

Survey Pros, Inc.

4348 SW 74TH AVENUE, MIAMI, FL. 33155
PH: (305) 767-6802 (main)
MIAMI-DADE | BROWARD | PALM BEACH | MONROE | HILLSBOROUGH | PINELLAS
www.survey-pros.com

MAP OF BOUNDARY & TREE SURVEY

LEGEND

ABBREVIATIONS:

A = ARC DISTANCE
AC = AIR CONDITIONER PAD
BCR = BROWARD COUNTY RECORDS
BLDG = BUILDING
BM = BENCH MARK
BOB = BASIS OF BEARINGS
CBS = CONCRETE BLOCK & STUCCO
(C) = CALCULATED
C&G = CURB & GUTTER
CLF = CHAIN LINK FENCE
COL = COLUMN
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
D/W = DRIVEWAY
EB = ELECTRIC BOX
ENC. = ENCROACHMENT
EP = EDGE OF PAVEMENT
EW = EDGE OF WATER
FDH = FOUND DRILL HOLE
FFE = FINISHED FLOOR ELEVATION
FIP = FOUND IRON PIPE (NO ID)
FIR = FOUND IRON ROD (NO ID)
FN = FOUND NAIL (NO ID)
FN&D = FOUND NAIL & DISK
FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
L.E. = LANDSCAPE EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
(M) = MEASURED
MDCR = MIAMI-DADE COUNTY RECORDS
MH = MAN HOLE
ML = MONUMENT LINE
(P) = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCP = PERMANENT CONTROL POINT
PE = POOL EQUIPMENT PAD
PG = PAGE
PI = POINT OF INTERSECTION
PL = PLANTER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R = RADIUS DISTANCE
(R) = RECORD
R/W = RIGHT-OF-WAY
RES = RESIDENCE
SIP = SIP LB#8023
SND = SET NAIL & DISK LB#8023
STL = SURVEY TIE LINE
SWK = SIDEWALK
(TYP) = TYPICAL
UB = UTILITY BOX
U.E. = UTILITY EASEMENT
W/F = WOOD FENCE

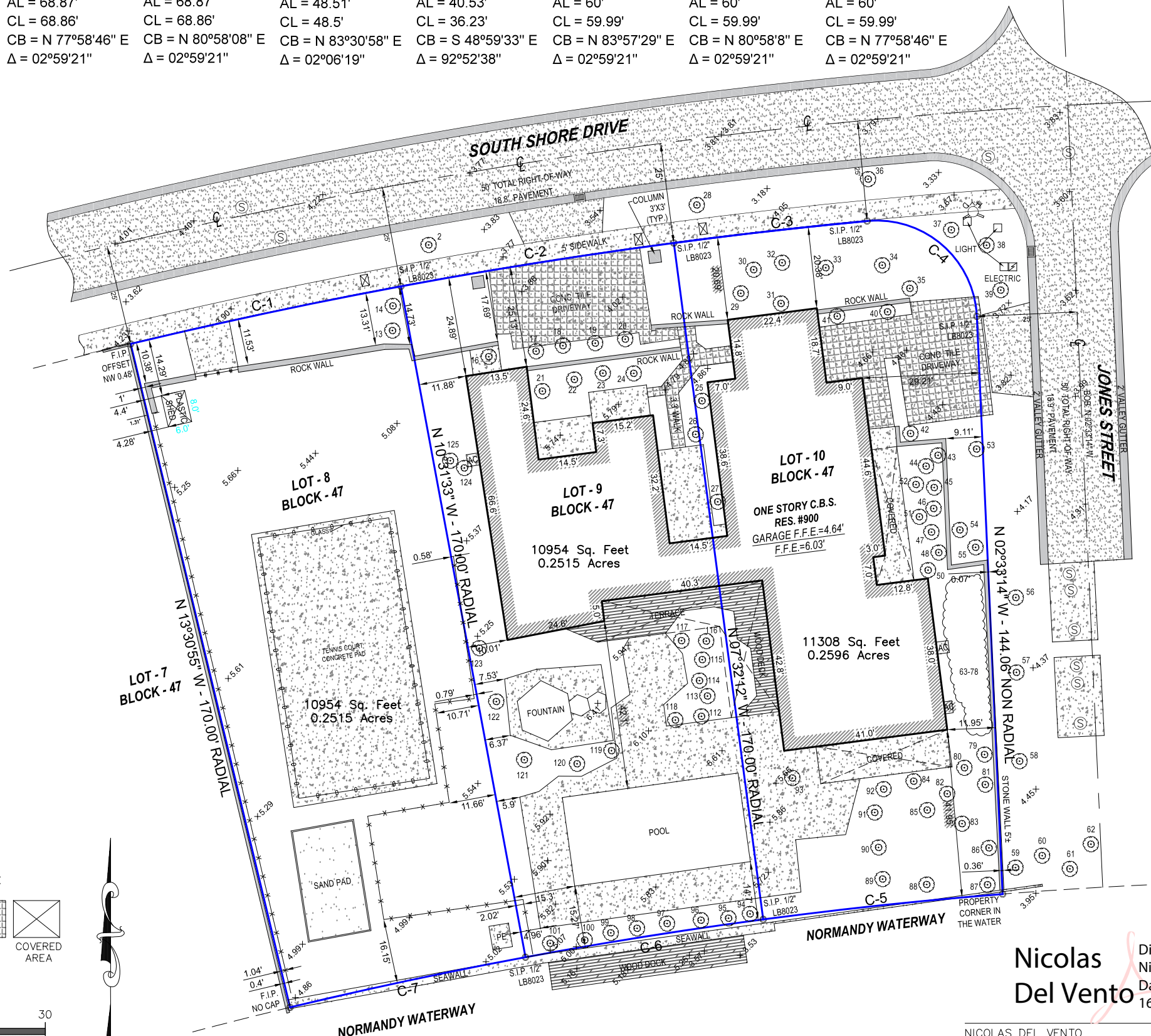
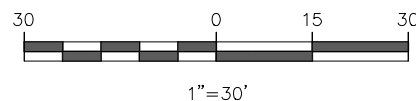
CURVE DETAILS:

