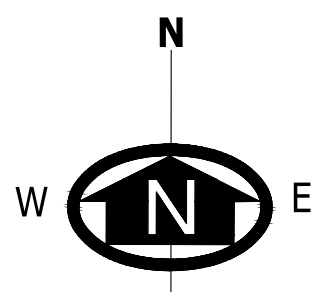
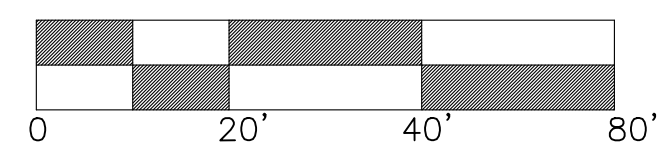


# SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 20'

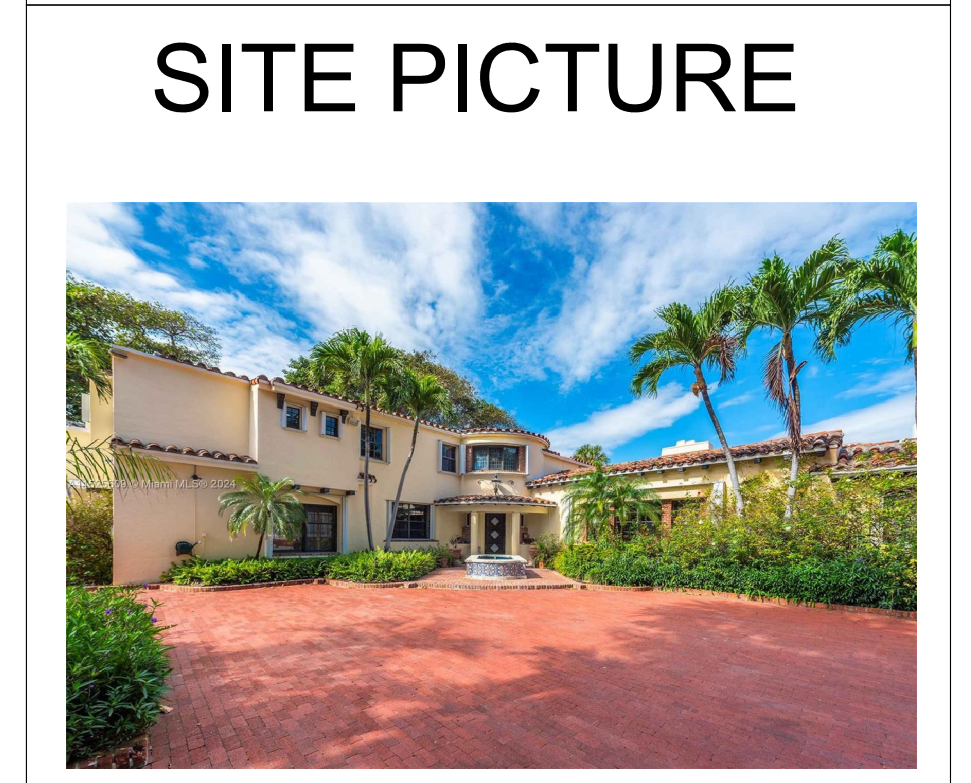
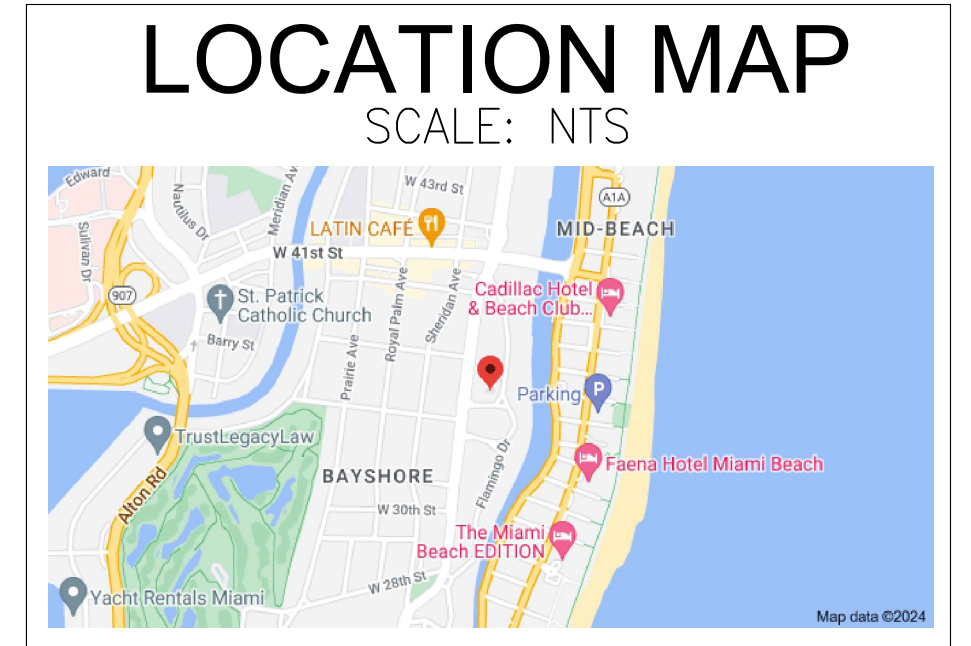
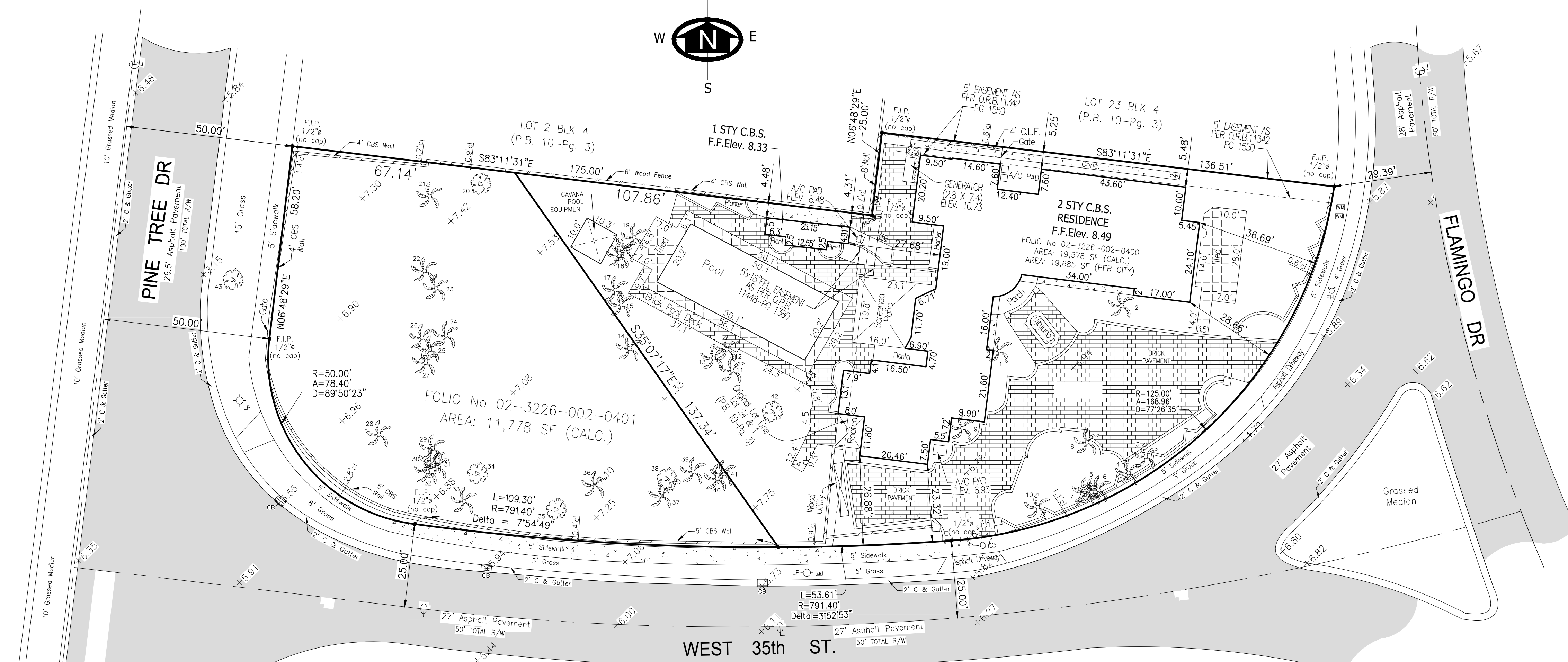


