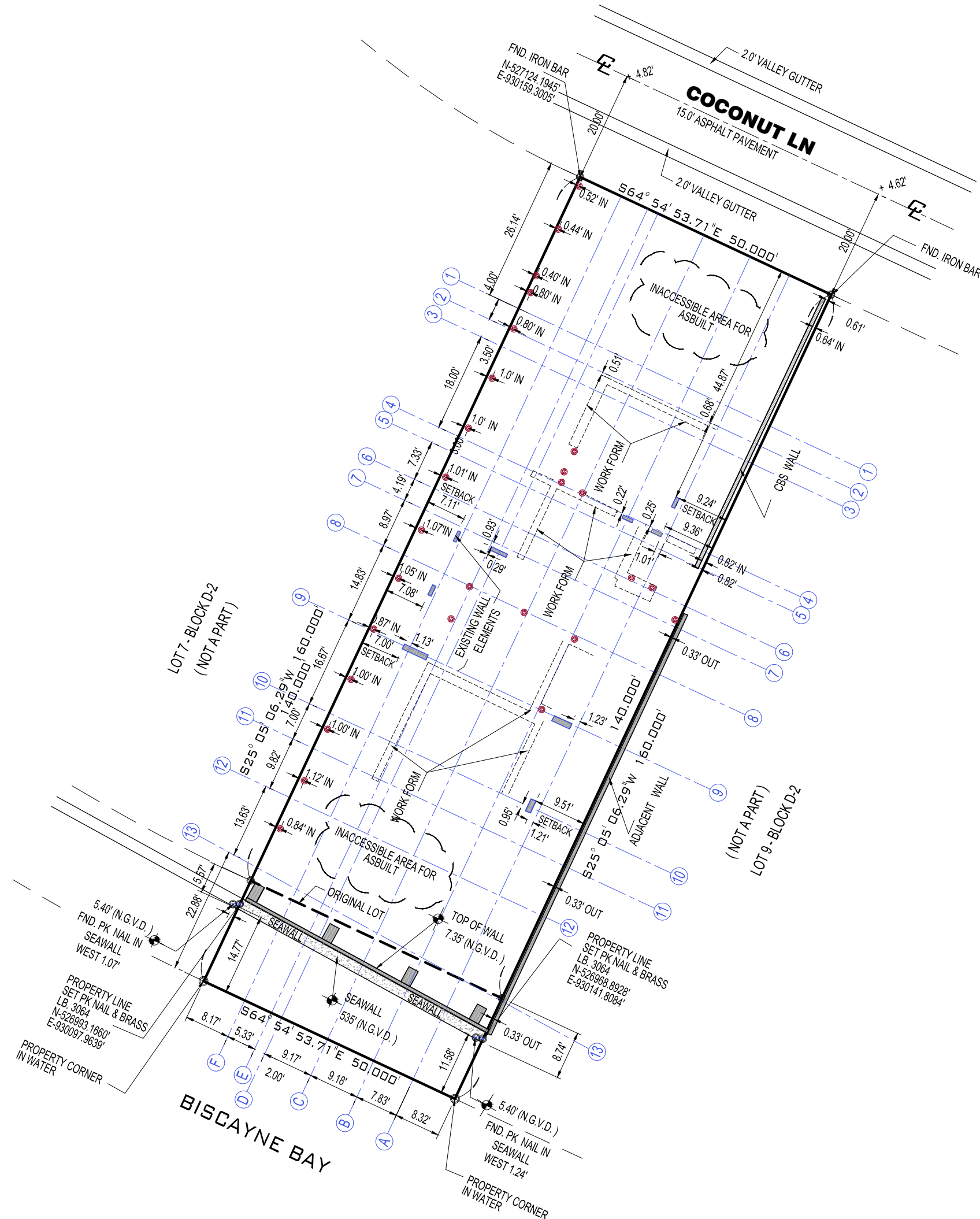


IN PROGRESS CONSTRUCTION SURVEY (ASBUILT)



LEGAL DESCRIPTION:
 LOTS 8, IN BLOCK 2-D OF AMENDED RIVIERA AND THE FIRST AND SECOND ADDITIONS THEREOF, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE 37, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND A STRIP OF LAND 20 FEET WIDE ABUTTING THE WATERFRONT END OF LOT 8; IN BLOCK 2-D OF AMENDED RIVIERA AND THE FIRST AND SECOND ADDITIONS THEREOF, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE 37, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA BEING A PART OF THE 20 FOOT STRIP OF LAND ENCIRCLING PALM ISLAND, CONVEYED BY THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND TO THE BISCAYNE BAY ISLAND COMPANY BY DEED DATED SEPTEMBER 14, 1932, RECORDED IN DEED BOOK 1501, PAGE 479, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
 FOLIO NO: 02-4205-002-0630
 A/K/A 290 S COCONUT LN., MIAMI BEACH, FL 33139

SOURCE ELEVATION PROVIDED BY MIAMI DADE COUNTY SURVEY DEPARTMENT
 RELATIVE TO MEAN SEA LEVEL NATIONAL GEODETIC VERTICAL DATUM OF 1929
 BENCHMARK USED: E-01
 ELEVATION: 5.35' (N.G.V.D.)