C-1	C-2	C-3	C-4	C-5	C-6	C-7
R = 1320'	R = 1320'	R = 1320'	R = 25'	R = 1150'	R = 1150'	R = 1150'
AL = 68.87'	AL = 68.87'	AL = 48.51'	AL = 40.53'	AL = 60'	AL = 60'	AL = 60'
CL = 68.86'	CL = 68.86'	CL = 48.5'	CL = 36.23'	CL = 59.99'	CL = 59.99'	CL = 59.99'
CB = N 77°58'46" E	CB = N 80°58'08" E	CB = N 83°30'58" E	CB = S 48°59'33" E	CB = N 83°57'29" E	CB = N 80°58'8" E	CB = N 77°58'46" E
Δ = 02°59'21"	Δ = 02°59'21"	Δ = 02°06'19"	Δ = 92°52'38"	Δ = 02°59'21"	Δ = 02°59'21"	Δ = 02°59'21"

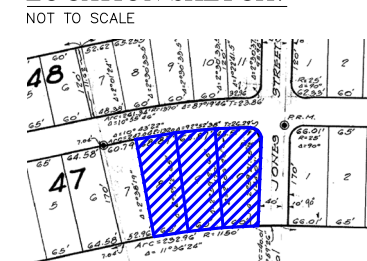
SYMBOLS:

- TELEPHONE RISER
 - CABLE TV RISER
 - WATER METER
 - X 0.00 = ELEVATION
 - (00°) = ORIGINAL LOT DISTANCE
 - Δ = CENTRAL ANGLE
 - = CENTER LINE
 - WATER VALVE
 - CURB INLET
 - FIRE HYDRANT
 - LIGHT POLE
 - CATCH BASIN
 - UTILITY POLE
 - DRAINAGE MANHOLE
 - SEWER MANHOLE
 - METAL FENCE
 - WOOD FENCE
 - CHAIN LINK FENCE
 - EASEMENT
 - BOUNDARY LINE
 - OVERHEAD UTILITY LINE
 - ORIGINAL LOT LINE
- ASPHALT
 CONCRETE
 PAVERS/BRICK
 TILES
 COVERED AREA

GRAPHIC SCALE



LOCATION SKETCH:



PROPERTY ADDRESS:

900 S SHORE DRIVE, MIAMI BEACH, FL. 33141

LEGAL DESCRIPTION:

LOTS 9 AND 10 IN BLOCK 47 OF NORMANDY GOLF COURSE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44 AT PAGE 62 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:

THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE BASE FLOOD ELEVATION 8. COMMUNITY NAME & NUMBER CITY OF MIAMI BEACH 120651. MAP & PANEL NUMBER 12086C0307 SUFFIX L.

