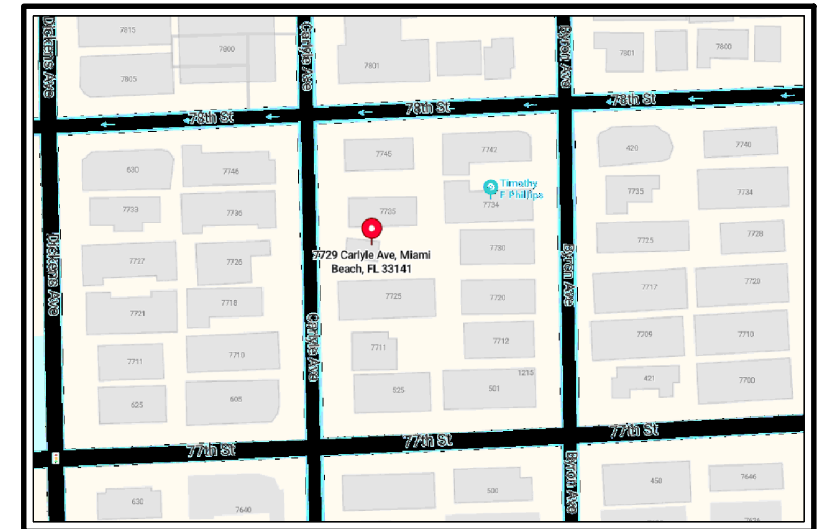
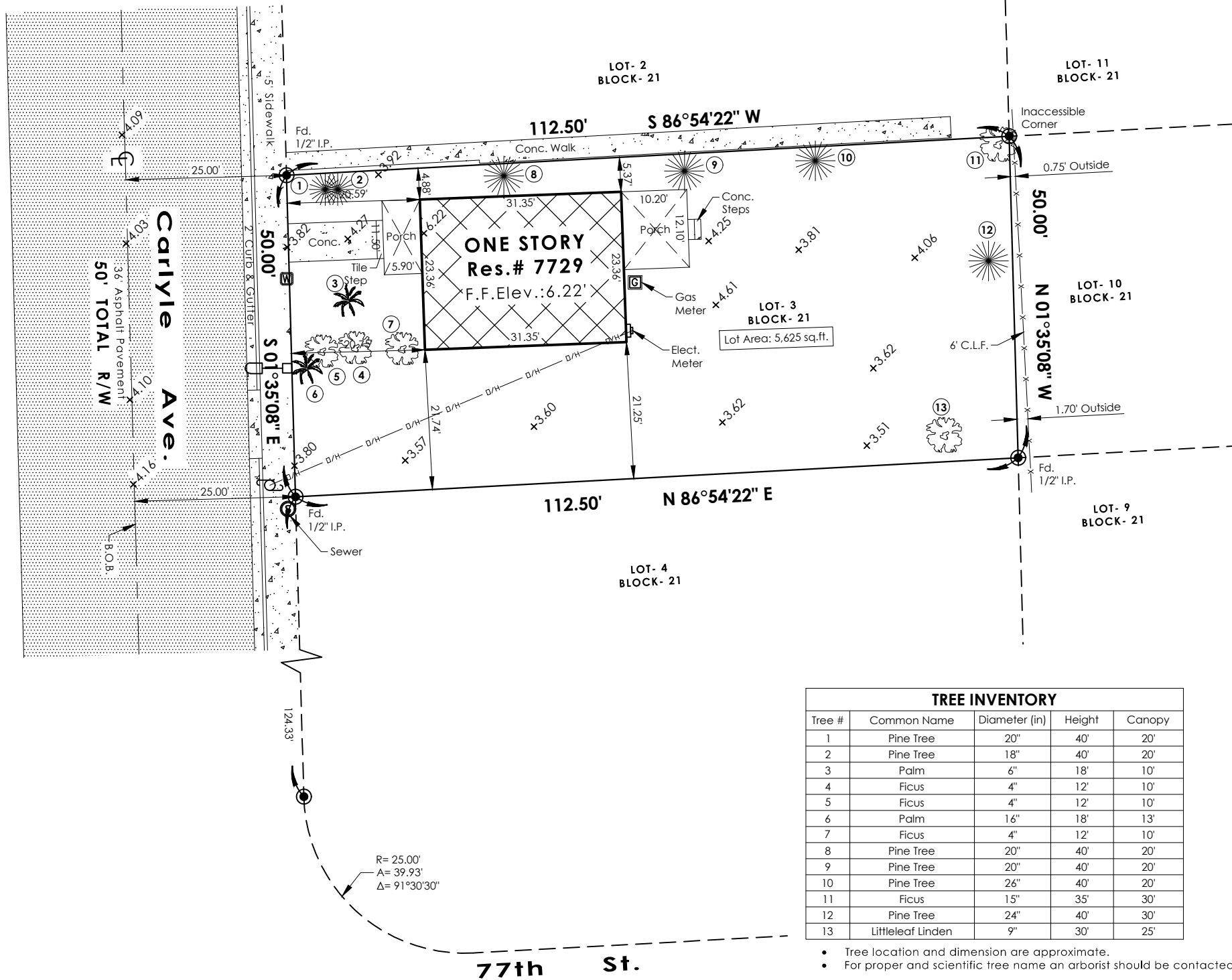


BOUNDARY SURVEY

SCALE: 1" = 20'



LOCATION MAP

NOT TO SCALE



PROPERTY ADDRESS: 7729 Carlyle Ave. Miami Beach, FL. 33141

LEGAL DESCRIPTION: Lot 3, Block 21, of **ALTOS DEL MAR NO. 3**, according to the plat thereof, recorded in Plat Book 8, Page 41, of the Public Records of Miami Dade County, Florida.

