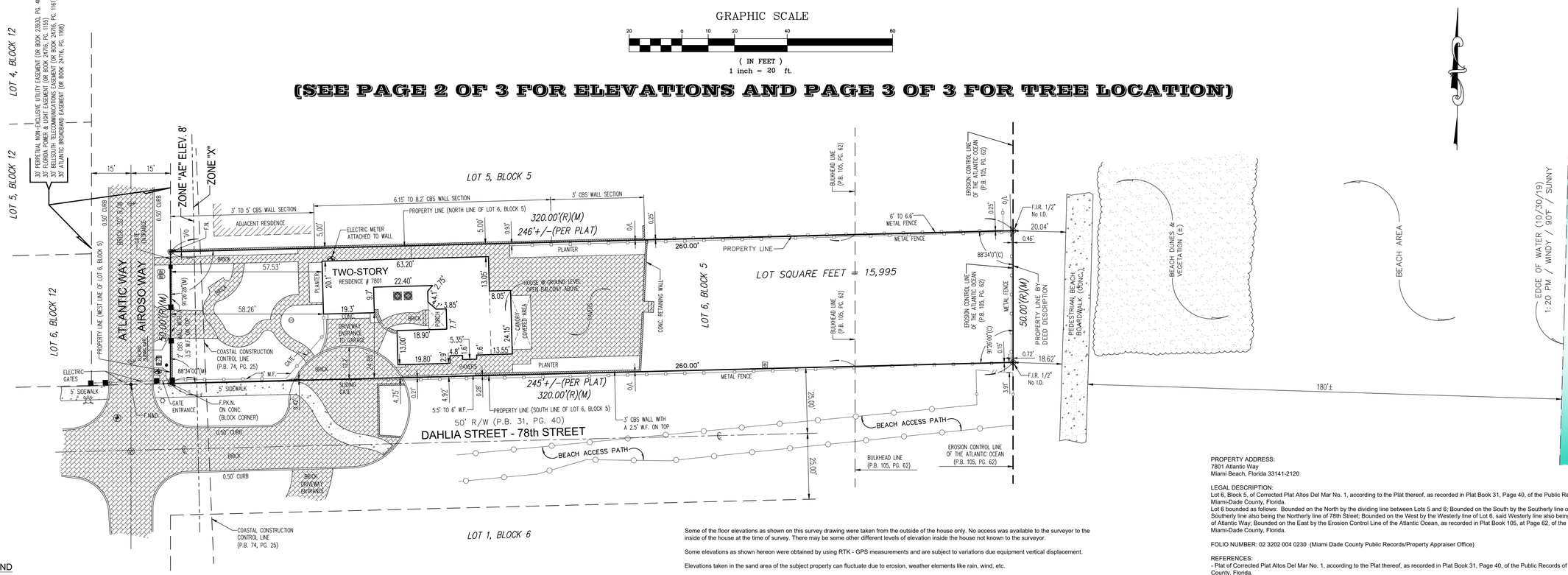
SKETCH OF BOUNDARY SURVEY

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

(SEE PAGE 2 OF 3 FOR ELEVATIONS AND PAGE 3 OF 3 FOR TREE LOCATION)



LEGEND

(C) = Calculated
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℄ = Center Line
CONC. = Concrete
CBS. = Concrete Block Stucco
Δ = Delta
ENC. = Encroachment
F.F.EL. = Finish Floor Elevation
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P.B. = Plat Book
PG. = Page
R = Radius
(R) = Record
R/W = Right of Way
U.E. = Utility Easement

