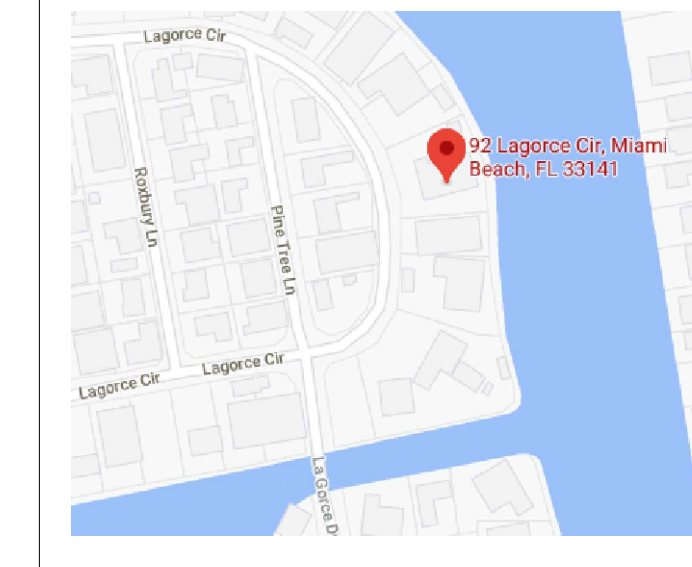


SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 20'

LOCATION MAP



SITE PICTURE



ABBREVIATION (IF ANY APPLIED)

A/C = AIR CONDITIONING UNIT	P/W = PARKWAY
ASPH = ASPHALT	P.O.B. = POINT OF BEGINNING
B.M. = BENCH MARK	P.O.C. = POINT OF COMMENCEMENT
BLK/COM = BLOCK CORNER	P.O.Q. = POINT OF QUARTERS
CALC(D) = CALCULATED	P.L. = POINT OF INTERSECTION
CB = CATCH BASIN	P.P. = POWER POLE
C.B.S. = CONCRETE BLOCK STRUCTURE	P.P.M. = PERMANENT REFERENCE MONUMENT
CL = CLEAR	P.T. = POINT OF TRANGENCY
COND = CONDOR	RAD = RASIAL
D.M.E. = DRAINAGE MANT. EASEMENT	REC. (D) = RECORDED RESIDENCE
D = DIAMETER	R/W = RIGHT OF WAY
EASMT. = EASEMENT	SEC. = SECTION
ELEV. = ELEVATION	S.O.M. = SET ORILL. HOLE
ENC. = ENCROACHMENT	S.V.D. = SET NAIL AND DISC
F.D.H. = FOUND DRILL HOLE	S.I.P. = SET IRON PIPE
F.H. = FIRE HYDRANT	S.S.B. = SET REBAR
F.N.D. = FOUND NAIL AND DISC	STY = STORY
F.S. = FOUND SPIKE	SWK. = SIDEWALK
L.P. = LIGHT POLE	T.O.P. = TOP OF BANK
M.E.A.S.(M) = MEASURED	U.E. = UTIL. EASEMENT
MH = MANHOLE	W.P. = WOODEN POLE
M = MONUMENT	W = SECTION LINE
N = MONUMENT LINE	W = NOT TO SCALE

SURVEYOR'S LEGEND (IF ANY APPLIED)

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

CERTIFIED TO :
LARRY LEE KUPPIN
MINOUSH KUPPIN

SITE ADDRESS: 92 LA GORCE CIR., MIAMI BEACH, FL. 33141
JOB NUMBER: 21-164
DATE OF SURVEY: MARCH 02, 2021 / APRIL 19, 2021 (TREE UPDATE)
FOLIO NUMBER: 02-3211-005-0050

JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. **120651-0307L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY: **42,749.9 SF (+/-)**
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. A-33**, WITH AN ELEVATION OF **8.23 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S30°26'54"E., BEING THE RECORDED BEARING FOR THE CENTERLINE OF LA GORCE CIRCLE, AS SHOWN ON PLAT BOOK 44 AT PAGE 7 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

