

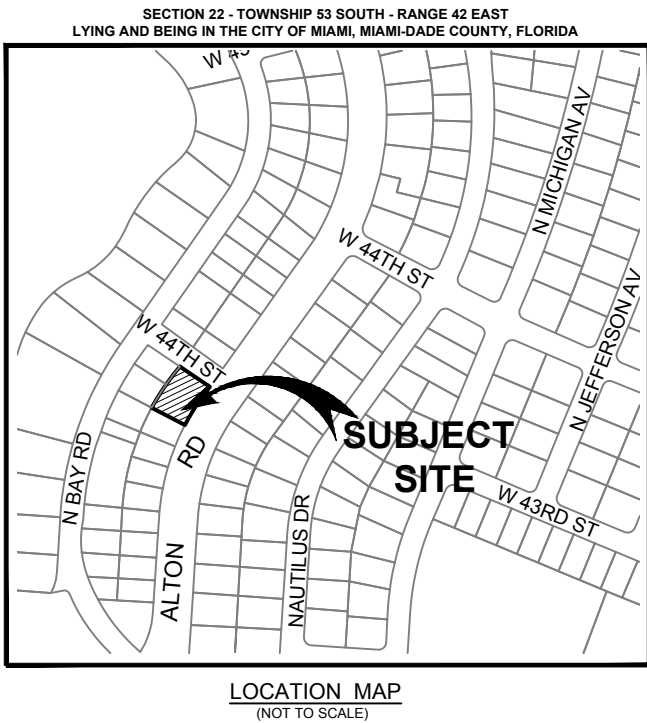
	= PALM TREE
	= TREE
	= ORNAMENTAL TREE
	= TEMPORARY SITE BENCHMARK
	= ARCHITECTURAL RECORDS BOOK
	= AGE
	= AMERICAN DISABILITY ACT
	= INVERT
	= ELEVATION
	= TYPICAL
	= IRRIGATION
	= EXISTING
	= STORM
	= SANITARY
	= GAS
	= WATER
	= EXISTING UNDERGROUND
	= ELECTRIC LINE
	= FIBER OPTIC
	= CABLE TELEVISION
	= ELECTRIC SPOT ELEVATION
	= CONCRETE
	= CONCRETE BLOCK STUCCO
	= CHAIN LINK FENCE
	= WOOD FENCE
	= METAL FENCE
	= BARBED WIRE FENCE
	= FINISH FLOOR
	= FIRE DEPARTMENT CONNECTION
	= DIAMETER OF TREE
	= (TREE AT BREAST HEIGHT)
	= HEIGHT OF TREE
	= SPREAD (CANOPY OF TREE)
	= POLYVINYL CHLORIDE PIPE
	= RECORD
	= CALCULATED
	= MEASURE
	= METAL LIGHT POLE
	= WOODEN LIGHT POLE
	= LICENSE BUSINESS
	= LENGTH
	= CENTRAL ANGLE
	= RADIUS
	= TANGENT
	= POINT OF COMPOUND
	= POINT OF VERTICAL CURVATURE
	= POINT OF TANGENCY
	= POINT OF CURVATURE
	= STATION
	= ORNAMENTAL LIGHT POLE
	= RIGHT-OF-WAY
	= RIGHT-OF-WAY
	= FLAT TOP
	= SECTION LINE
	= CENTERLINE
	= BASELINE
	= MONUMENT LINE
	= TRAFFIC SIGNAL BOX
	= TRAFFIC SIGNAL CABINET
	= BOLLARD
	= PEDESTRIAN SIGNAL
	= TRAFFIC MANHOLE
	= TRAFFIC CAMERA
	= TRAFFIC MARKER SIGN
	= TRAFFIC SIGNAL MAST ARM
	= SIGN
	= TRAFFIC SENSOR
	= CABLE TELEVISION MANHOLE
	= CABLE TELEVISION HANDHOLE
	= CABLE TELEVISION VAULT
	= ELECTRIC TELEVISION BOX
	= CABLE TELEVISION MARKER SIGN
	= CABLE TELEVISION MARKER
	= CONCRETE LIGHT POLE
	= FLOODLIGHT
	= ELECTRIC BOX
	= ELECTRIC SWITCH
	= WOODEN UTILITY POLE
	= CONCRETE UTILITY POLE
	= METAL UTILITY POLE
	= ELECTRIC TRANSFORMER
	= PIV ANCHOR
	= ELECTRIC MANHOLE
	= ELECTRIC METER
	= ELECTRIC HANDHOLE
	= ELECTRIC MARKING FLAG
	= ELECTRIC MARKING SIGN
	= GAS VALVE
	= GAS UTILITY BOX
	= GAS MANHOLE
	= GAS TANK
	= GAS HANDHOLE
	= GAS METER
	= GAS WELL
	= GAS MARKER FLAG
	= GAS MARKER SIGN
	= COMMUNICATION BOX
	= COMMUNICATION MANHOLE
	= GARBAGE RECEPTACLE
	= CLOSEUP PARKING SPACE
	= WATER METER
	= IRRIGATION VALVE
	= WATER VALVE
	= FIRE HYDRANT
	= AIR RELEASE VALVE
	= WATER BOX
	= WATER CONNECTION
	= WATER MANHOLE
	= WATER WELL
	= WATER MARKING FLAG
	= WATER MARKING SIGN
	= STORM UTILITY METER
	= STORM METER
	= STORM HANDHOLE
	= CATCH BASIN
	= TELEPHONE MANHOLE
	= TELEPHONE BOX
	= TELEPHONE HANDHOLE
	= TELEPHONE MARKER SIGN
	= NEWSPAPER DISPENSER
	= MAILBOX
	= BORING HOLE
	= SANITARY MANHOLE
	= SANITARY VALVE
	= SANITARY METER
	= SANITARY MARKER FLAG
	= SANITARY MARKER SIGN
	= STORM TRAP MANHOLE
	= CLEANOUT
	= PARKING METER
	= FIBER OPTIC MANHOLE
	= FIBER OPTIC BOX
	= MONITORING WELL
	= FUEL TANK
	= UNKNOWN UTILITY BOX
	= UNKNOWN UTILITY HANDHOLE
	= UNKNOWN UTILITY METER
	= UNKNOWN UTILITY MANHOLE
	= UNKNOWN UTILITY POLE
	= UNKNOWN UTILITY TANK
	= UNKNOWN UTILITY VALVE
	= RAILROAD SIGNAL
	= RAILROAD SIGN
	= FLAGPOLE