SYMBOLS

AIR CONDITIONER
CABLE TV
CATCH BASIN
SANITARY SEWER MANHOLE
CONCRETE POLE
ELECTRIC BOX
SANITARY SEWER MANHOLE
LIGHT POLE
WATER HEATER
WATER METER
WOOD POLE
IRRIGATION CONTROL VALVE
FPL MANHOLE
FIRE HYDRANT
IRRIGATION BOX
TREE
PALM
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COVERED AREA
CHAIN LINK FENCE (C.L.F.)
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OVERHEAD LINES
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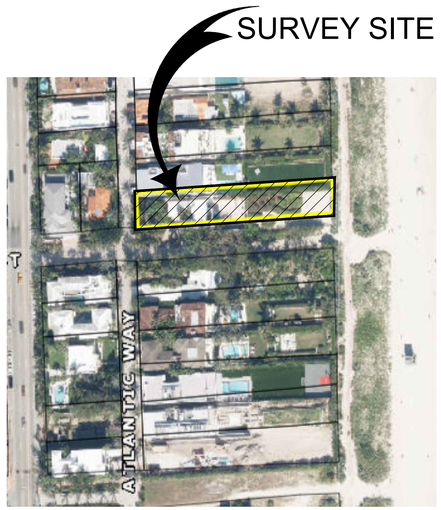
CBS. WALL



LOCATION MAP
NOT TO SCALE

Some of the floor elevations as shown on this survey drawing were taken from the outside of the house only. No access was available to the surveyor to the inside of the house at the time of survey. There may be some other different levels of elevation inside the house not known to the surveyor.

Some elevations as shown hereon were obtained by using RTK - GPS measurements and are subject to variations due equipment vertical displacement.

Elevations taken in the sand area of the subject property can fluctuate due to erosion, weather elements like rain, wind, etc.

Elevations as shown hereon were not updated at the time of the updated survey work on May 23rd, 2022 under Job Number 19-5113D and was not part of the scope of work provided to the client.

The subject property has heavily overgrown vegetation, shrubs and vines along all boundary lines. Shrubs and vines were not located.

Only the trees inside the subject property were revised at the time of the updated survey on May 23rd, 2022 under Job Number 19-5113D. Trees outside the subject property were not updated and was not part of the scope of work provided to the client.

This sketch of Boundary Survey does not represent a Mean High Water Line Survey as defined under Chapter 61G17-6.002(g), Florida Administrative Code. Property could be subject to additional jurisdictional requirements for the permitting process, and there may be additional survey requirements necessary to address those specific permit process.

Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plats and legal description provided to the surveyor and also from the Miami-Dade County Public Records/ Property Appraiser Office and no claims as to ownership are made or implied.

The legal ownership of the fences and/or walls as shown hereon was not determined, and the locations as shown are based on the recovered boundary monumentation and calculations.

Distances from property lines to fences or walls may slightly varies due to their irregularity, width and composition. Fences or walls not always travel on a straight line and in most cases meander through trees, hedges, vines and heavy landscaping usually located along boundary lines, therefore the resultant of said dimensions as shown hereon may vary slightly within 0.30' to 0.50' of a foot more or less.

The height of the existing walls and fences as shown on this survey drawing were taken from the inside of the subject property.

Any fencing, walls, entrance features and landscaping could be subject to a "Safe Sight Distance Triangle" rule.

Call 811 or visit www.sunshine811.com before digging.

Adjacent properties were not investigated at the time of this Survey.

In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions.

The dimensions and directions shown hereon are in substantial agreement with the legal description and calculated values unless otherwise noted.

Obstructed property corners are witnessed by improvements.

Property corners were not recovered at the time of the updated survey work.

There is no visible evidence of any kind of any earth moving or building construction within recent months. Nor is there any observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

There is no observable evidence of recent street or sidewalk construction and or repairs within the Public Right of Way.

It is unknown to the surveyor of any changes in street right of way lines or additional dedication for road purposes.

Property is subject to restrictions, conditions, limitations, easements, and reservations of record and existing zoning ordinances.

There may be restrictions not shown on this survey that may affect the future development of this property. Such restrictions could be found in the Public Records or Building and Zoning Department of Miami-Dade County, Florida and the City of Miami Beach, Florida.

This survey was conducted for the purpose of a "Boundary Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity. This survey does not reflect or determine ownership.

The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051(3)(b)15.b.ii of 1 foot in 10,000 feet for Commercial / High Risk Areas.

