



EXISTING HOMES PRAIRE AVE



HOMES ON PRAIRE AVE.

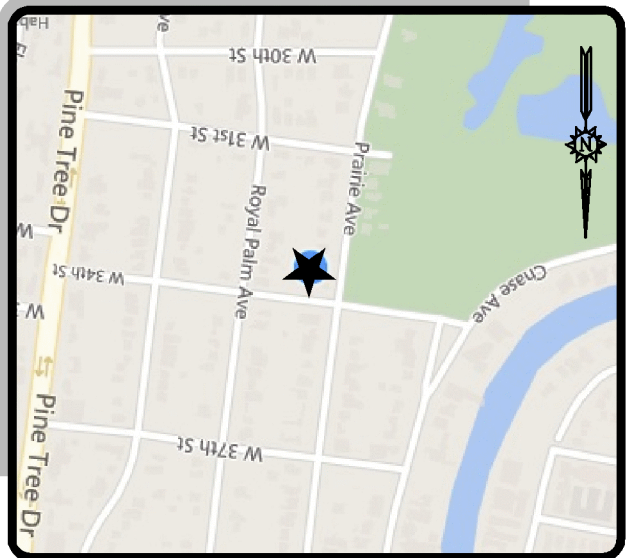
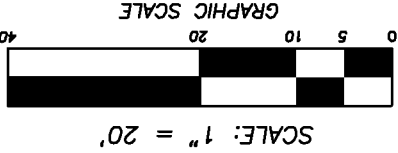




PANORAMIC VIEW 3175 PRAIRE AVE.

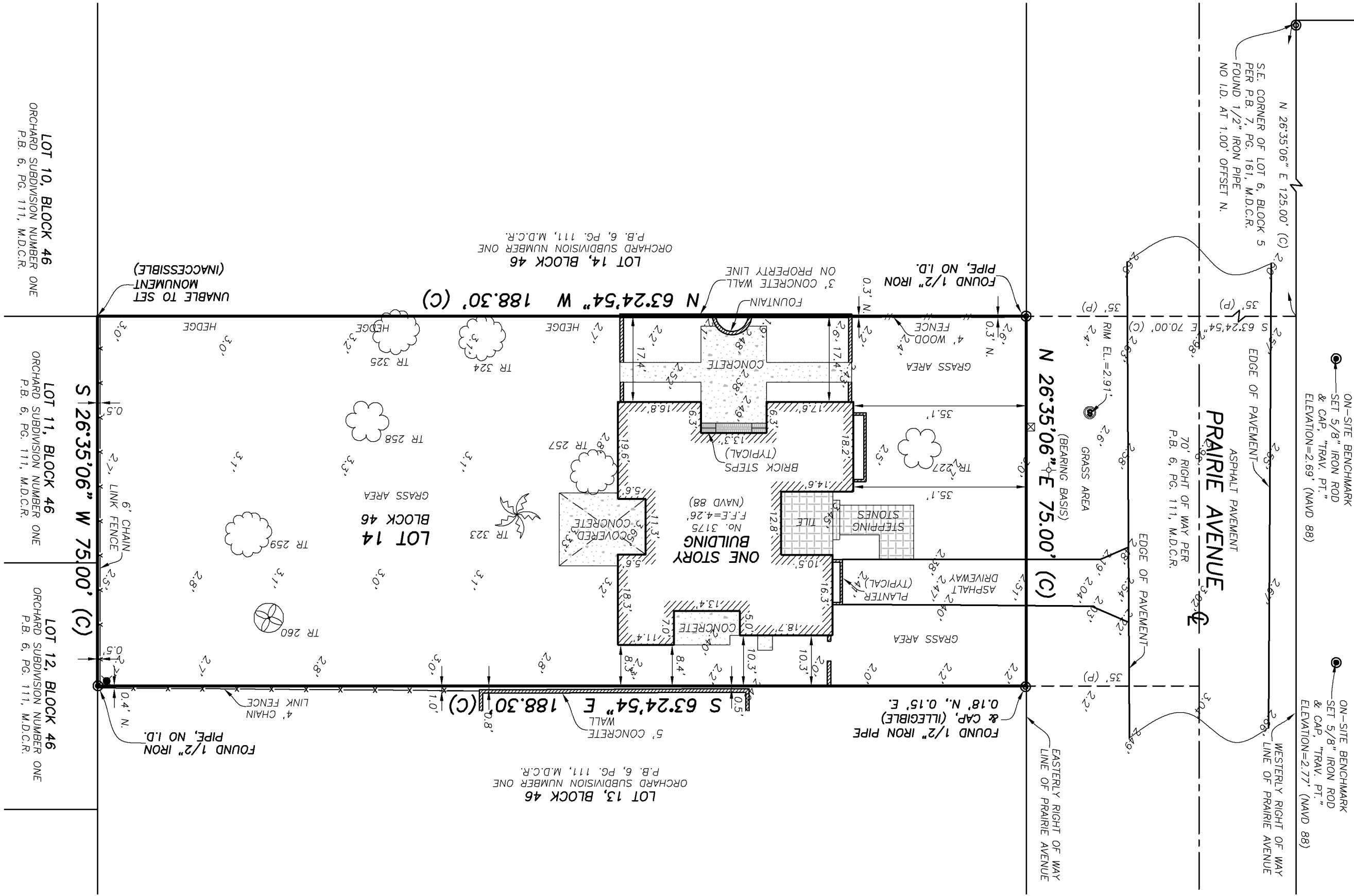
SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF: 3175 PRAIRIE AVENUE, MIAMI BEACH, FL.