GRAPHIC SCALE IN FEET

20 0 10 20 40

SCALE: 1" = 20'

EXISTING TREE TABLE						
No.	SCIENTIFIC NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	
1	PHOENIX DACTYLIFERA	DATE PALM	24"	14'	14'	
2	PHOENIX DACTYLIFERA	DATE PALM	24"	14'	14'	
3	PHOENIX DACTYLIFERA	DATE PALM	24"	14'	14'	
4	SWITENIA MACROPHYLLA	MAHOGANY	24"	35'	38'	
5	CARPENTARIA ACUMINATA	CARPENTARIA PALM	5"	13'	10"	
6	PACHYPODIUM LAMEREI	MADAGASCAR PALM	8"	14'	14'	
7	COCOS NUCIFERA	COCONUT PALM	14"	28'	17'	
8	SABAL PALMETTO	SABAL PALM	20"	32'	16'	
9	COCOS NUCIFERA	COCONUT PALM	14"	27'	16'	
10	COCOS NUCIFERA	COCONUT PALM	14"	27'	16'	
11	FICUS AUERA	STRANGLER FIG	46"	35'	40'	
12	PACHYPODIUM LAMEREI	MADAGASCAR PALM	8"	12'	10'	
13	PACHYPODIUM LAMEREI	MADAGASCAR PALM	8"	14'	12'	
14	RAVENALA MADAGASCARIENSIS	TRAVELLERS PALM	10"	18'	18'	
15	PERSEA AMERICANA	AVOCADO TREE	15"	22'	20'	



SURVEYOR'S NOTES:

DATE OF FIELD SURVEY:

The date of completion of the original field Survey was on July 04, 2018

LEGAL DESCRIPTION:

Lot 20 and 21, Block 6, of "PLAT OF NAUTILUS SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 8, Page 95, of the Public Records of Miami-Dade County, Florida.

Containing 12,530 sq. ft. and/or 0.29 acres, more or less, by calculations.

Folio No.: 02-3222-011-1430

Property Address: 4354 ALTON ROAD Miami Beach, FL 33140-2800

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Suburban Area (Linear: foot in 7,500 feet) as defined in Rule 5J-17.051, Florida Administrative Code.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of One inch equals Twenty feet or smaller.

