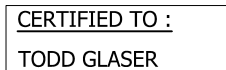


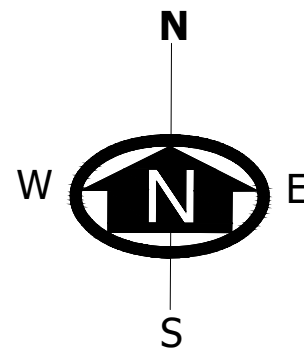
SCALE: 1" = 20'



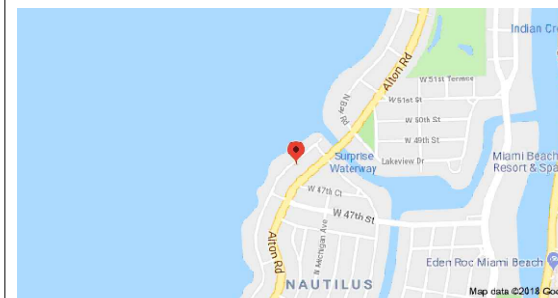
- THERE ARE NO VISIBLE ENCROACHMENT ON THE SUBJECT PROPERTY
- THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1)
- THERE NO PLATTED UTIL. EASEMENT ON THE SUBJECT PROPERTY

FOLIO NUMBER: 02-3222-011-0030

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.



SCALE: NTS



A = CURVE	P/W = PARKWAY
ASPH = ASPHALT	P.O.B. = POINT OF BEGINNING
B.M. = BENCHMARK	P.O.C. = POINT OF COMPLETION
BRK = BREAK CORNER	P.O. = POINT OF CURVATURE
CALC(C) = CALCULATED	P.O.I. = POINT OF INTERSECTION
CB = CATCH BASIN	P = PROPERTY LINE
CL = CLEAR	P.P. = POWER POLE
CLB = CONCRETE BLOCK STRUCTURE	P.R. = PERMANENT REFERENCE
CLC = CONCRETE	MONUMENT
D.M.E. = DRAINAGE MAINT. EASEMENT	P/R = PAVEMENT
D = DIAMETER	RACD = RADAR
EASEMENT	REC(R) = RECOVERED
ELEV. = ELEVATION	RES. = RESIDENCE
ENC. = ENCROACHMENT	R/W = RIGHT OF WAY
ENCL. = ENCLOSURE	SEC. = SECTION
ENCL. DRILL. HOLE	SEI = SET SPLIT HOE
EX. = FIRE HYDRANT	SEI & N = SET NAIL AND DISC
EX. & N = EXIST. NAIL AND DISC	SEI & P = SET SPLIT HOE
F.S. = FOUND IRON PIPE	S.R.B. = SET REBAR
F.S. = FOUND SPIKE	STY = STORY
L.F. = LIGHT POLE	SUBM. = SUBMERSE
MEAS(M) = MEASURED	TOP. = TOP OF BANK
MH = MANHOLE	U. = UTIL. EASEMENT
MON. = MONUMENT	W. = WOODEN POLE
M. = MONUMENT LINE	S. = SECTION LINE

	BOUNDARY LINE		CATCH BASIN
	STRUCTURE (BLDG.)		MANHOLE
	CONCRETE BLOCK WALL		O.E.
	METAL FENCE		POWER POLE
	WOODEN FENCE		LIGHT POLE
	CHAIN LINK FENCE		HANDICAP SPACE
	WOOD DECK/DOCK		FIRE HYDRANT
	ASPHALTED AREAS		EASEMENT LINE
	CONCRETE		WATER VALVE
	BRICKS OR PAVERS		TUMBLE ROCK
	ROOFED AREAS		WM WATER METER
	WATER (EDGE OF WATER)		CONC. LIGHT POLE
	AIR CONDITIONER		POOL PUMP
			WATER HEAD