This sketch shown hereon in its graphic form is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format. This map is intended to be displayed at a scale of 1" = 20'.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments for Right-of-Way other than shown on the recorded plat or stated in the legal description, as it appears on this drawing.

Only the visible above ground surface indications of the underground utilities have been located. There may be other underground utilities in addition to those evidenced by visible appurtenances as shown on this sketch. Underground utility references (if any) is based on limited information provided by the utility company or construction as-builts provided to the surveyor. Owner of his agent should verify all utility locations with the appropriate utility provider before using.

No underground footings were located and no subsurface investigation was performed at the time of survey.

CERTIFIED TO:
7801 AW LLC, a Florida limited liability company
Clear Title Services, Inc.
First American Title Insurance Company
U.S. Century Bank, a Florida banking corporation, its successors and/or assigns

PROPERTY ADDRESS:
7801 Atlantic Way
Miami Beach, Florida 33141-2120

LEGAL DESCRIPTION:
Lot 6, Block 5, of Corrected Plat Altos Del Mar No. 1, according to the Plat thereof, as recorded in Plat Book 31, Page 40, of the Public Records of Miami-Dade County, Florida.
Lot 6 bounded as follows: Bounded on the North by the dividing line between Lots 5 and 6; Bounded on the South by the Southerly line of Lot 6, said Southerly line also being the Northerly line of 78th Street; Bounded on the West by the Westerly line of Lot 6, said Westerly line also being the Easterly line of Atlantic Way; Bounded on the East by the Erosion Control Line of the Atlantic Ocean, as recorded in Plat Book 105, at Page 62, of the Public Records of Miami-Dade County, Florida.

FOLIO NUMBER: 02 3202 004 0230 (Miami Dade County Public Records/Property Appraiser Office)

REFERENCES:
- Plat of Corrected Plat Altos Del Mar No. 1, according to the Plat thereof, as recorded in Plat Book 31, Page 40, of the Public Records of Miami-Dade County, Florida.

- Plat of the Erosion Control Line of the Atlantic Ocean, State of Florida according to the Plat thereof, as recorded in Plat Book 105, Page 62, of the Public Records of Miami-Dade County, Florida, for the location of the Erosion Control Line and also the Bulkhead Line.

- Plat of the State of Florida, Department of Natural Resources, Coastal Construction Control Line as recorded in Plat Book 74, Page 25, of the Public Records of Miami-Dade County, Florida, for the location of the Coastal Construction Control Line.

- Perpetual Non- Exclusive Utility Easement as recorded in Official Records Book 23930, Page 4046, of the Public Records of Miami-Dade County, Florida.

-Florida Power & Light Easement as recorded in Official Records Book 24716, Page 1155, of the Public Records of Miami-Dade County, Florida.

- Bellsouth Easement as recorded in Official Records Book 24716, Page 1161, of the Public Records of Miami-Dade County, Florida.

- Atlantic Broadband Easement as recorded in Official Records Book 24716, Page 1168, of the Public Records of Miami-Dade County, Florida.

All recording references noted hereon are referring to the Miami-Dade County Public Records, unless otherwise noted.

SURVEYOR'S NOTES:
The property described on this Sketch of Boundary Survey is the same property as described in Exhibit "A" under Commitment File Number: 1062-6037441 with a Commitment Date of April 27, 2022 @ 8:00 AM issued by First American Title Insurance Company.

Property is subject to the Declaration Regarding the Maintenance of Road, Utility and Landscaping Improvements recorded in Book 23895, Page 4375 and amended in Book 26758, Page 284.

All distances as shown are based on the US Survey foot.

At the time of Survey, The National Flood Insurance Rate Map for Florida, Community Panel No. 120651 (City of Miami Beach) 12086 C, 0326 L, FIRM Date 09/11/2009 and Revised with an effective date of 09/11/2009, published by the United States Department of Housing and Urban Development, delineates the existing dwelling structure located within the described parcel of land to be situated outside the Special Flood Hazard Area designated by the Federal Emergency Management Agency (FEMA). The existing residence lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain. Subject lands crosses more than one Flood Zone and a portion of the lot along the Westerly boundary line lies within Flood Hazard Zone "AE", Base Flood Elevation 8 feet. The Base Flood Elevation "AE" 8' refers to NGVD Datum (1929).