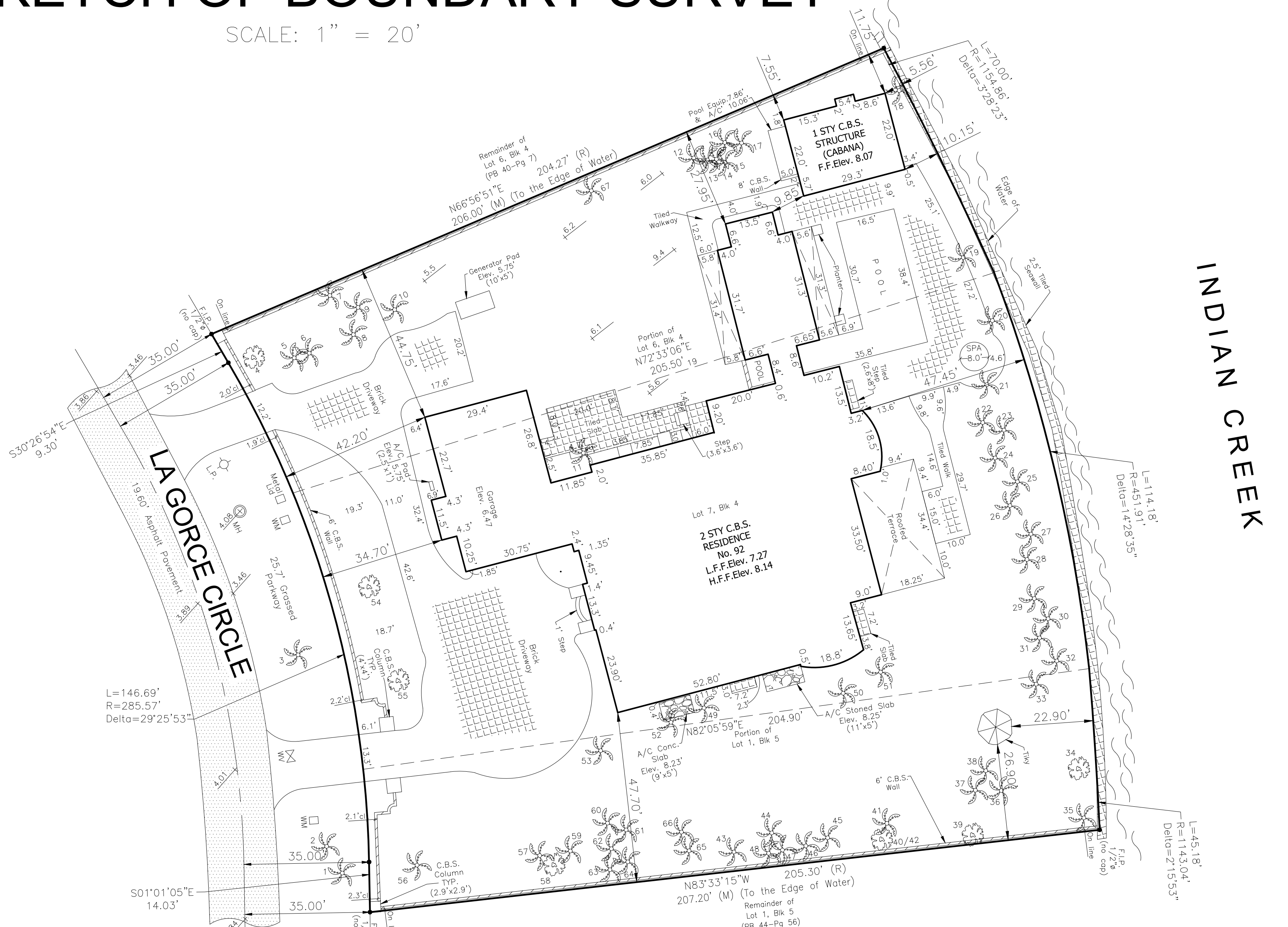
THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.
SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.
UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY 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 53-17 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 53-17.062 (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.

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 IS ANY UTIL. EASEMENT ON THE SIDES OF THE SUBJECT PROPERTY

THIS DRAWING IS THE PROPERTY OF AMERICAN SERVICES OF MIAMI, CORP. AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE, OR IN PART, WITHOUT PERMISSION OF AMERICAN SERVICES OF MIAMI, CORP.

NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

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 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.



