NOTE:
a) All clearances and/or encroachments shown hereon are of the apparent nature, fence legal ownership not determined.
b) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.
c) Code restrictions and title search not reflected in this survey
d) Underground utilities, improvements, footings and encroachments, if any not located.
e) The flood information shown hereon does not imply that the subject property will or will not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any damage that occurs from reliance on said information.
f) Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.
g) All roads shown hereon are public unless otherwise noted.
h) No identification cap found on property corners unless otherwise noted.
i) Distance along boundary are record and measured unless otherwise noted.
j) The graphic portions of this document are intended to be displayed at the graphic/name scales as depicted. Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.
k) Accuracy: The expected use of land as classified in the minimum technical standards (61G17-FAC), is "Suburban". The Minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
l) Contact the appropriate authorities prior to any design work or excavation on the herein described parcel for building, zoning information and utilities location.

LEGEND

A = Arc
ASPH = Asphalt
BM = Bench Mark
BRG = Bearing
CB = Catch basin
CBS = Concrete Block Structure
CH = Chord
Chatta.= Chattahoochee
℄ = Center Line
CLF = Chain Link Fence
CL. = Clear
CONC.= Concrete
D = Delta
ø = Diameter
DH = Drill Hole
DME = Drainage & Maintenance Easement
E.B. = Electric Box
Enc. = Encroachment
F.F. = Finish Floor
F.H. = Fire Hydrant
F.I.R. = Found Iron Rebar
FPL = Florida Power & Light
F.I.P. = Found Iron Pipe
FD. = Found
L.P. = Light Pole
M = Measured
M.F. = Metal Fence
M.H. = Manhole
ML = Monument Line
MON. = Monument
N/A = Not Applicable
N/D = Nail & Disc
NTS = Not to Scale
O/S = Offset
O.U.L.= Overhead Utility Lines
OH = Overhang
P = Plat
PB = Plat Book
PC = Point of Curvature
PCP = Permanent Control Point
PG = Page
P.I. = Point of Intersection
℗ = Property Line
PL = Planter
P.O.B.= Point of Beginning
P.O.C.= Point of Commencement
P.P. = Power Pole
P.R.M.= Permanent Reference Monument
P.R.C.= Point of Reverse Curvature
PT = Point of Tangency
R = Radius
R/R = Railroad
PSM = Professional Surveyor Mapper
R/W = Right-of-Way
SWK = Sidewalk
Sec. = Section
(TYP) = Typical
T = Tangent
U.E. = Utility Easement
W.F. = Wood Fence
W.M. = Water Meter
W.V. = Water Valve
X.XX = Denotes Spot Elevations Taken

TREE CHART

#	DESCRIPTION	ø	HEIGHT	CANOPY
1	PALM	4"	6'	3'
2	ALEXANDER PALM	4"	30'	16'
3	COCONUT	13"	50'	20'
4	TREE	18"	18'	18'
5	COCONUT	13"	50'	20'
6	PALM	6"	10'	3'
7	PALM	6"	10'	4'
8	TREE	9"	18'	20'
9	PALM	4"	5'	4'
10	MACARTHUR PALM (CLUSTER)	6"	16'	10'
11	MACARTHUR PALM (CLUSTER)	6"	16'	10'
12	MACARTHUR PALM (CLUSTER)	6"	10'	8'
13	MACARTHUR PALM	7"	12'	8'
14	PALM	12"	22'	8'
15	PALM	12"	22'	8'
16	MACARTHUR PALM (CLUSTER)	7"	12'	16'
17	MACARTHUR PALM (CLUSTER)	7"	20'	18'
18	PALM	12"	22'	8'
19	MACARTHUR PALM (CLUSTER)	7"	12'	6'
20	PALM	12"	22'	8'
21	MACARTHUR PALM (CLUSTER)	7"	12'	6'
22	PALM	12"	22'	8'
23	MACARTHUR PALM (CLUSTER)	7"	16'	12'
24	PALM	12"	22'	8'
25	MACARTHUR PALM (CLUSTER)	7"	16'	12'
26	PALM	12"	22'	8'
27	PALM	12"	22'	8'
28	PALM	12"	22'	8'
29	PALM	12"	22'	8'
30	PALM	12"	22'	8'
31	COCONUT	18"	20'	25'
32	ALMACIGO	12"	12'	15'
33	COCONUT	9"	25'	15'
34	PALM	4"	6'	3'
35	PALM	4"	6'	3'
36	PALM	4"	6'	3'
37	COCONUT	9"	25'	15'
38	COCONUT	12"	10'	12'
39	COCONUT	12"	8'	8'
40	COCONUT	14"	25'	25'

Rene Aiguesvives PSM4327

Digitally signed by Rene Aiguesvives PSM4327
Date: 2023.05.04 12:42:18 -04'00'