- LEGEND:
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
 - ID. IDENTIFICATION
 - (C) CALCULATED
 - (P) DENOTES BEARING AND DISTANCE
 - TR 227. TREE NUMBER 227
 - P.B. PLAT BOOK
 - Pg. PAGE
 - CENTERLINE
 - CLEANOUT
 - WOOD LIGHT POLE
 - WATER METER
 - SANITARY SEWER MANHOLE
 - BREAK IN SCALE
 - VIEW 1
 - DENOTES SURFACE ELEVATION
 - F.F.E. FINISH FLOOR ELEVATION
 - NAVD 88. NORTH AMERICAN VERTICAL DATUM OF 1988
 - TRAV. PT. TRAVERSE POINT



TREE TABLE

TREE NUMBER	TREE TYPE	DIAMETER AT CANOPY	BREAST HEIGHT	TOTAL HEIGHT
227	PINE	30"	32'	80'
257	UNKNOWN	15"	32'	35'
258	BLACK OLIVE	8"	25'	25'
259	ZAPOTA	32"	28'	35'
260	MANGO	32"	28'	35'
323	MEXICAN PALMETTO	18"	12'	30'
324	UNKNOWN	12"	30'	25'
325	UNKNOWN	10"	15'	25'



LEGAL DESCRIPTION:

RECORDED IN PLAT BOOK 46, ORCHARD SUBDIVISION NUMBER ONE, ACCORDING TO THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
3. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N.26°35'06"E., ALONG THE EASTERLY RIGHT OF WAY LINE OF PRAIRIE AVENUE.
5. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS. IRRIGATION EQUIPMENT AND LANDSCAPING NOT LOCATED OR SHOWN HEREON. FENCES AND WALLS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS.
6. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. EXACTA COMMERCIAL SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
9. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE. ELEVATION=8' (NGVD 29) OR 6.45' IN NAVD 88 AS SHOWN IN FLOOD INSURANCE RATE MAP 12086C 0317 L. COMMUNITY NUMBER 120651, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA. MAP REVISED DATE: SEPTEMBER 11, 2009.
10. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.

SURVEY NOTES (CONT.)

11. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY EXACTA COMMERCIAL SURVEYORS, INC. EXACTA HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. EXACTA MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT OR TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT EXACTA DIRECTLY FOR VERIFICATION OF ACCURACY.
12. THE TREES SHOWN HEREON WERE LOCATED AT THE REQUEST OF THE CLIENT. THERE MAY BE OTHER TREES ON THE SITE NOT LOCATED OR SHOWN HEREON. A QUALIFIED LANDSCAPE ARCHITECT SHOULD BE EMPLOYED FOR POSITIVE IDENTIFICATION OF TREE SPECIES. TREE DIAMETERS ARE APPROXIMATE AND WERE MEASURED AT BREAST HEIGHT. DEAD TREES, HEDGES AND GROUND COVER WERE NOT LOCATED AND ARE NOT SHOWN HEREON. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER AND AUSTRALIAN PINE WERE NOT LOCATED OR SHOWN HEREON.
13. THE PROPERTY SHOWN HEREON CONTAINS 14,123 SQUARE FEET (0.32 ACRES) ±.
14. THE ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF MIAMI BEANCHMARK 30-03 AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS A NAIL & WASHER AT THE NE INTERSECTION OF ROYAL PALM AVENUE AND W 30 STREET, ELEVATION= 2.71'.

CERTIFICATE:

THIS SURVEY IS CERTIFIED TO:

JOSE F. PRIETO AND MARTA PRIETO.

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA
EXACTA COMMERCIAL SURVEYORS, INC. L.B. 7551
javier@exactacommercial.com

SHEET NO. 01

OF

01

FL1504-1484-01

JOB NO.

REVISIONS

01 BOUNDARY

02 TOPOGRAPHIC & BOUNDARY

03/15/16

02/04/16

DATE 02/04/16

CLIENT: PRIETO DEVELOPMENT

DATE 02/04/16

CHKD BY JDLR

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