOTANICAL NAME	WIDTH	HEIGHT	D.B.H.
41	NOT EXISTING	NOT EXISTING			
42	BLACK OAK	QUERCUS VELUTINA			
43	NOT EXISTING	NOT EXISTING			
44	NOT EXISTING	NOT EXISTING			
45	NOT EXISTING	NOT EXISTING			
46	NOT EXISTING	NOT EXISTING			
47	COCONUT	COCOS NUCIFERA			
48	SABAL PALM	SABAL PALMETTO			
49	NOT EXISTING	NOT EXISTING			
50	NOT EXISTING	NOT EXISTING			
51	NOT EXISTING	NOT EXISTING			
52	NOT EXISTING	NOT EXISTING			
53	NOT EXISTING	NOT EXISTING			
54	NOT EXISTING	NOT EXISTING			
55	NOT EXISTING	NOT EXISTING			
56	SABAL PALM	SABAL PALMETTO	0.4'	30'	6"
57	SABAL PALM	SABAL PALMETTO	0.4'	30'	8"
58	SABAL PALM	SABAL PALMETTO	0.4'	30'	8"
59	BLACK OAK	QUERCUS VELUTINA	3.0'	60'	60"
60	COCONUT	COCOS NUCIFERA	0.7'	25'	20"
61	COCONUT	COCOS NUCIFERA	0.7'	25'	20"
62	NOT EXISTING	NOT EXISTING			
63	NOT EXISTING	NOT EXISTING			
64	DRACAENA	DRACAENA MARGINATA	0.6'	18'	12"
65	DRACAENA	DRACAENA MARGINATA	0.6'	18'	12"
66	NOT EXISTING	NOT EXISTING			
67	NOT EXISTING	NOT EXISTING			
68	UNKNOWN	UNKNOWN			
69	UNKNOWN	UNKNOWN			
70	UNKNOWN	UNKNOWN			
71	NOT EXISTING	NOT EXISTING			
72	NOT EXISTING	NOT EXISTING			
73	NOT EXISTING	NOT EXISTING			
74	NOT EXISTING	NOT EXISTING			
75	NOT EXISTING	NOT EXISTING			
76	CITRUS LIMON	RUTACEA	0.4'	7'	5"
77-78	COCONUT	COCOS NUCIFERA	0.5'	6'	6"