Delineation between Flood Zone lines were determine by the scale factor and are shown on the Survey drawing. All physical lines shown in this survey as pertaining to Flood Zone delineations are herein for the main purpose of reference only and cannot be used for construction design of any kind. These lines are the result of an approximation extracted from FEMA maps and are not depicted on any exact location with reference tied points or geometry. In the event of a design or construction close to these lines, architect or engineer should seek additional information or permission directly from FEMA agents.

All elevations as shown on this Survey drawing are referred to the National Geodetic Vertical Datum, 1929 (NGVD).

BENCHMARK REFERENCES:

Benchmark: CMB 78-01
Elevation: 2.71 feet (NAVD 1988) / 4.25 feet (NGVD 1929) by GPS conversion factor.
Location: NE INTX 78TH ST & ABBOTT AVE
Status: Survey
GPS: N
Painted: N
Description: PK NAIL & WASHER ON TOP OF CURB

Benchmark: CMB 80-11
Elevation: 2.43 feet (NAVD 1988) / 3.97 feet (NGVD 1929) by GPS conversion factor.
Location: NE INTX ABBOTT AVE & 80 ST
Status: Survey
GPS: N
Painted: N
Description: PK N&W ON TOP OF CURB

This is to certify to the above named firm and or persons that the "SKETCH OF BOUNDARY SURVEY" of the herein described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction, also there are no visible encroachments other than those shown. Owner or his representative furnished the legal description contained herein. Other recorded instruments may affect this property. Surveyor has not examined the abstract of title. Locations of utilities on or adjacent to the property were not secured unless specifically requested by owner. I further certify that this map or plat meets the Standards of Practice and the Minimum Technical Standard Requirements, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code, under Sections 5J-17.051 and 5J-17.052 and is a "BOUNDARY SURVEY" as defined in Section 5J-17.050.

LAST REVISION
05/23/2022
JN 19-5113-D

Jorge L Cabrera
Digitally signed by Jorge L Cabrera
DN: c=US, o=Jorge L Cabrera Professional Surveyor and Mapper Inc, dnQualifier=A01410D0000017A4393BEF7000078F4, cn=Jorge L Cabrera
Date: 2022.06.13 07:01:58 -04'00'

JORGE L. CABRERA
Professional Surveyor & Mapper, # 6487
State of Florida

JORGE L. CABRERA LICENSE No. 6487 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

This drawing is the property of Jorge L. Cabrera Professional Surveyor & Mapper Reproductions of this drawing are not valid unless Signed and embossed with the surveyor's seal.

JORGE L. CABRERA
Professional Surveyor and Mapper
State of Florida
PLS/PSM License No: 6487
2852 S.W. 149th Place, Miami, Florida 33185
Phone: (305) 302-2522 Fax: (305) 207-9537

No.	Date	Job No.	Description
1	12/18/2019	19-5113-A	REVISED TO ADD ELEVATIONS
2	11/06/2020	19-5113-B	REVISED TO UPDATE AND SHOW TREE LOCATION
3	10/27/2021	19-5113-C	REVISED TO UPDATE
4	05/23/2022	19-5113-D	REVISED TO UPDATE AND RE-CERTIFICATIONS

