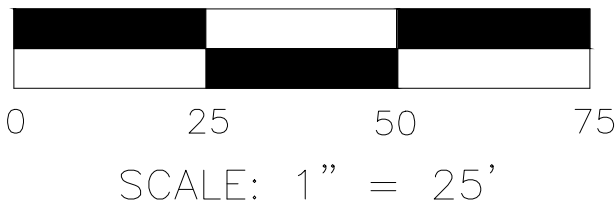
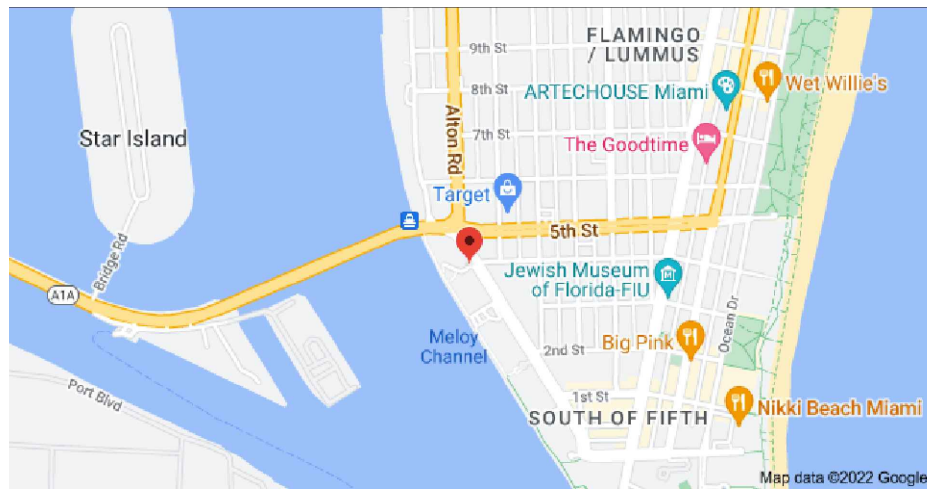


SKETCH OF BOUNDARY SURVEY



LOCATION MAP



SITE PHOTO



AN ARBORIST MUST CONFIRM ALL THE THREE NAMES CONDITION AND SPECIES. WHAT IS SHOWN ON THE SURVEY MAY NOT BE THE CORRECT NAME OF THE TREES. LAND SURVEYORS ARE NOT ARBORIST

TREE LIST				
No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT
1	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.6'	25'
2-5	ROYAL PALM	ROYSTONIA ELATA	1.5'	60'
6	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.6'	20'
7-8	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.5'	20'
9-12	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'
13	LIVE OAK	QUERCUS VIRGINIANA	1.3'	20'
14	LIVE OAK	QUERCUS VIRGINIANA	0.8'	25'
15	LIVE OAK	QUERCUS VIRGINIANA	0.7'	20'
16	ROYAL PALM	ROYSTONIA ELATA	1.8'	60'
17-26	CANARY DATE PALM	PHOENIX CANARIENSIS	1.5'	20'
27	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4'	12'
28-29	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4'	12'
30-31	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4'	12'
32-36	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.3'	20'
39-40	ROYAL PALM	ROYSTONIA ELATA	1.0'	50'
41-43	LIVE OAK	QUERCUS VIRGINIANA	1.2'	20'
46	ROYAL PALM	ROYSTONIA ELATA (to be removed)	1.2'	20'
45-51	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.3'	12'
52	LIVE OAK	QUERCUS VIRGINIANA	2.0'	60'

I, Ed Pino, a Registered Land Surveyor in the State of Florida, do hereby certify to the aforesaid parties, their successors and assigns, as of the date set forth above, that I have made a careful survey of a tract of land (the "Premises") described as follows:

LEGAL DESCRIPTION:

PARCEL 1:
THE EAST 100 FEET OF LOT 3, OF BLOCK 103, OF OCEAN BEACH, FLA. ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:
LOT 3, LESS THE EAST 100 FEET THEREOF AND LESS THAT PORTION THEREOF WHICH LIES WITHIN THE EXTERNAL AREA FORMED BY A 10 FOOT RADIUS ARC CONCAVE TO THE SOUTHEAST TANGENT TO THE NORTH LINE OF SAID LOT 3 AND TANGENT TO THE SOUTHWESTERLY LINE OF SAID LOT 3, OF BLOCK 103, OF OCEAN BEACH, FLA. ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