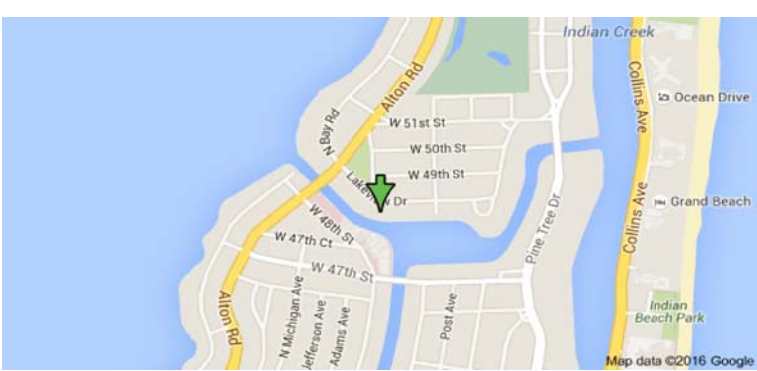
SITE PICTURE



CERTIFIED TO :  
WILLARD H MARTZ

LOCATION MAP

SCALE: NTS



- ABBREVIATION (IF ANY APPLIED)
- A = CURVE
  - A/C = AIR CONDITIONING UNIT
  - ASPH. = ASPHALT
  - B.M. = BENCH MARK
  - BLK/CON = BLOCK CORNER
  - CALC(C) = CALCULATED
  - CB = CATCH BASIN
  - C.B.S. = CONCRETE BLOCK STRUCTURE
  - CL = CLEAR
  - CONC. = CONCRETE
  - D.M.E. = DRAINAGE MAINT. EASEMENT
  - REC. (R) = RECORDED
  - EASMT. = EASEMENT
  - ELEV. = ELEVATION
  - ENC. = ENCROACHMENT
  - F.D/H = FOUND DRILL HOLE
  - F.H. = FIRE HYDRANT
  - F.N/D = FOUND NAIL AND DISC
  - F.I.P. = FOUND IRON PIPE
  - F.S. = FOUND SPIKE
  - L.P. = LIGHT POLE
  - MEAS(U) = MEASURED
  - MH = MANHOLE
  - M = MONUMENT
  - N = MONUMENT LINE
  - NTS = NOT TO SCALE
  - P/W = PARKWAY
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - P.C. = POINT OF CURVATURE
  - P.I. = POINT OF INTERSECTION
  - P = PROPERTY LINE
  - P.P. = POWER POLE
  - P.R.M. = PERMANENT REFERENCE MONUMENT
  - P.T. = POINT OF TANGENCY
  - RAD. = RADIAL
  - REC. (R) = RECORDED
  - R/W = RIGHT OF WAY
  - SEC. = SECTION
  - S.D/H = SET DRILL HOLE
  - S.N/D = SET NAIL AND DISC
  - S.I.P. = SET IRON PIPE
  - S.R.B. = SET REBAR
  - STY = STORY
  - SWK = SIDEWALK
  - T.O.P. = TOP OF BANK
  - U.E. = UTIL. EASEMENT
  - W.P. = WOODEN POLE
  - E = SECTION LINE

SURVEYOR'S LEGEND (IF ANY APPLIED)

- BOUNDARY LINE
- STRUCTURE (BLDG.)
- CONCRETE BLOCK WALL
- METAL FENCE
- WOODEN FENCE
- CHAIN LINK FENCE
- WOOD DECK/DOCK
- ASPHALTED AREAS
- CONCRETE
- BRICKS OR PAVERS
- ROOFED AREAS
- WATER (EDGE OF WATER)
- CATCH BASIN
- MANHOLE
- OVERHEAD ELECT.
- POWER POLE
- LIGHT POLE
- HANDICAP SPACE
- HANDICAP SPACE
- EASEMENT LINE
- WATER VALVE
- TV-CABLE BOX
- WATER METER

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 "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **120651-309L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY: **23,151 SF (+/-)** (AS PER OFFICIAL RECORDS)
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI-DADE COUNTY **BENCH MARK No. EMB**, WITH AN ELEVATION OF **4.62 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S.00°08'43"E., BEING THE RECORDED BEARING FOR THE CENTERLINE OF PRAIRIE AVE., AS SHOWN ON PLAT BOOK 14 AT PAGE 42 OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY FLORIDA.

GENERAL SURVEYOR NOTES:

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

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 5J-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 DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE 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 5J-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 9, AND THE WEST 1/2 , OF LOT 10, BLOCK 30 OF LAKE VIEW ACCORDING TO THE PLAT THEREOF, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14 AT PAGE 42, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. a/k/a 790 LAKEVIEW DRIVE, MIAMI BEACH, DADE COUNTY, FLORIDA

SITE ADDRESS: 790 LAKE VIEW DRIVE, MIAMI BEACH, FL. 33140

JOB NUMBER: 16-751

DATE OF SURVEY: JULY 19, 2016/ NOVEMBER 08, 2018

FOLIO NUMBER: 02-3222-022-1370

ENCROACHMENTS AND OTHER POINTS OF INTEREST:

- THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY
- THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1)
- THERE NO PLATTED UTIL. EASEMENT ON THE SUBJECT PROPERTY

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 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

**American Services of Miami, Corp.**  
Consulting Engineers . Planners . Surveyors

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ASOMIAMI.COM

**Ed Pino**  
PROFESSIONAL LAND SURVEYOR  
No. 6771  
STATE OF FLORIDA

DATE : NOVEMBER 14, 2018