PERTINENT INFORMATION USED FOR SURVEY:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Centerline of Alton Road with an assumed bearing of N35°16'44"E, said line to be considered a well established and monumented line.

This project area appears to be located in Flood Zone "AE", with a Base Flood Elevation being "7.0", as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651 (City of Miami), Map No. 0309 Suffix L, Map Revised Date: September 11, 2009.

For Vertical Control:

All elevations shown hereon are based on the National Geodetic Vertical Datum of 1929 (N.G.V.D. '29), and a Benchmark supplied by the Public Works and Waste Management Department of Miami-Dade County, Florida.

Benchmark: MDC D 157R Elevation: + 3.38 (N.A.V.D. '88) + 1.55 = + 4.93 (N.G.V.D. '29)
Located of INTX OF W 44 th Street & Alton Road.

Plat of "PLAT OF NAUTILUS SUBDIVISION" according to the Plat thereof as recorded in Plat Book 8 at Page 95 of the Public Records of Miami-Dade County, Florida.

Warranty Deed Recorded on October 02, 2014 in Official Record Book 29333 at Page 260 of the Public Record Miami-Dade County Florida.

RESTRICTIONS:

Since no other information were furnished other than that is cited under pertinent information, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvement and/or utilities were located or shown hereon.

PURPOSE OF SURVEY:

The purpose of this survey is for future construction.

CLIENT INFORMATION:

This Boundary Survey was prepared at the insistence of and certified to:

EDWARD HARDYMAN GOMEZ
RHIANON MARY PEDRO

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary 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-17.021 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS LLC., a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335

By: _____
Eduardo M. Suarez, PSM
 Registered Surveyor and Mapper LS6313
 State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

LONGITUDE
SURVEYORS

7715 NW 48th STREET
SUITE 310
DORAL, FLORIDA
33166
PH: (305) 463-0912
FAX: (305) 513-5680
FLORIDA CERTIFICATE
OF AUTHORIZATION
LB 7335