SURVEYOR'S NOTES:

- ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
- NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
- THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
- ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB#8023.
- THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
- FENCE OWNERSHIP IS NOT DETERMINED. DIMENSIONS ARE TO THE INTERIOR PORTION OF THE FENCE.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
- BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT. THE CENTERLINE OF JONES STREET BEARS N 02°33'14" W.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

CERTIFIED TO:

LUIS JOSE MOLLA TRS
LUIS JOSE MOLLA REV TR

REVISION(S):

- 03/22/2023 - UPDATE, JOB#22037740
- 12/10/2024 - TREE SURVEY PER ARBORIST REPORT, JOB#24111893
- 07/10/2025 - UPDATE SURVEY, JOB#250712978

Nicolas Del Vento
Digitally signed by
Nicolas Del Vento
Date: 2025.07.10
16:20:15 -04'00'

NICOLAS DEL VENTO
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6945



DATE OF ORIGINAL FIELD WORK:
07/26/2023
JOB NUMBER: 23079749
DRAWN BY: ADRIEL
CAD FILE: MOLLA
SHEET 1 OF 2
REVISION(S):

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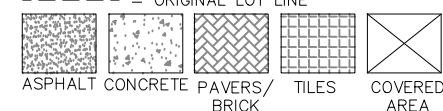
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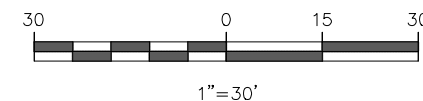
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- x—x— = CHAIN LINK FENCE
- — — = EASEMENT
- — — = BOUNDARY LINE
- — — = OVERHEAD UTILITY LINE
- — — = ORIGINAL LOT LINE



GRAPHIC SCALE



TREE TABLE: (LOT 10)