LOCATION1: MACARTHUR CSWY -- 8' SW OF EDGE OF PAVEMENT
 LOCATION2: FOUNTAIN ST -- 15' SE OF PROJECTED C/L
 DESCRIPTION: PK NAIL AND BRASS WASHER IN CONC SIDEWALK.

LOCATION MAP

SCALE: N.T.S.



SURVEYOR'S NOTES:

- THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN LEGAL DESCRIPTION: PROVIDED BY CLIENT.
- ACCURACY:
 THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS PURSUANT RULE 5J-17 THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- NUMBER OF LOTS: INDICATED
- LAND USE: RESIDENTIAL
- TYPE OF SURVEY: ASBUILT SURVEY
- NORTH ARROW DIRECTION AND BEARINGS SHOWN HEREON ARE BASED ON: ASSUMED VALUE OF ALONG THE CENTERLINE OF "290 SOUTH COCONUT LN."
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS (UNDERGROUND).
- NAD 83 FLORIDA STATE PLANES, EAST ZONE, US FOOT
- BEARINGS AS SHOWN WERE COLLECTED FROM COORDINATES OBTAINED FROM GPS CARLSON MOD.BRX5 DEVISE
- ELEVATIONS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF THE BOUNDARY SURVEY OF THE REAL PROPERTY DESCRIBED HEREON.

I FURTHER CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.

ROBERTO BRIZUELA & ASSOCIATES, INC.

ROBERTO R BRIZUELA
 Digitally signed by ROBERTO R BRIZUELA
 Date: 2025.03.30 20:23:00 -07'00'

LEGEND & ABBREVIATIONS

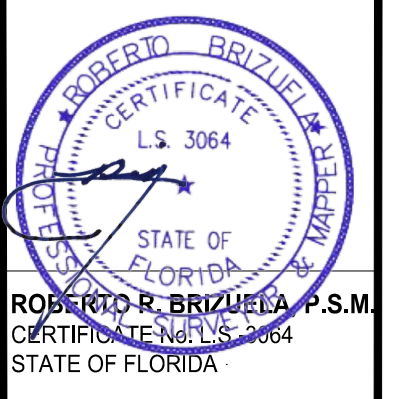
ABBREVIATION	SYMBOL	DEFINITION	PANEL	DEFINITION
TR	(Symbol)	TREE	1	WATER MAINLINE
BM	(Symbol)	BENCHMARK	2	SEWER MAINLINE
DL	(Symbol)	DEVELOPMENT	3	SEWER MAINLINE
W	(Symbol)	WELL	4	SEWER MAINLINE
TS	(Symbol)	TRAFFIC SIGNAL	5	SEWER MAINLINE
CP	(Symbol)	CONCRETE	6	SEWER MAINLINE
CH	(Symbol)	CHANNEL	7	SEWER MAINLINE
ET	(Symbol)	ELECTRIC TRANSFORMER	8	SEWER MAINLINE
EB	(Symbol)	ELECTRIC BOX	9	SEWER MAINLINE
ET	(Symbol)	ELECTRIC TRANSFORMER	10	SEWER MAINLINE
ET	(Symbol)	ELECTRIC TRANSFORMER	11	SEWER MAINLINE
ET	(Symbol)	ELECTRIC TRANSFORMER	12	SEWER MAINLINE
ET	(Symbol)	ELECTRIC TRANSFORMER	13	SEWER MAINLINE
ET	(Symbol)	ELECTRIC TRANSFORMER	14	SEWER MAINLINE
ET	(Symbol)	ELECTRIC TRANSFORMER	15	SEWER MAINLINE
ET	(Symbol)	ELECTRIC TRANSFORMER	16	SEWER MAINLINE
ET	(Symbol)	ELECTRIC TRANSFORMER	17	SEWER MAINLINE
ET	(Symbol)	ELECTRIC TRANSFORMER	18	SEWER MAINLINE
ET	(Symbol)	ELECTRIC TRANSFORMER	19	SEWER MAINLINE
ET	(Symbol)	ELECTRIC TRANSFORMER	20	SEWER MAINLINE

FLOOD ZONE INFORMATION (N.G.V.D. 1929)

COMMUNITY NUMBER	120650
PANEL NUMBER	0318
SUFFIX	L
DATE OF FIRM INDEX	09/11/2009
FLOOD ZONE	AE
BASE FLOOD OF ELEV.	9.0'

OWNER: COCONUT NINETY LLC
 ADDRESS: 290 SOUTH COCONUT LN, MIAMI BEACH, FL.
 FOLIO: 02-4205-002-0630
COMPANY: TRB.TECHSERVICES LLC
 Contact: Tomas Rodriguez
 Email: trbtechservices@gmail.com
 Phone number: 305-930-0009

SIGNED AND SEALED BY IDENTRUST



REVISONS	No.	DATE	DESCRIPTION
1			
2			
3			
4			

DATE: 03-28-2025 DRAWN BY: ODALYS
 CHECK BY: R.B. SCALE: INDICATE

25-03200