No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD	DISPOSITION
1	DATE PALM	PHOENIX DACTYLIFERA	14.5"	30'	18'	REMOVE
2	ROYAL PALM	ROYSTONIA REGIA	15.0"	50'	20'	RELOCATE
3	ROYAL PALM	ROYSTONIA REGIA	14.5"	50'	20'	REMAIN
4	STRANGLER FIG	FICUS AUREA	48.0"	40'	30'	REMAIN
5	PYGMY DATE PALM (DOUBLE)	PHOENIX ROEBELENI	4.0"/4.0"	6'	5'	REMOVE
6	PYGMY DATE PALM (TRIPLE)	PHOENIX ROEBELENI	4.0"/4.0"/4.0"	6'	5'	REMOVE
7	ROYAL PALM	ROYSTONIA REGIA	12.0"	25'	15'	REMOVE
8-10	LATAN PALM	LATANIA LODDIGESII	12.0"	12'	12'	RELOCATE
11	SABAL PALM	SABAL PALMETTO	10.0"	30'	6'	REMOVE
12-16	ARECA PALM (3)	DYPHYS LUTESCENS	CLUSTER	15'	8'	REMOVE
17	ARECA PALM (2)	DYPHYS LUTESCENS	CLUSTER	20'	8'	REMOVE
18	SABAL PALM	SABAL PALMETTO	14.0"	25'	15'	REMOVE
19	DATE PALM	PHOENIX DACTYLIFERA	17.0"	30'	20'	REMOVE
20	DATE PALM	PHOENIX DACTYLIFERA	16.5"	30'	20'	REMOVE
21-33	COCONUT PALM	COCCOS NUCIFERA	12.0"	30'	16'	REMOVE
34	SEAGRAPE TREE	COCCOLOBA UVIFERA	23.0"/12.0"/12.0"	25'	25'	REMAIN
35-38	SABAL PALM	SABAL PALMETTO	12.0"	30'	10'	REMOVE
39	UMBRELLA TREE	SCHIEFFLERA ACTINOPHYLLA	10.0"	25'	15'	REMOVE
40/42	STRANGLER FIG	FICUS AUREA	64.0"	50'	70'	REMAIN
41	CHINESE FAN PALM	LIVISTONA CHINENSIS	12.0"	15'	8'	REMOVE
43	SENEGAL DATE PALM	PHOENIX RECLINATA (CLUSTER)	15'	15'	REMOVE	
44-45	SENEGAL DATE PALM	PHOENIX RECLINATA (CLUSTER)	18'	15'	REMOVE	
46-49	SABAL PALM	SABAL PALMETTO	12.0"	30'	12'	REMOVE
50	FISHTAIL PALM	CARYOTA MITIS (CLUSTER)	15'	12'	REMOVE	
51	SENEGAL DATE PALM	PHOENIX RECLINATA (CLUSTER)	23'	18'	REMOVE	
52	PYGMY DATE PALM (TRIPLE)	PHOENIX ROEBELENI	4.0"/4.0"/4.0"	12'	18'	REMOVE
53	DATE PALM	PHOENIX DACTYLIFERA	16.0"	40'	20'	REMOVE
54	LIVE OAK	QUERCUS VIRGINIANA	35.0"	40'	45'	REMAIN
55	LIVE OAK	QUERCUS VIRGINIANA	42.0"	50'	55'	REMAIN
56	BISMARCK PALM	BISMARCKIA NOBILIS	15.0"	30'	20'	REMAIN
57	SOLITAIRE PALM (4)	PTYCHOSPERMA ELEGANS	4.0" (EACH)	35'	10'	REMOVE
58	RUBBER FIG	FICUS ELASTICA	216"	50'	70'	REMAIN
59	FISHTAIL PALM	CARYOTA MITIS	CLUSTER	30'	10'	REMOVE
60	CHINESE FAN PALM	LIVISTONA CHINENSIS	10.0"	25'	8'	REMOVE
61	CHINESE FAN PALM	LIVISTONA CHINENSIS	10.0"	15'	8'	REMOVE
62	SABAL PALM	SABAL PALMETTO	8.0"	25'	8'	REMOVE
63	ARECA PALM	DYPHYS LUTESCENS	CLUSTER	30'	15'	REMOVE
64	CHINESE FAN PALM	LIVISTONA CHINENSIS	8.0"	20'	8'	REMOVE
65	ARECA PALM	DYPHYS LUTESCENS	CLUSTER	20'	8'	REMOVE
66	SENEGAL DATE PALM	PHOENIX RECLINATA	CLUSTER	15'	8'	REMOVE
67	CHINESE FAN PALM (TRIPLE)	LIVISTONA CHINENSIS	10.0"/10.0"/10.0"	14'	15'	REMOVE