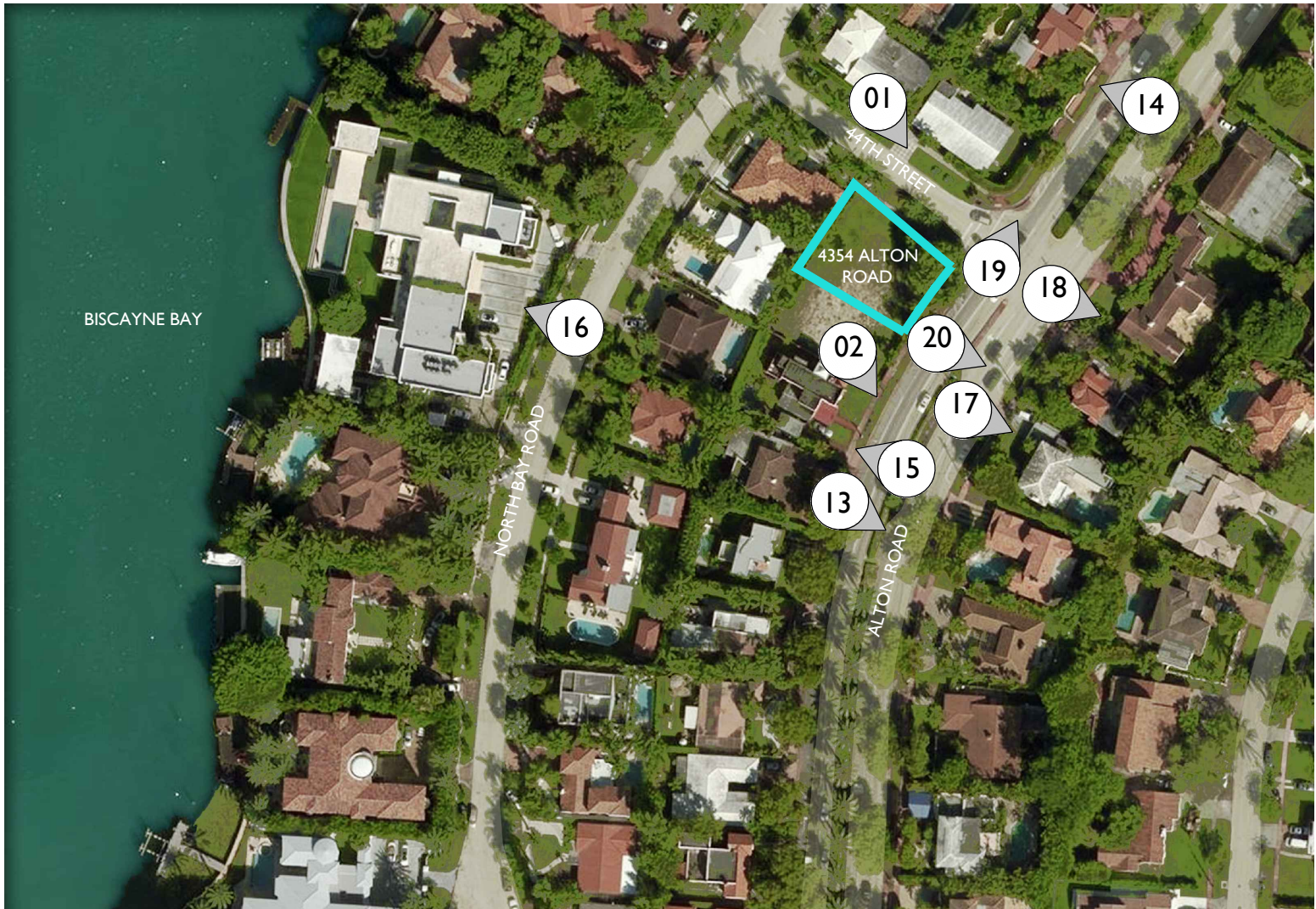
WWW.LONGITUDESURVEYORS.COM

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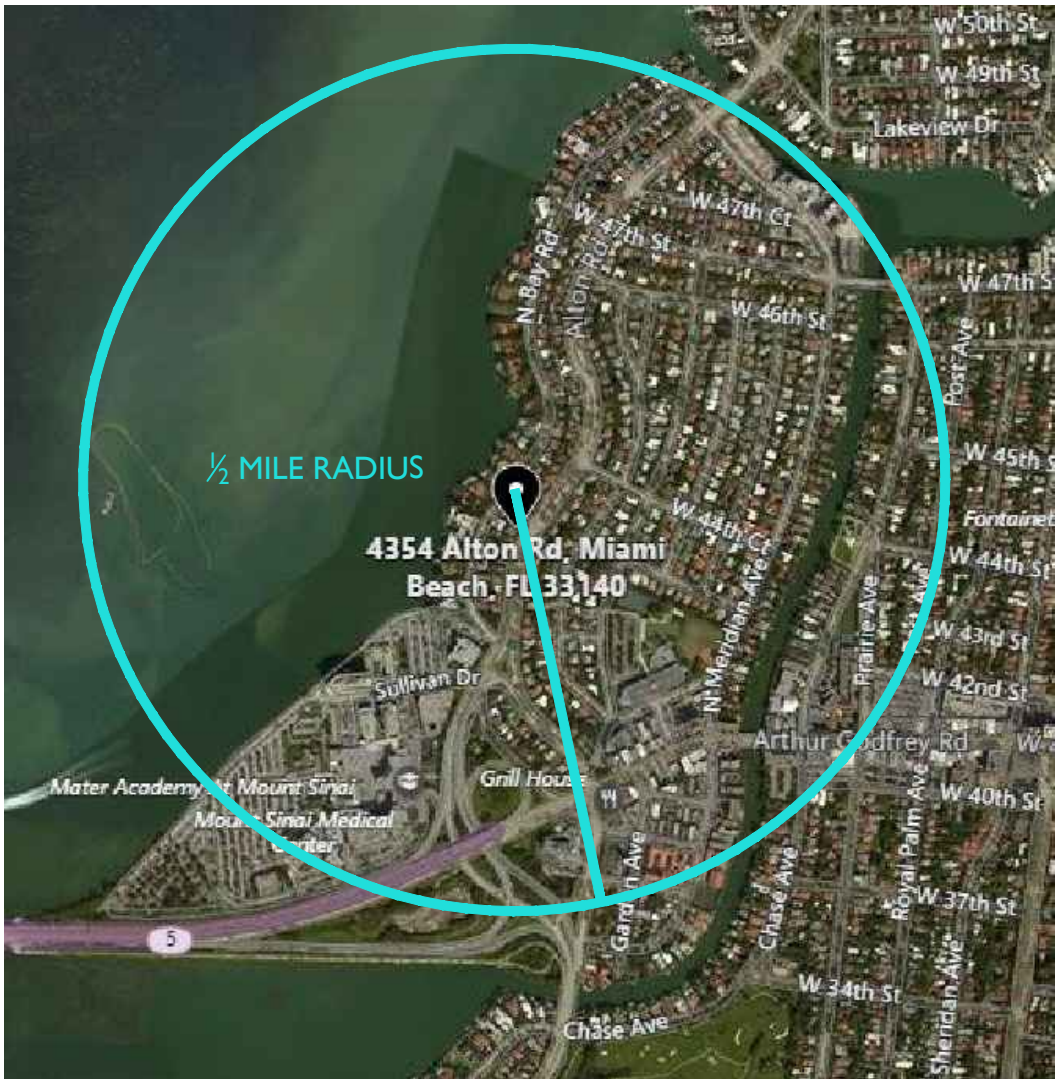
EDWARD HARDYMAN GOMEZ
RHIANON MARY PEDRO
4 ALTON ROAD Miami Beach, FL 33140-2800