Prepared for:
7801 AW LLC,

CHECKED BY:	JLC.
DRAWN BY:	ELF.
FIELD DATE:	11/01/2019
DATE:	11/03/2019
SCALE:	1" = 20'
JOB No.	19-5113

SHEET: 1 OF 3

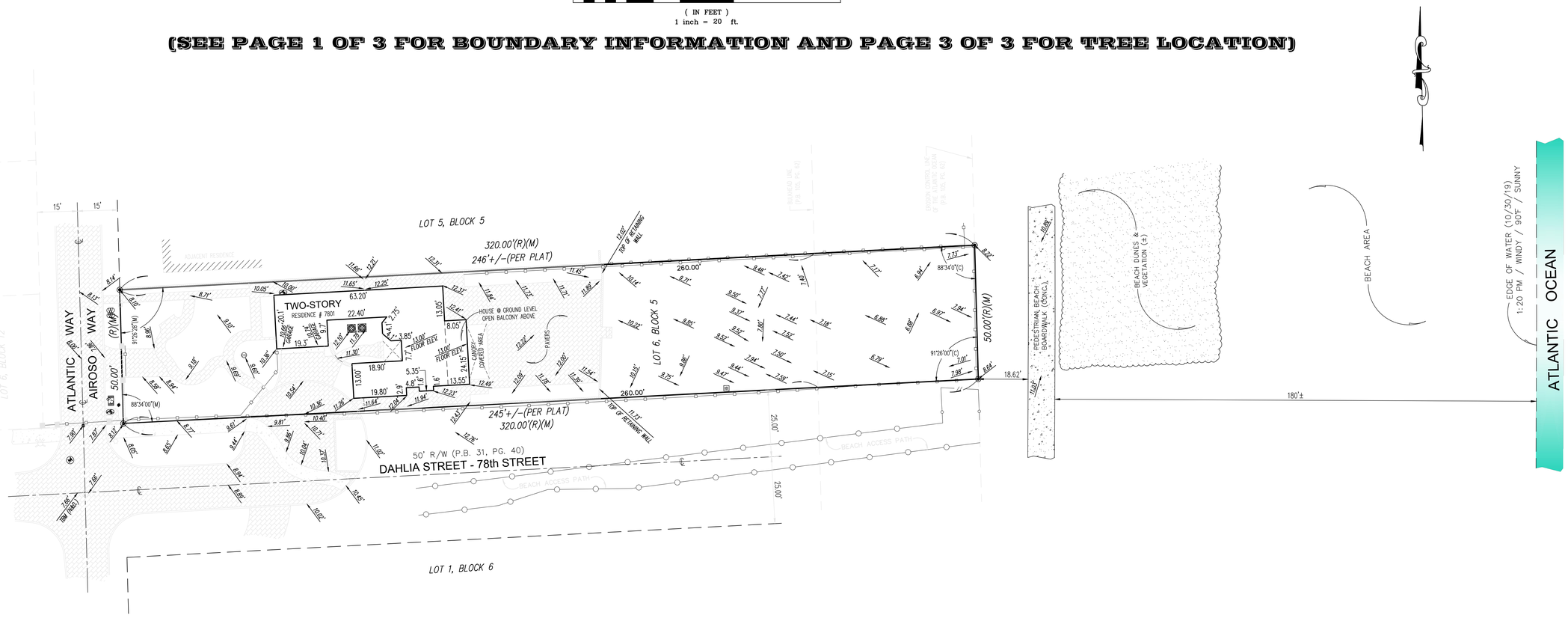
SKETCH OF BOUNDARY SURVEY

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

(SEE PAGE 1 OF 3 FOR BOUNDARY INFORMATION AND PAGE 3 OF 3 FOR TREE LOCATION)



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- CABLE TV
- CATCH BASIN
- CONCRETE POLE
- ELECTRIC BOX
- SANITARY SEWER MANHOLE
- LIGHT POLE
- WATER HEATER
- WATER METER
- WOOD POLE
- IRRIGATION CONTROL VALVE
- FPL MANHOLE
- FIRE HYDRANT
- IRRIGATION BOX
- TREE
- PALM
- 0.00' EXISTING ELEVATION
- COVERED AREA
- CHAIN LINK FENCE (C.L.F.)
- METAL FENCE (M.F.)
- OVERHEAD LINES
- WOOD POST
- WOOD FENCE (W.F.)
- WIRE FENCE (WR.F.)
- CBS. WALL