LEGAL DESCRIPTION:

LOTS 7 AND 6, LESS THE NORTHERLY PART OF LOT 6, OF SUBDIVISION OF BLOCK 4 OF LA GORCE ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THAT PART OF LOT 6 NOT INCLUDED IS DESCRIBED AS FOLLOWS: BEGINNING (P.O.B.) AT A POINT WHICH IS THE INTERSECTION OF THE NORTHEASTERLY LINE OF LA GORCE CIRCLE AND THE DIVIDING LINE BETWEEN LOTS 5 AND 6, BLOCK 4, AS SAME AS SHOWN ON THE PLAT ENTITLED SUBDIVISION OF BLOCK 4 OF LA GORCE ISLAND, RECORDED IN PLAT BOOK 40, PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND RUN SOUTHEASTERLY ALONG THE WESTERLY PROPERTY LINE OF SAID LOT 6, A DISTANCE 30.00 FEET TO A POINT; THENCE DEFLECTING TO THE LEFT 82°36' 15", RUN A DISTANCE OF 204.27 FEET TO THE OUTSIDE FACE OF THE ORIGINAL CONCRETE BULKHEAD OF LA GORCE ISLAND; THENCE RUN ALONG THE OUTSIDE FACE OF SAID BULKHEAD, A DISTANCE OF 40.00 FEET TO THE INTERSECTION OF THE SAID DIVIDING LINE BETWEEN LOTS 5 AND 6 WITH THE OUTSIDE FACE OF SAID BULKHEAD; THENCE RUN SOUTHWESTERLY ALONG THE SAID DIVIDING LINE BETWEEN LOTS 5 AND 6, A DISTANCE OF 204.31 FEET TO THE POINT OF BEGINNING (P.O.B.).

ALSO

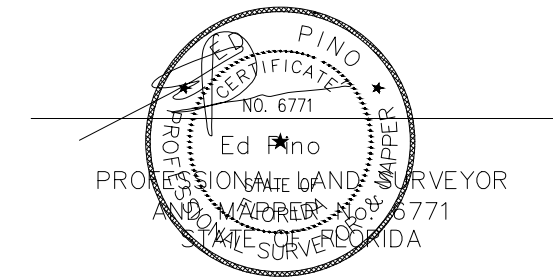
ALL OF LOT 1, EXCEPT THE SOUTHERLY PORTION THEREOF, IN BLOCK 5, OF SUBDIVISION OF BLOCK 5 OF LA GORCE ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE 56, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID EXCLUDED PART OF LOT 1 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING (P.O.B.) AT THE INTERSECTION OF THE DIVIDING LINE BETWEEN LOTS 1 AND 2, OF SUBDIVISION OF BLOCK 5 OF LA GORCE ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE 56, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND RUN IN AN EASTERLY DIRECTION ALONG THE DIVIDING LINE BETWEEN LOTS 1 AND 2, A DISTANCE OF 204.4 FEET TO A POINT ON THE EASTERLY FACE OF THE CONCRETE BULKHEAD ON THE WESTERLY SHORE OF INDIAN CREEK; THENCE RUN IN A NORTHERLY DIRECTION, MEANDERING THE EASTERLY FACE OF SAID CONCRETE BULKHEAD, A DISTANCE OF 65.00 FEET TO A POINT; THENCE RUN WESTERLY ALONG A LINE PASSING THROUGH THE LAST MENTIONED POINT AND A POINT MEASURED ON LA GORCE CIRCLE, 40 FEET NORTH OF THE SOUTHWESTERLY CORNER OF SAID LOT 1, A DISTANCE 205.3 FEET TO A POINT; THENCE RUN SOUTHERLY ALONG THE EASTERLY LINE OF LA GORCE CIRCLE OR THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 40 FEET TO THE POINT OF BEGINNING (P.O.B.).

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SCALE: 1"=20'
DATE: 4/19/21
DRAWN BY: D.A.
DESIGNED BY: E.P.
APPROVED BY: E.P.
CHECKED BY: E.P.
FIELD BOOK No.
PAGE No. 1



ORDER No. 21-164
SHEET No. 1

DATE : APRIL 19, 2021