BOUNDARY SURVEY

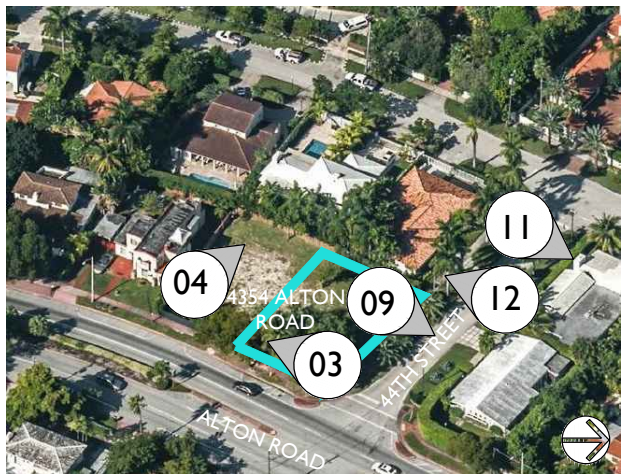
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Scale:	AS SHOWN	
Drawn By:	SF	
Checked By:	DR	
Managed By:	DR	
Date:	July 6, 2018	
Project No.:	18257.0.00	



AERIAL VIEW 



STREET MAP 1/2 MILE RADIUS 




AXONOMETRIC VIEW 



AXONOMETRIC VIEW 



AXONOMETRIC VIEW 



AXONOMETRIC VIEW 



01



02



03



04



05



06



07



08



09



10



11



12



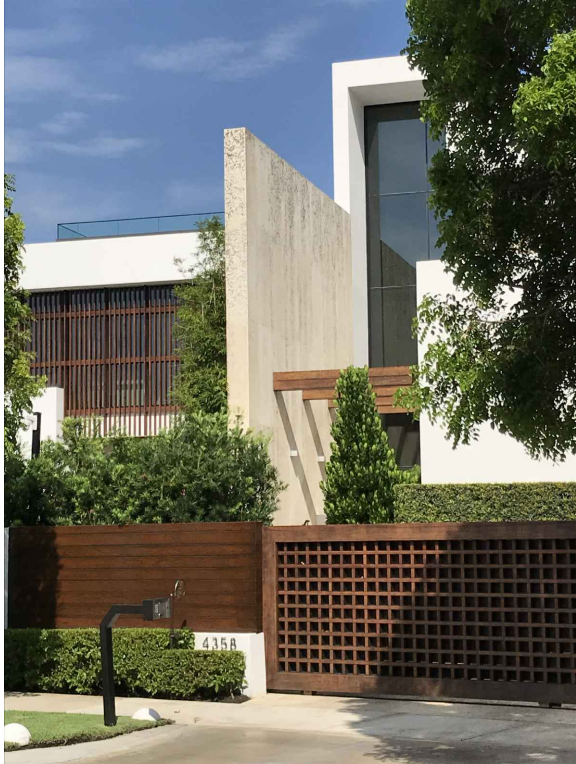
13



14



15



16



17



18



19



20



21



22



23



24



PROPOSED CONTEXT EAST ELEVATION @ ALTON ROAD



EXISTING CONTEXT EAST ELEVATION @ ALTON ROAD