

BOUNDARY SURVEY



LEGAL DESCRIPTION:
 Lot 19, Block 1, NAUTILUS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 8, Page 95, of the Public Records of MIAMI-DADE County, Florida.

AND

Lot 20, Block 1, NAUTILUS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 8, Page 95, of the Public Records of MIAMI-DADE County, Florida.

PREPARED FOR: MAG NBR, LLC, a Delaware limited liability company.
4570-4580 North Bay Road, Miami Beach, FL 33140

Surveyor's Notes:

All clearances and/or encroachments shown herein are of apparent nature. Fence ownership by visual means. Legal ownership of fences not determined.

- Underground structures, if any, not located.
- Bearings, if shown, are based on assumed meridian or Plat of Record.
- Lands shown herein were not abstracted for easements and/or right-of-ways of records.
- Legal description provided by client.

This certification is only for land as described. It is not a certification of title, zoning, easements, or freedom from encumbrances.

ABSTRACT OF REVIEWED RECORDS:

There may be additional restrictions not shown on this survey that may be found in the public records of this county. **ABSTRACT NOT REVIEWED.**

This **BOUNDARY SURVEY** has been prepared for the exclusive use of the entities named herein. The Certificate does not extend to any third party.

This survey was based on the monuments found on the field.

SCHEDULE B - SECTION II Exceptions - Chicago Title Insurance Company, Order No. B99973; Dated October 28, 2020 at 11:00 P.M.

8. Restrictive covenants, conditions, easements and other matters as contained on the Plat of NAUTILUS SUBDIVISION, recorded in Plat Book 8, Page 95, of the Public Records of Miami-Dade County, Florida (APPLIES)

9. Metropolitan Dade County Ordinance No. 81-19, as recorded in Official Records Book 11114, Page 822 (APPLIES - SHOWN ON SURVEY)

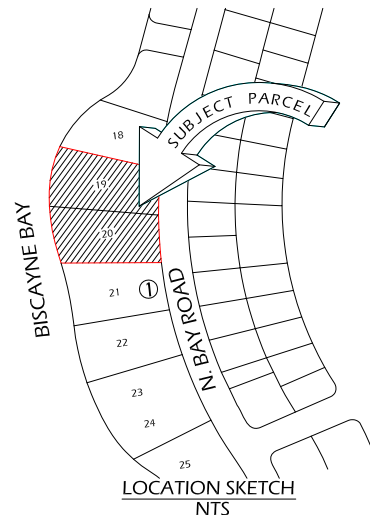
10. Declaration of Restrictive Covenant, as recorded in Official Records Book 28370, Page 177, [SEE SURVEY]

◆ Denotes Spot Elevation

◆ Shown as recorded on City of Miami Beach Benchmark No. 47-05; Elevation = 5.09' National Geodetic Vertical Datum 1929.

◆ Denotes Tree Location

LEGEND			
	= Central Angle	CL	= Center Line
Arc	= Arc	CLF	= Chain Link Fence
A/C	= Air Conditioner	CL	= Clear
ASPH	= Asphalt	Con.	= Concrete
C	= Calculated	D	= Deed
C.B.	= Catch Basin	Ø	= Diameter
CB	= Catch Basin	DH	= Drill Hole
CBBS	= Concrete Block Structure	DME	= Drainage & Maintenance Easmt
Chd	= Chord	Easmt	= Easement
Chatta.	= Chattahoochee	ENC	= Encroachment
		F.H.	= F.H.
		FIP	= FIP
		FIR	= FIR
		FPL	= FPL
		ID	= ID
		LB	= LB
		LM	= LM
		LS	= LS