SURVEY SITE

LOCATION MAP
NOT TO SCALE

LAST REVISION
05/23/2022
JN 19-5113-D

JORGE L. CABRERA
Professional Surveyor & Mapper, # 6487
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Prepared for:
7801 AW LLC,

CHECKED BY:	JLC.
DRAWN BY:	ELF.
FIELD DATE:	11/01/2019
DATE:	11/03/2019
SCALE:	1" = 20'
JOB No.	19-5113

SHEET: 2 OF 3

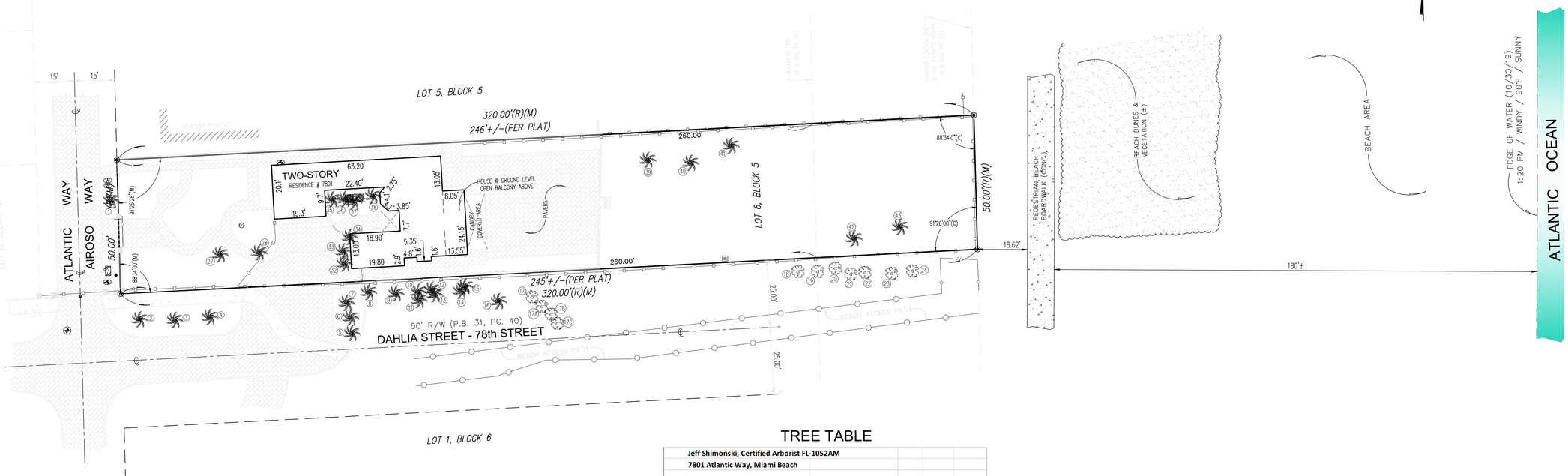
SKETCH OF BOUNDARY SURVEY

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

(SEE PAGE 1 OF 3 FOR BOUNDARY INFORMATION AND 2 OF 3 FOR ELEVATIONS)



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METAL FENCE (M.F.)
OVERHEAD LINES
WOOD POST
WOOD FENCE (W.F.)
WIRE FENCE (WR.F.)
CBS. WALL