**ABBREVIATION (IF ANY APPLIED)**

ARC = CURVE  
A/C = AIR CONDITIONING UNIT  
ASPH = ASPHALT  
B.M. = BENCH MARK  
Blk/Cor. = BLOCK CORNER  
CB = CATCH BASIN  
C.B.S. = CONCRETE BLOCK STRUCTURE  
CL = CLEAR  
CONC. = CONCRETE  
Ø = DIAMETER  
EASMT. = EASEMENT  
ELEV. = ELEVATION  
ENC. = ENCROACHMENT  
F.D./H. = FOUND DRILL HOLE  
F.H. = FIRE HYDRANT  
F.N./D. = FOUND NAIL AND DISC  
F.I.P. = FOUND IRON PIPE  
F.S. = FOUND SPIKE  
L.P. = LIGHT POLE  
MEAS(M) = MEASURED  
MH = MANHOLE

**SURVEYOR'S LEGEND (IF ANY APPLIED)**

BOUNDARY LINE  
STRUCTURE (BLDG.)  
CONCRETE BLOCK WALL  
METAL FENCE  
WOODEN FENCE  
CHAIN LINK FENCE  
OVERHEAD ELECT.  
EASEMENT LINE  
WOOD DECK/DOCK  
ASPHALTED AREAS  
CONCRETE  
BRICKS OR PAVERS  
ROOFED AREAS  
WATER (EDGE OF WATER)  
PALM  
CATCH BASIN  
MANHOLE  
CONC. LIGHT POLE  
WOOD POWER POLE  
METAL LIGHT POLE  
FIRE HYDRANT  
WATER VALVE  
WATER METER  
ELECTRIC BOX  
CLEAN OUT  
HANDICAP SPACE  
PEDESTRIAN TRAFFIC LIGHT  
TRAFFIC SIGNAL  
TREE



**LEGAL DESCRIPTION:**  
LOTS 1 AND 24, BLOCK 4, FLAMINGO TERRACE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SITE ADDRESS: 3500 FLAMINGO DR, MIAMI, FL 33140  
JOB NUMBER: 24-430  
DATE OF SURVEY: FEBRUARY 7, 2025  
FOLIO NUMBER: 02-3226-002-0400 AND 02-3226-002-0401

**JOB SPECIFIC SURVEYOR NOTES:**

- 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. 12086C-0317L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY:  
FOLIO No. 02-3226-002-0401 = **11,778 SF (+/-)** (CALC.)  
FOLIO No. 02-3226-002-0400 = **19,578 SF (+/-)** (CALC.)
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. B-313**, WITH AN ELEVATION OF **4.33 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N06°48'29"W, BEING THE RECORDED BEARING FOR THE CENTERLINE OF PINE TREE DRIVE, AS SHOWN ON PLAT BOOK 10 AT PAGE 3 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.

**SURVEYOR'S CERTIFICATE:**

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.

American Services of Miami, Corp.



Digitally signed by ed pino  
Date: 2025.02.19  
17:46:25 -05'00'

**EXISTING TREES INFORMATION:**

No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
1	MACARTHUR PALM	PTYCHOSPERMA MACARTHU	0.5'	30'	12'
2-4	MACARTHUR PALM	PTYCHOSPERMA MACARTHU	0.5'	30'	12'
5	MACARTHUR PALM	PTYCHOSPERMA MACARTHU	0.4'	35'	10'
6-7	MACARTHUR PALM	PTYCHOSPERMA MACARTHU	0.8'	45'	15'
8-9	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.3'	35'	12'
10-11	MACARTHUR PALM	PTYCHOSPERMA MACARTHU	0.5'	35'	15'
12-13	MACARTHUR PALM	PTYCHOSPERMA MACARTHU	0.45'	16'	6'
14	ROYAL PALM	ROYSTONIA ELATA	0.9'	50'	50'
15-16	SABAL DOMINGENSIS	HISPANIOLA PALMETTO	1.5'	50'	20'
17-19	MACARTHUR PALM	PTYCHOSPERMA MACARTHU	0.4'	25'	12'
20	ALMENDRO	DIPTERYX OLEIFERA	3.0'	80'	80'
21	SILVER BISMARK PALM	BISMARCKIA NOBILIS	0.4'	15'	6'
22-27	SABAL DOMINGENSIS	HISPANIOLA PALMETTO	1.75'	50'	30'
28-33	MACARTHUR PALM	PTYCHOSPERMA MACARTHU	0.5'	25'	12'
34	BLACK OAK	QUERCUS VELUTINA	0.8'	50'	40'
35	BLACK OAK	QUERCUS VELUTINA	2.0'	90'	90'
36	MACARTHUR PALM	PTYCHOSPERMA MACARTHU	0.35'	35'	12'
37	SILVER BISMARK PALM	BISMARCKIA NOBILIS	1.3'	35'	8'
38	CARAMBOLA	AVERRHOA CARAMBOLA	1.3'	15'	20'
39-41	MACARTHUR PALM	PTYCHOSPERMA MACARTHU	0.35'	20'	10'
42	STRANGLER FIG	FICUS AUREA	5.0'	60'	80'
43	STRANGLER FIG	FICUS AUREA	5.0'	60'	80'

**CERTIFIED TO:**  
3500 FLAMINGO DRIVE, LLC  
HD FUNDING LLC  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
MELAND BUDWICK, P.A.

**ENCROACHMENTS AND OTHER POINTS OF INTEREST:**  
-THERE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY  
-THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AH (SEE NOTE 1)  
-THERE ARE UTIL. EASEMENTS WITHIN THE SUBJECT PROPERTY

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.

**GENERAL SURVEYOR NOTES:**

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT. SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/8 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

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.

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CHECKED BY: E.P.  
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FIELD BOOK No.  
PAGE No. 1

ORDER No. 24-430  
SHEET No. 1

DATE: FEBRUARY 19, 2025