LEGEND AND ABBREVIATIONS

A= ARC DISTANCE	P.B.= PLAT BOOK	+0.00= ELEVATION	[Symbol] = CATCH BASIN
AC= AIR CONDITIONED UNIT	P.C.P.= PERMANENT CONTROL POINT	[Symbol] = WATER METER	[Symbol] = SANITARY SEWER
ADJ.= ADJACENT	P.G.= PAGE	[Symbol] = POWER POLE	[Symbol] = WATER VALVE
B.C.= BLOCK CORNER	P.O.B.= POINT OF BEGINNING	[Symbol] = LIGHT POLE	[Symbol] = TV BOX
BLDG.= BUILDING	P.O.C.= POINT OF COMMENCE	[Symbol] = FIRE HYDRANT	[Symbol] = FPL TRANS.
B.O.B.= BASIS OF BEARINGS	P.P.= POOL PUMP	[Symbol] = MANHOLE	[Symbol] = CONC. POWER POLE
CL.= CLEAR	R.= RADIUS		
C.L.F.= CHAIN LINK FENCE	RES.= RESIDENCE		
CONC.= CONCRETE	R/W= RIGHT-OF-WAY		
D.M.E.= DRAINAGE MAINT. EASEMENT	TYP.= TYPICAL		
ENC.= ENCROACHMENT	U.E.= UTILITY EASEMENT		
FD.= FOUND	W.F.= WOOD FENCE		
F.F.ELEV.: FINISHED FLOOR ELEVATION	W.M.= WATER METER		
I.F.= IRON FENCE	Ø= DIAMETER		
L.F.ELEV.: LOWEST FLOOR ELEVATION	⊕= CENTER LINE		

JOB NUMBER: 240545

TREE INVENTORY				
Tree #	Common Name	Diameter (in)	Height	Canopy
1	Pine Tree	20"	40'	20'
2	Pine Tree	18"	40'	20'
3	Palm	6"	18'	10'
4	Ficus	4"	12'	10'
5	Ficus	4"	12'	10'
6	Palm	16"	18'	13'
7	Ficus	4"	12'	10'
8	Pine Tree	20"	40'	20'
9	Pine Tree	20"	40'	20'
10	Pine Tree	26"	40'	20'
11	Ficus	15"	35'	30'
12	Pine Tree	24"	40'	30'
13	Littleleaf Linden	9"	30'	25'

- Tree location and dimension are approximate.
- For proper and scientific tree name an arborist should be contacted.

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY AGENCY REVISED ON 9-11-09 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN:
 ZONE AE BASE FLOOD ELEV. 8 COMMUNITY NUMBER: 120651 PANEL NUMBER 0326 SUFFIX L

LEGAL NOTES
 THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATION, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORDS. LEGAL DESCRIPTION PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY. UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE. IF SHOWN BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1: 10000. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED.

CERTIFIED TO:
 Ralph Walkin

DATE OF FIELD WORK: May 14, 2024

REVISED ON:

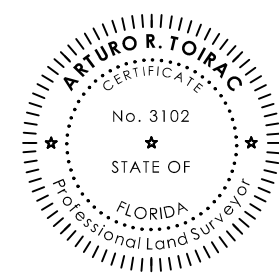
I hereby certify that the attached Sketch of Survey of the herein described property is to the best of my knowledge and belief, a true and correct representation, of a field survey performed under my direction. And also meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in chapter 5J-17.050 thru 5J-17.052 F.A.C. pursuant to Section 472.027 F. S.

ARTURO R. TOIRAC
 PROFESSIONAL LAND SURVEYOR & MAPPER
 14317 S.W. 45th Terrace Miami, Florida 33175
 Tel: (305) 552-7504 Fax: (305) 229-8068
 E-mail: enpav@yahoo.es

Arturo R Toirac
 Digitally signed by Arturo R Toirac
 Date: 2025.02.18 09:10:50 -0500

ARTURO R. TOIRAC P.S.M. 3102

Not valid without the signature and the original embossed seal of a Florida Licensed Surveyor and Mapper.



NOTES:
 Before any construction the setbacks must be checked
 The certificate does not extended to any unnamed party
 Elevations are referred to Miami Dade County BM# D-180 Elev.= 3.51' of N.G.V.D. of 1929
 There may be Easements recorded in Public Records not shown on this Survey.