Tree #	Common Name	Scientific Name	DBH (inches)	Condition	Number of stems	Height (feet)	Spread (feet)
25	umbrella tree	<i>Schefflera actinophylla</i>	18	Fair	3	38	28
26	Senegal date palm	<i>Phoenix reclinata</i>	cluster	Fair	7	38	16
27	Yew pine	<i>Podocarpus macrophyllus</i>	5	Fair	2	16	10
28	mahogany	<i>Swietenia mahagoni</i>	12	Good	1	35	35
29	gumbo limbo	<i>Bursera simaruba</i>	14	Good	1	30	30
30	umbrella tree	<i>Schefflera actinophylla</i>	27	Fair	4	40	30
31	everglades palm	<i>Acoelorrhaphe wrightii</i>	cluster	Fair	-	35	8
32	bishopwood	<i>Bischofia javanica</i>	11	Poor	2	30	25
33	umbrella tree	<i>Schefflera actinophylla</i>	8	Fair	1	30	20
34	royal palm	<i>Roystonea regia</i>	12	Good	2	42	18
35	Madagascar olive	<i>Noronhia emarginata</i>	10	Good	2	25	30
36	mahogany	<i>Swietenia mahagoni</i>	12	Good	1	30	30
37	coconut palm	<i>Cocos nucifera</i>	10	Good	1	35	16
38	coconut palm	<i>Cocos nucifera</i>	9	Good	1	40	16
39	coconut palm	<i>Cocos nucifera</i>	8	Good	1	28	16
40	Madagascar olive	<i>Noronhia emarginata</i>	9	Poor	3	18	12
41	Madagascar olive	<i>Noronhia emarginata</i>	11	Poor	1	18	12
42	solitaire palm	<i>Ptychosperma elegans</i>	4	Fair	1	42	10
43	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	28	10
44	solitaire palm	<i>Ptychosperma elegans</i>	3	Fair	1	28	10
45	solitaire palm	<i>Ptychosperma elegans</i>	3	Fair	1	28	10
46	solitaire palm	<i>Ptychosperma elegans</i>	3	Fair	1	28	10
47	solitaire palm	<i>Ptychosperma elegans</i>	3	Fair	1	28	10
48	solitaire palm	<i>Ptychosperma elegans</i>	3	Fair	1	28	10
49	solitaire palm	<i>Ptychosperma elegans</i>	3	Fair	1	28	10
50	solitaire palm	<i>Ptychosperma elegans</i>	3	Fair	1	28	10
51	ochrosia	<i>Ochrosia elliptica</i>	3	Fair	2	12	10
52	ochrosia	<i>Ochrosia elliptica</i>	4	Fair	2	12	12
53	coconut palm	<i>Cocos nucifera</i>	8	Fair	1	20	12
54	umbrella tree	<i>Schefflera actinophylla</i>	8	Fair	2	25	20
55	solitaire palm	<i>Ptychosperma elegans</i>	cluster	Fair	1	25	10
56	black olive	<i>Bucida buceras</i>	24	Good	1	45	35
57	black olive	<i>Bucida buceras</i>	22	Good	1	40	35
58	black olive	<i>Bucida buceras</i>	28	Good	1	40	35
59	coconut palm	<i>Cocos nucifera</i>	8	Good	1	32	16
60	coconut palm	<i>Cocos nucifera</i>	8	Good	1	32	16
61	coconut palm	<i>Cocos nucifera</i>	8	Good	1	32	16
62	coconut palm	<i>Cocos nucifera</i>	8	Good	1	32	16
63	montgomery palm	<i>Veitchia aecina</i>	cluster	Good	1	35	14
64	montgomery palm	<i>Veitchia aecina</i>	5	Good	10	45	12
65	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	2	24	10
66	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	22	10
67	Montgomery palm	<i>Veitchia aecina</i>	6	Good	2	30	10
68	Montgomery palm	<i>Veitchia aecina</i>	4	Good	2	22	10
69	Montgomery palm	<i>Veitchia aecina</i>	4	Good	1	22	10
70	Montgomery palm	<i>Veitchia aecina</i>	4	Good	2	32	10
71	umbrella tree	<i>Schefflera actinophylla</i>	5	Good	2	32	16
72	umbrella tree	<i>Schefflera actinophylla</i>	7	Good	1	32	16
73	Montgomery palm	<i>Veitchia aecina</i>	3	Fair	1	28	10
74	Montgomery palm	<i>Veitchia aecina</i>	3	Fair	3	26	10
75	umbrella tree	<i>Schefflera actinophylla</i>	5	Fair	4	32	10
76	Montgomery palm	<i>Veitchia aecina</i>	4	Fair	2	18	10
77	Montgomery palm	<i>Veitchia aecina</i>	3	Fair	2	28	8
78	number not used						
79	umbrella tree	<i>Schefflera actinophylla</i>	4	Fair	1	32	8
80	Montgomery palm	<i>Veitchia aecina</i>	4	Good	1	32	14
81	Montgomery palm	<i>Veitchia aecina</i>	4	Good	1	18	12
82	Montgomery palm	<i>Veitchia aecina</i>	6	Good	1	32	14
83	pink trumpet tree	<i>Tabebuia heterophylla</i>	8	Poor	1	40	30
84	umbrella tree	<i>Schefflera actinophylla</i>	21	Fair	10	40	30
85	umbrella tree	<i>Schefflera actinophylla</i>	9	Fair	2	35	30
86	Brazilian pepper	<i>Schinus terebinthifolius</i>	6	Fair	4	35	35
87	strangler fig	<i>Ficus aurea</i>	16	Fair	2	25	35
88	seagrape	<i>Coccoloba uvifera</i>	13	Good	2	25	25
89	Brazilian pepper	<i>Schinus terebinthifolius</i>	6	Good	1	28	28
90	cattley guava	<i>Psidium cattleianum</i>	4	Good	2	15	12
91	pink trumpet tree	<i>Tabebuia heterophylla</i>	4	Good	1	22	18
92	pink trumpet tree	<i>Tabebuia heterophylla</i>	11	Good	1	30	20
93	bottlebrush	<i>Callistemon sp.</i>	11	Fair	1	22	22
94	umbrella tree	<i>Schefflera actinophylla</i>	11	Fair	3	38	20
95	umbrella tree	<i>Schefflera actinophylla</i>	12	Fair	4	38	20
112	Alexander palm	<i>Archontophoenix alexandrae</i>	5,5,5,5,5	Good	5	34	18
113	solitaire palm	<i>Ptychosperma elegans</i>	3,3,3,3,3,3	Good	6	35	8
114	Senegal date palm	<i>Phoenix reclinata</i>	cluster	Good	1	30	30
115	fishtail palm	<i>Caryota mitis</i>	cluster	Good	1	30	20
116	Alexander palm	<i>Archontophoenix alexandrae</i>	7,7,7,7,7,7,7	Good	8	32	10

TREE DETAILS PROVIDED BY: NEW LEAF ENVIRONMENTAL, LLC

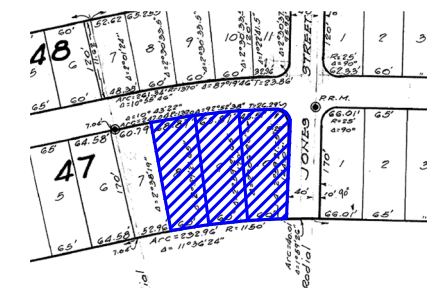
TREE TABLE: (LOT 9)