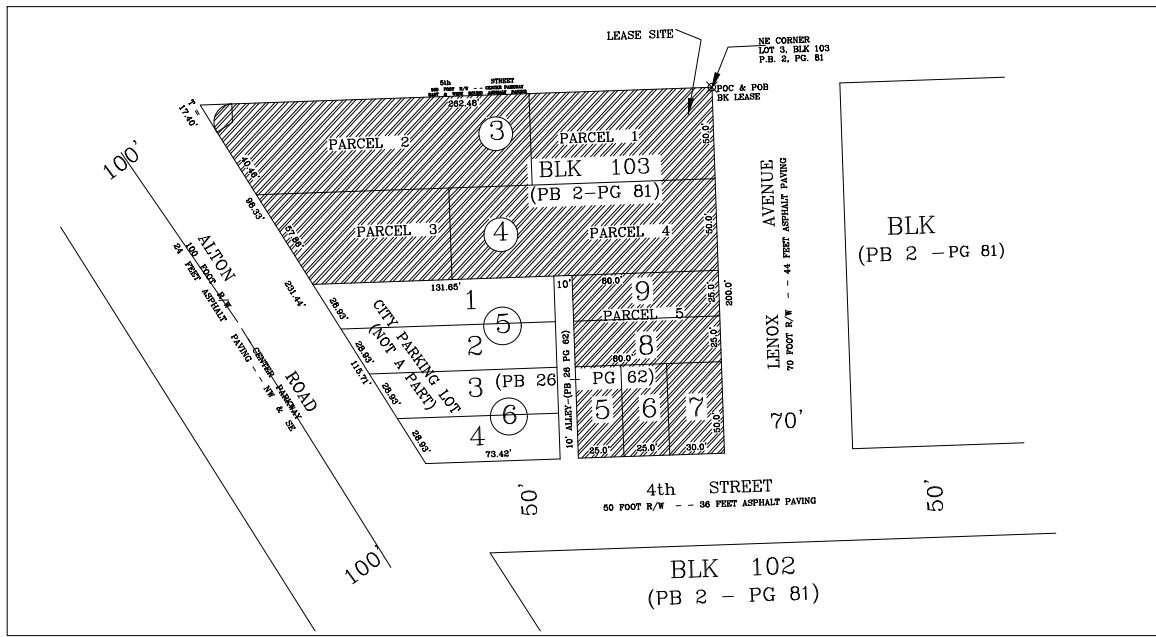
PARCEL 3:
LOT 4, LESS THE EAST 145.6 FEET THEREOF, OF BLOCK 103, OF OCEAN BEACH, FLA. ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 4:
THE EAST 145.6 FEET OF LOT 4, OF BLOCK 103, OF OCEAN BEACH, FLA. ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 5:
LOTS 5, 6, 7, 8, AND 9 OF RESUBDIVISION LOTS 5 AND 6, BLOCK 103, THE OCEAN BEACH REALTY CO.'S OCEAN BEACH ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 26, AT PAGE 62, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ALL OF ABOVE DESCRIBED PARCELS 1, 2, 3, 4, AND 5 BEING NOW KNOWN AS:
ALL OF LOTS 3 AND 4, IN BLOCK 103, OF OCEAN BEACH, FLA. ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; LESS AND EXCEPT THAT PORTION OF LOT 3 WHICH LIES WITHIN THE EXTERNAL AREA FORMED BY A 10 FOOT RADIUS ARC CONCAVE TO THE SOUTHEAST AND TANGENT TO BOTH THE NORTH AND SOUTHWESTERLY LINES OF SAID LOT 3;

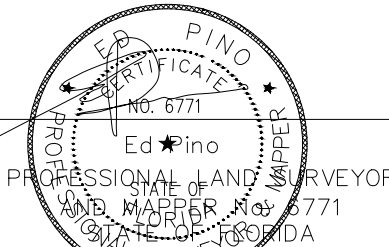
TOGETHER WITH:
LOTS 5, 6, 7, 8 AND 9, OF RESUBDIVISION OF LOTS 5 AND 6, BLOCK 103, OF THE OCEAN BEACH REALTY CO.'S OCEAN BEACH ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 26, AT PAGE 62, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



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.

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.



DATE: DECEMBER 5, 2023

AMERICAN SERVICES OF MIAMI, CORP.
Consulting Engineers . Planners . Surveyors

266 GERALD AVENUE
CORAL GABLES, FL 33134
PHONE: (305) 598-5101 FAX: (305) 598-8627
ASOMIAMI.COM

FOR: BPSK DEVELOPMENT LLC
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DESIGNED BY: EP
APPROVED BY: EP
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