RENE AIGUESVIVES
PSM 4327
RENE AIGUESVIVES LICENSE No. 4327 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
SEAL

This property described as:
Lots 4 and 5, Block 4, of "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY," according to the Plat thereof, as recorded in Plat Book 5, at Page 7, of the Public Records of Dade County, Florida;
and
That certain parcel of land, lying East of MIAMI BEACH DRIVE, in the city of Miami Beach, Florida, and bounded on the West by the Easterly Line of MIAMI BEACH DRIVE, bounded on the North by the extension Eastward of the Northerly line of said Lot 5, Block 4 to the Atlantic Ocean bounded on the South by the extension Eastward of the Southerly line of said Lot 4, Block 4 to the Atlantic Ocean and bounded on the East by the Mean High Water Line of the Westerly Shore of the Atlantic Ocean;
and
That certain parcel of land, lying in the city of Miami Beach, Florida, and bounded on the South by the extension Westward of the South Line of said Lot 4, Block 4 bounded on the North by the extension Westward of the North Line of said Lot 5, Block 4 and bounded on the East by the West Line said Lots 4 and 5, Block 4 and bounded on the West by the East side of the 9.5 feet wide, East sidewalk of Collins Avenue as it exists on the date of the deed and as shown on that Sketch of Survey Prepared by Zurwelle-Whittaker, Inc. for Abe Shavin dated May 14, 1973, revised July 20, 1979; this last course more particularly described as follows; COMMENCE at a point which is 9.5 feet Southerly of the Southerly Line of Hotel Place (now 24th. St.) and 1.5 feet Easterly of and parallel with the Easterly Line of Collins Avenue; thence non Northeasterly along a circular curve to the right, said circular curve being tangent to a line 1.5 foot Easterly of and Parallel with the Easterly Line of Collins Avenue; said circular curve having a radius of 190.00 feet a central angle of 39°00'00" for a distance of 129.33 feet to a point of reverse curvature; thence in general Northeasterly direction along a circular curve to the right for a distance of 228.44 feet to the Point of Beginning of hereinafter described line; said curve having by elements a radius of 595.00 feet and a central angle of 21°58'14"; thence continuing with the last described course for an arc distance of 142.56 feet to the point of termination of the aforementioned described line said curve having by its elements a radius of 595.00 feet and a central angle of 13°43'59" (Quit Claim Deed by the City of Miami Beach to TONCA INVESTMENTS, NV.);
less
The outlets of the Western side of Collins Avenue lying between the Westerly extension of the North Boundary line of said Lot 5, Block 4 and the South Boundary Line of Lot 4, Block 4, of the "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY". Excepting that portion of this property containing the "bulkhead" or "seawall" adjacent and contiguous to Lake Pancoast (Reserved Property); this portion more particularly described as follows; a one foot strip thereof directly adjacent and contiguous to Lake Pancoast (as measured perpendicular to or radial to the Westerly boundary of such property) (Quit Claim Deed by TONCA INVESTMENTS, NV. To the City of Miami Beach, 12/10/1980).
This legal Description is a clarification of previous legal descriptions for the identical property, 2417 Collins Avenue, Miami Beach, Florida.

CERTIFIED TO:
The Royal Club Condominium

2457 Collins Avenue, Miami Beach, FL 33140

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

Bearing, if any, shown based on N/A (reference) N/A

REVISIONS:
06/07/10 Erosion Control Line added
01/10/14 Survey Update and Elevations Added
06/26/14 CCCL Added
07/28/14 Survey Update
07/29/14 Survey Revised
10/31/14 Information added
03/14/16 Survey added
04/14/21 Update
02/21/22 Update and tree

FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX:
AE	120651	0317	L
F.I.R.M.DATE	F.I.R.M.INDEX	BASE ELEV.	
09 / 11 / 09	09 / 11 / 09	+ 8 FT N.G.V.D. + 6.45 FT N.A.V.D.	

ELEVATION NOTE: (IF APPLICABLE)
L.F.Elev.= DWG (lowest habitable floor elevation).
Elevation shown hereon refer to N.A.V.D. 1988.
Lowest adjacent grade elevation= DWG.
BM.#D-105-R (MIAMI-DADE) Elev.= 4.28' NGVD 29 2.73' NAVD 88
Garage Elev.= N/A.

Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.

BOUNDARY AND TOPOGRAPHIC SURVEY.
I HEREBY CERTIFY: that this survey meets the minimum technical standards as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

RENE AIGUESVIVES 02/15/10
PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

Alvarez, Aiguesvives and Associates, Inc.
Surveyors, Mappers and Land Planners
5701 S.W. 107th Avenue, Suite 204, Miami, FL 33173
Phone 305.220.2424 Fax 305.552.8181
L.B. No. 6867 / E-mail: aaasurvey@aol.com

Field Date	Scale:	Drawn by:	Drwg. No.
02/04/10	1"=20'	D.G.	10-14033