TREE TABLE				
TREE No.	TREE NAME	DIAMETER (±)	HEIGHT (±)	SPREAD (±)
1	SILVER DATE PALM	1.2'	23'	17'
2	LIGUSTRUM	0.3'	12'	10.6'
3	LIGUSTRUM	0.35'	13.5'	10'
4	TREE	0.15'	14'	7'
5	LIGUSTRUM	0.25'	14'	7'
6	PALMETTO PALM	0.70'	16.5'	18'
7	LIGUSTRUM	0.35'	11.5'	11'
8	PALMETTO PALM	0.65'	19'	18'
9	PALMETTO PALM	0.70'	22.5'	16'
10	PALMETTO PALM	0.65'	18'	19'
11	ALEXANDER PALM CLUSTER (5)	0.35'	22'	20'
12	ROYAL PALM	1.0'	29'	20'
13	ROYAL PALM	1.2'	31'	20'
14	MAGNOLIA	0.5'	17'	10'
15	ROYAL PALM	1.35'	38'	20'
16	MANGO	0.3'	16'	8'
17	ALEXANDER PALM CLUSTER (3)	0.45'	18'	11'
18	CACIA	0.25'	16'	9'
19	ALEXANDER PALM CLUSTER (5)	0.45'	13'	17'
20	MIMOSA	0.20'	14'	12'
21	PALMETTO PALM	0.70'	15'	16'
22	PALMETTO PALM	0.60'	13'	16'
23	TABEBUIA	0.30'	14'	11'
24	ROYAL PALM	1.30'	37'	20'
25	MIMOSA	0.25'	12'	12'
26	ALEXANDER PALM CLUSTER (3)	0.45'	18'	16'
27	KAPOK	0.40'	14'	16'
28	ALEXANDER PALM CLUSTER (3)	0.40'	16'	15'
29	WASHINGTONIAN PALM	1.25'	4'	12'
30	WASHINGTONIAN PALM	1.10'	2.5'	12'
31	FLORIDA PINE	0.25'	14'	6'
32	WASHINGTONIAN PALM	1.3'	5'	16'
33	WASHINGTONIAN PALM	1.1'	5'	14'
34	TREE	0.6'	22'	20'
35	ROYAL PALM	1.3'	33'	20'
36	TREE	0.20'	16'	7'
37	ROYAL PALM	1.30'	33'	20'
38	FLORIDA PINE	0.25'	11'	9'
39	COCONUT PALM	0.75'	33'	20'
40	ROYAL PALM	1.30'	28'	7'
41	COCONUT PALM	0.70'	20'	24'
42	COCONUT PALM	0.80'	30'	22'
43	COCONUT PALM	0.70'	27'	20'
44	COCONUT PALM	0.65'	22'	18'
45	COCONUT PALM	0.60'	22'	20'
46	NORFOLK PINE	0.70'	40'	13'
47	COCONUT PALM	0.70'	19'	18'
48	COCONUT PALM	0.70'	20'	22'
49	COCONUT PALM	0.70'	21'	20'
50	ROYAL PALM	1.30'	37'	22'
51	NORFOLK PINE	0.35'	16'	11'
52	FOXTAIL PALM	0.75'	19'	11'
53	TABEBUIA	0.45'	22'	10'
54	FOXTAIL PALM	0.70'	24'	16'
55	BOUGAINVILLEA	0.40'	10'	10'
56	FOXTAIL PALM	0.85'	18'	14'
57	BOUGAINVILLEA	0.30'	11'	8'
58	SILVER DATE PALM	1.0'	28'	18'
59	SILVER DATE PALM	1.0'	33'	18'
60	TRAVELERS PALM CLUSTER	2.5' x 5.5'	20'	22'
61	FOXTAIL PALM	0.70'	24'	18'
62	BOUGAINVILLEA	0.30'	9'	10'
63	FOXTAIL PALM	0.60'	22'	19'
64	BOUGAINVILLEA	0.30'	10'	11'
65	FOXTAIL PALM	0.60'	20'	15'
66	BOTTLE BRUSH	0.50'	17'	13'
67	WILLOW	0.40'	33'	4'
68	WILLOW	0.40'	32'	4'
69	KAPOK	1.30'	28'	22'
70	WASHINGTONIAN PALM	1.20'	6'	14'
72	FISHTAIL PALM	0.35'	6'	9'
73	ALEXANDER PALM CLUSTER (3)	0.50'	18'	15'
74	ROYAL PALM	1.20'	39'	20'
75	ALEXANDER PALM CLUSTER (6)	0.45'	17'	9'
76	ROYAL PALM	1.70'	35'	20'
77	ROYAL PALM	1.40'	36'	20'
78	MAGNOLIA	0.40'	19'	8'
79	PALMETTO PALM	0.70'	19'	13'
80	LIGUSTRUM	0.40'	11'	12'
81	SILVER DATE PALM	1.0'	28'	18'
82	PONOCARPUS	0.30'	10'	9'
83	LIGUSTRUM	0.35'	12'	8'
84	LIGUSTRUM	0.35'	12'	9'
85	LIGUSTRUM	0.35'	12'	8'
86	DATE PALM	1.90'	32'	18'
87	DATE PALM	1.40'	27'	18'
88	DATE PALM	1.60'	34'	18'
89	PIGMY DATE PALM CLUSTER (3)	0.30'	13'	16'