No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
1	MEXICAN PALM	WASHINGTONIA ROBUSTA	0.5'	15'	8'
2-4	ROYAL PALM	ROYSTONIA ELATA	1.5'	15'	6'
5	ROYAL PALM	ROYSTONIA ELATA	1.5'	8'	8'
6	ROYAL PALM	ROYSTONIA ELATA	1.0'	40'	8'
7-8	ROYAL PALM	ROYSTONIA ELATA	2.5'	25'	20'
9-10	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4'	6'	2'
11	STRANGLER FIG	FICUS AUREA	1.0'	30'	12'
12-13	ROYAL PALM	ROYSTONIA ELATA	2.0'	60'	50'
14	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.3'	15'	6'
15	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.3'	15'	6'
16	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.3'	15'	6'
17-21	ROYAL PALM	ROYSTONIA ELATA	1.8'	50'	50'
22	COCONUT	COCOS NUCIFERA	1.5'	35'	30'
23	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	50'
24	SEA GRAPE TREE	COCCOLOBA UVIFERA	0.8'	25'	30'
25	ROYAL PALM	ROYSTONIA ELATA	2.0'	60'	60'
26	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	50'
27-28	UNKNOWN	UNKNOWN	0.5'	20'	20'
29	BIRD OF PARADISE	STRELITZIA	1.0'	25'	15'
30	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4'	18'	8'
31	COCONUT	COCOS NUCIFERA	0.8'	20'	20'
32	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	50'
33	MEXICAN PALM	WASHINGTONIA ROBUSTA	0.8'	30'	12'
34	UNKNOWN	UNKNOWN	0.8'	25'	20'
35	STRANGLER FIG	FICUS AUREA	2.0'	50'	30'
36	UNKNOWN	UNKNOWN	0.4'	20'	12'
37-38	BIRD OF PARADISE	STRELITZIA	1.2'	18'	12'
39-41	COCONUT	COCOS NUCIFERA	0.8'	25'	25'
42	ROYAL PALM	ROYSTONIA ELATA	1.3'	50'	50'
43	ROYAL PALM	ROYSTONIA ELATA	1.8'	60'	60'
44	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	50'
45	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	50'
46	ROYAL PALM	ROYSTONIA ELATA	1.5'	60'	60'
47-57	COCONUT	COCOS NUCIFERA	0.8'	30'	30'
58	SEA GRAPE TREE	COCCOLOBA UVIFERA	1.0'	15'	30'
59	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	50'
60	COCONUT	COCOS NUCIFERA	1.8'	30'	35'
61	COCONUT	COCOS NUCIFERA	1.5'	15'	20'
62	UNKNOWN	UNKNOWN	1.5'	35'	30'
63-66	COCONUT	COCOS NUCIFERA	1.2'	40'	40'
67	COCONUT	COCOS NUCIFERA	0.8'	35'	30'
68	MEXICAN PALM	WASHINGTONIA ROBUSTA	1.5'	40'	10'

① 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. **120651-0309L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 7.00 FEET (NGVD)**

② LAND AREA OF SUBJECT PROPERTY: **14,365 SF (+/-)**

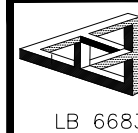
③ ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. D-132-R**, WITH AN ELEVATION OF **8.23 FEET**.

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.44°12'32"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF W. 48th ST., AS SHOWN ON PLAT BOOK 8 AT PAGE 95
 (4) OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.

THE SOUTHWESTERLY 85 FEET OF LOT 3, BLOCK 1, OF NAUTILUS SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL IDENTIFICATION NUMBER 02-3222-011-0030

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 OF THE FLORIDA STATUTES.

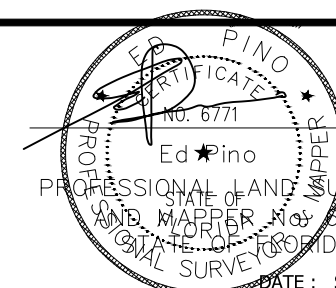


LB 6683

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STATE OF FLORIDA
AND MAPPER No. 6771
J. A. ORR
STATE OF FLORIDA
LAND SURVEYOR

DATE : SEPTEMBER 17, 2021