LOCATION MAP
NOT TO SCALE

TREE TABLE

Jeff Shimonski, Certified Arborist FL-1052AM
7801 Atlantic Way, Miami Beach

	Scientific name	Common name	DBH	H/Ct	Canopy
1	Phoenix dactylifera	Date palm	17"	28'	28'
2	Cocos nucifera	Coconut palm	9"	28'	26'
3	Cocos nucifera	Coconut palm	10"	30'	28'
4	Cocos nucifera	Coconut palm	9"	25'	28'
5	Adonidia merrillii	Christmas palm	6"	15'	10'
6	Adonidia merrillii	Christmas palm	6"	15'	10'
7	Adonidia merrillii	Christmas palm	7"	15'	10'
8	Ptychosperma elegans x 2 tks	Solitare palm	6"	28'	12'
9	Cocos nucifera	Coconut palm	8"	28'	18'
10	Veitchia montgomeryana x 2 tks	Montgomery palm	7"	7'	12'
11	Veitchia montgomeryana	Montgomery palm	2"	8'	10'
12	Cocos nucifera	Coconut palm	10"	26'	20'
13	Veitchia montgomeryana	Montgomery palm	4"	7'	12'
14	Cocos nucifera	Coconut palm	8"	28'	26'
15	Veitchia montgomeryana	Montgomery palm	4"	6'	14'
16	Cocos nucifera	Coconut palm	9"	22'	26'
17	Coccoloba uvifera	Seagrape	7"	30'	18'
17a	Coccoloba uvifera	Seagrape	17"	30'	25'
17b	Coccoloba uvifera	Seagrape	22"	30'	30'
17c	Coccoloba uvifera	Seagrape	42"	30'	30'
18	Coccoloba uvifera	Seagrape	31"	18'	28'
19	Coccoloba uvifera	Seagrape	26"	20'	35'
20	Coccoloba uvifera	Seagrape	15"	16'	35'
21	Coccoloba uvifera	Seagrape	9"	18'	35'
22	Coccoloba uvifera	Seagrape	17"	18'	35'
23	Coccoloba uvifera	Seagrape	3"	14'	14'
24	Coccoloba uvifera	Seagrape	18"	16'	25'
27	Cocos nucifera	Coconut palm	9"	20'	30'
28	Ptychosperma elegans	Solitare palm	4"	20'	12'
32	Thrinax radiata x 4 tks	Florida thatch palm	14"	30'	20'
33	Thrinax radiata x 2 tks	Florida thatch palm	7"	30'	10'
34	Adonidia merrillii	Christmas palm	6"	24'	8'
35	Dypsis lutescens	Areca palm	44"	22'	24'
36	Thrinax radiata x 2 tks	Florida thatch palm	7"	30'	14'
37	Strelitzia nicolai	White bird of paradise	5"	20'	8'
38	Thrinax radiata x 3 tks	Florida thatch palm	12"	30'	18'
39	Cocos nucifera	Coconut palm	10"	22'	18'
40	Cocos nucifera	Coconut palm	7"	13'	18'
41	Cocos nucifera	Coconut palm	9"	22'	18'
42	Cocos nucifera	Coconut palm	8"	20'	18'
43	Cocos nucifera	Coconut palm	8"	13'	18'

DBH is rounded-off to the nearest inch
H/Ct denotes approximate overall height of trees and approximate clear trunk of palm
The clear trunk measurement for palms with multiple trunks is of the tallest trunk
Canopy is measured in one direction

The location of the trees as shown on this survey drawing are compiled from such field surveys deemed necessary by Jorge L. Cabrera, PSM, therefore the resultant of said dimensions shown hereon could vary slightly within 1 to 2 feet more or less.

The Tree Table as shown hereon was prepared by certified Arborist Jeff Schimonski, information below:

President, Tropical Designs of Florida, Inc.
Member, American Society of Consulting Arborists
ISA Certified Arborist Municipal Specialist FL-1052AM
ISA Tree Risk Assessment Qualification
LIAF Florida Certified Landscape Inspector - 2016-0175
305-773-9406
Jeff@TropicalArboriculture.com
www.TropicalDesigns.com
www.MalaysiaFlora.com

LAST REVISION
05/23/2022
JN 19-5113-D

JORGE L. CABRERA
Professional Surveyor & Mapper, # 6487
State of Florida

JORGE L. CABRERA LICENSE No. 6487 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

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Prepared for:
7801 AW LLC,

CHECKED BY: JLC.
DRAWN BY: ELF.
FIELD DATE: 11/01/2019
DATE: 11/03/2019
SCALE: 1" = 20'
JOB No. 19-5113

SHEET: 3 OF 3