TREE TABLE				
TREE No.	TREE NAME	DIAMETER (±)	HEIGHT (±)	SPREAD (±)
90	PONOCARPUS	0.35'	10.5'	6'
91	WASHINGTONIAN PALM	1.10'	8'	13'
92	WASHINGTONIAN PALM	1.0'	9'	13'
93	PONOCARPUS	0.30'	16'	7'
94	PIGMY DATE PALM	0.30'	8'	8'
95	PIGMY DATE PALM	0.30'	8'	7'
96	TABEBUIA	0.45'	25'	16'
97	BISMARK PALM	1.40'	12'	20'
98	BISMARK PALM	1.10'	7'	19'
99	TREE	0.35'	18'	20'
100	TREE	0.40'	16'	16'
101	PIGMY DATE PALM	0.35'	11.5'	14'
102	TREE	1.0'	30'	25'
103	TREE	0.30'	12'	13'
104	TREE	0.25'	14'	11'
105	TREE	0.30'	15'	10'
106	TREE	0.25'	12'	10'
107	TREE	0.25'	15'	12'
108	WILLOW	0.35'	24'	3'
109	WILLOW	0.35'	23'	5'
110	TREE	0.25'	18'	5'
111	TREE	0.20'	16'	5'
112	TREE	0.25'	19'	4'
113	TREE	0.20'	14'	3'
114	TREE	0.20'	14'	2'
115	TREE	0.25'	17'	3'
116	TREE	0.20'	16'	3'
117	TREE	0.25'	18'	3'
118	TREE	0.20'	15'	3'
119	TREE	0.15'	15'	3'
120	TREE	0.15'	12'	3'
121	TREE	0.15'	16'	3'
122	TREE	0.15'	14'	4'
123	TREE	0.20'	14'	3'
124	TREE	0.20'	18'	4'
125	TREE	0.15'	15'	4'
126	TREE	0.15'	14'	3'
127	TREE	0.15'	12'	2'
128	TREE	0.15'	14'	3'
129	TREE	0.15'	16'	4'
130	TREE	0.20'	18'	3'
131	TREE	0.20'	18'	4'
132	TREE	0.20'	14'	3'
133	TREE	0.20'	16'	3'
134	TRIANGLE PALM	0.90'	11'	12'
135	TREE	0.15'	12'	2'
136	TREE	0.15'	15'	3'
137	ARECA PALM CLUSTER	0.30'	18'	8'
138	ARECA PALM CLUSTER	0.30'	20'	8'
139	ARECA PALM CLUSTER (3)	0.25'	16'	8'
140	ARECA PALM CLUSTER (2)	0.25'	13'	8'
141	ARECA PALM CLUSTER	0.20'	12'	6'
142	ARECA PALM CLUSTER	0.30'	20'	9'
143	ARECA PALM	0.25'	16'	6'
144	ARECA PALM	0.30'	20'	10'
145	ARECA PALM	0.25'	16'	7'
146	ARECA PALM	0.20'	9'	6'
147	TREE	0.20'	15'	4'
148	TREE	0.20'	16'	4'
149	TREE	0.20'	16'	4'
150	TREE	0.20'	15'	4'
151	TREE	0.20'	16'	4'
152	TREE	0.20'	15'	4'
153	TREE	0.20'	15'	4'
154	TREE	0.20'	14'	4'
155	TREE	0.20'	14'	4'
156	TREE	0.15'	12'	2'
157	TREE	0.20'	15'	4'
158	TREE	0.15'	14'	3'
159	TREE	0.30'	10'	3.5'
160	TREE	0.25'	10'	3.6'
161	TREE	0.20'	12'	5'
162	TREE	0.25'	11.5'	5'
163	TREE	0.20'	12'	5'
164	TREE	0.20'	12'	5'
165	PONOCARPUS	0.30'	10'	5'
166	PALMETTO PALM	0.60'	19'	12'
167	PALMETTO PALM	0.60'	18'	14'
168	TREE	0.25'	10'	4'
169	TREE	0.25'	10'	3.5'
170	PALMETTO PALM	0.70'	17'	16'
171	WASHINGTONIAN PALM	1.30'	6'	16'
172	TREE	0.15'	15'	6'
173	COCONUT PALM	1.10'	29'	20'
174	ROYAL PALM	1.35'	30'	26'
175	TABEBUIA	0.25'	7'	12'
176	PONOCARPUS	0.15'	12'	4'
177	PONOCARPUS	0.15'	13'	4'

SURVEYOR'S SEAL
Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.

REVISED:
08-22-21 (Trees Only)

BOUNDARY SURVEY


NELSON MOJARENA
Registered Surveyor & Mapper No. 5504
State of Florida

MOJARENA & ASSOCIATES, INC.  Land Surveyors & Mappers Certificate of Authorization No. 6698 P.O. Box 56-0126 Miami, Florida 33256-0126 Tel. (305) 278-2494			
FLOOD ZONE: AE		BASE: 7	
DATE:	SCALE:	DWN. BY:	JOB NO.:
12-08-20	1" = 20'	N.M.	20-028