Tree #	Common Name	Scientific Name	DBH (inches)	Condition	Number of stems	Height (feet)	Spread (feet)
2	mahogany	<i>Swietenia mahagoni</i>	15	Good	1	35	35
13	pygmy date palm	<i>Phoenix roebelinii</i>	4	Good	1	16	8
14	pygmy date palm	<i>Phoenix roebelinii</i>	5	Good	1	16	8
16	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	2	30	10
17	pitch apple	<i>Clusia rosea</i>	12	Good	2	30	30
18	solitaire palm	<i>Ptychosperma elegans</i>	4	Good	1	25	10
19	royal palm	<i>Roystonea regia</i>	12	Good	1	30	16
20	pitch apple	<i>Clusia rosea</i>	7	Poor	3	25	20
21	sabal palm	<i>Sabal palmetto</i>	9	Good	3	32	16
22	sabal palm	<i>Sabal palmetto</i>	7	Good	1	24	16
23	sabal palm	<i>Sabal palmetto</i>	8	Good	1	20	16
24	pitch apple	<i>Clusia rosea</i>	8	Good	2	20	20
25	umbrella tree	<i>Schefflera actinophylla</i>	18	Fair	3	38	28
26	Senegal date palm	<i>Phoenix reclinata</i>	cluster	Fair	7	38	16
27	Yew pine	<i>Podocarpus macrophyllus</i>	5	Fair	2	16	10
28	mahogany	<i>Swietenia mahagoni</i>	12	Good	1	35	35
94	umbrella tree	<i>Schefflera actinophylla</i>	11	Fair	3	38	20
95	umbrella tree	<i>Schefflera actinophylla</i>	12	Fair	4	38	20
96	umbrella tree	<i>Schefflera actinophylla</i>	10	Fair	1	38	18
97	umbrella tree	<i>Schefflera actinophylla</i>	8	Fair	1	38	18
98	umbrella tree	<i>Schefflera actinophylla</i>	7	Fair	1	38	18
99	umbrella tree	<i>Schefflera actinophylla</i>	13	Fair	1	38	18
100	Brazilian pepper	<i>Schinus terebinthifolius</i>	5	Fair	1	16	12
101	bridalveil tree	<i>Caesalpinia granadillo</i>	2	Fair	4	12	10
112	Alexander palm	<i>Archontophoenix alexandrae</i>	5,5,5,5,5	Good	5	34	18
113	solitaire palm	<i>Ptychosperma elegans</i>	3,3,3,3,3,3	Good	6	35	8
114	Senegal date palm	<i>Phoenix reclinata</i>	cluster	Good	1	30	30
115	fishtail palm	<i>Caryota mitis</i>	cluster	Good	1	30	20
116	Alexander palm	<i>Archontophoenix alexandrae</i>	7,7,7,7,7,7,7	Good	1	32	10
117	solitaire palm	<i>Ptychosperma elegans</i>	cluster	Good	1	28	8
118	Alexander palm	<i>Archontophoenix alexandrae</i>	7	Poor	1	28	10
119	small leaf pitch apple	<i>Clusia guttifera</i>	7	Fair	3	12	12
120	Senegal date palm	<i>Phoenix reclinata</i>	cluster	Good	1	22	16
121	Senegal date palm	<i>Phoenix reclinata</i>	cluster	Good	1	38	18
122	Senegal date palm	<i>Phoenix reclinata</i>	cluster	Good	1	32	16
123	umbrella tree	<i>Schefflera actinophylla</i>	11	Fair	2	40	20
124	umbrella tree	<i>Schefflera actinophylla</i>	7	Fair	1	32	20
125	Senegal date palm	<i>Phoenix reclinata</i>	cluster	Good	1	18	18

TREE DETAILS PROVIDED BY: NEW LEAF ENVIRONMENTAL, LLC

LOCATION SKETCH:

NOT TO SCALE



PROPERTY ADDRESS:

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MAP & PANEL NUMBER 12086C0307 SUFFIX L

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8. ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
9. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
10. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT. THE CENTERLINE OF JONES STREET BEARS N 02°33'14" W.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

SEAL	DATE OF ORIGINAL FIELD WORK: 07/26/2023 JOB NUMBER: 23079749 DRAWN BY: ADRIEL CAD FILE: MOLLA SHEET 2 OF 2 REVISION(S):
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NICOLAS DEL VENTO
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6945