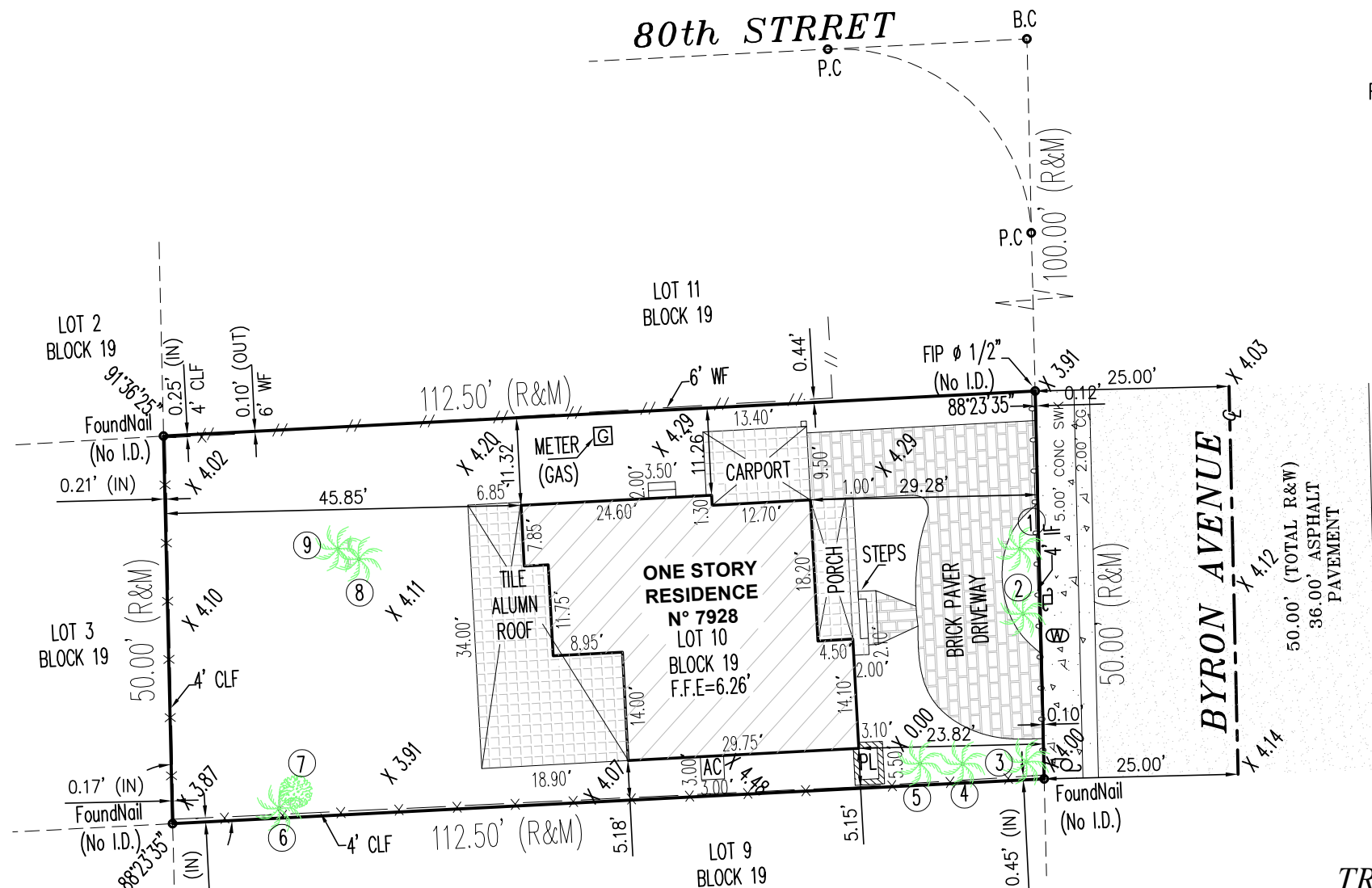


TOPOGRAPHIC AND TREE SURVEY

JOB Nº: 260113



SCALE 1"=20'



PROPERTY ADDRESS:
7928 BYRON AVE, MIAMI BEACH, FLORIDA. 33141

FOLIO # 02-3202-007-1490

LEGAL DESCRIPTION:
LOT 10, BLOCK 19, "ALTOS DEL MAR NO 3", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, AT PAGE 41, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA

CERTIFIED TO: LOEN LULLABY ESTATE CORP

SURVEYOR'S NOTES:

- 1) The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
- 2) This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED
- 3) There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- 4) Accuracy: The expected use of the land, as classified in the Minimum Technical Standards (61G17-6FAC), is "Residential High Risk". 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.
- 5) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon. Underground encroachments not located.
- 6) 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 are prohibited without written consent of the signing party or parties.
- 7) Contact the appropriate authority prior to any design work on the herein-described parcel for Building and Zoning information.
- 8) 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.
- 9) Area of the Property: 5,650 Sq.Ft(10)
- 10) This survey does not reflect or determine ownership. Ownership subject to opinion of title.
- 11) Type of Survey: TOPOGRAPHIC AND TREE SURVEY
- 12) The survey depicted here is covered by professional liability insurance. The liability of this survey is limited to the cost of the survey.
- 13) Elevations when shown refer to 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).

PROJECT SITE LOCATION MAP



BM USED: D-180
Elev(NGVD29): 3.51

TREE TABLE:

IN CASE OF A DISPUTE AN ARBORIST REPORT WILL GOVERN.

No	COMMON NAME	DBH(Ø) (Inches)	HEIGHT (Feet)	CANOPY (Feet)
1	PALM	0.3	20	5
2	PALM	0.3	20	5
3	PALM	0.3	20	5
4	PALM	0.3	20	5
5	PALM	0.3	20	5
6	PALM	0.3	20	5
7	TREE	0.5	25	15
8	PALM	0.3	20	5
9	PALM	0.3	20	5

COMMUNITY NAME AND NUMBER: CITY OF MIAMI BEACH: 120651	PANEL NUMBER AND SUFFIX: 12086 C 0326 L	FIRM PANEL EFFECTIVE DATE: 09 / 11 / 2009
COUNTY NAME: MIAMI-DADE	FLOOD ZONE:AE	BASE FLOOD ELEVATION: 8.00'
STATE: FLORIDA		

VIZCAYA SURVEYING & MAPPING, INC.

13217 S.W. 46th LANE
MIAMI, FLORIDA 33175
PHONE: (305) 223-6060
E-Mail: RVIZCAYA.13@GMAIL.COM LB.# 8000

LEGEND AND ABBREVIATIONS:

- | | | |
|------------------------------------------|-----------------------------------------------|------------------|
| A. = ARC | F.I.R.1/2" = FOUND IRON REBAR 1/2" | R/W=RIGHT OF WAY |
| A/C = AIR CONDITIONER PAD | F.N. = FOUND NAIL | M.F=METAL FENCE |
| B.S. = BUILDING SETBACK | F.N.&D. = FOUND NAIL AND DISC | |
| C.B. = CATCH BASIN | N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM | |
| C.L.F. = CHAIN LINK FENCE | OL = ON LINE | |
| CL = CLEAR | P.C. = POINT OF CURVATURE | |
| CONC. = CONCRETE | P.C.P. = PERMANENT CONTROL POINT | |
| C.B.S. = CONCRETE BLOCK STRUCTURE | F.P.R.M. = FOUND PERMANENT REFERENCE MONUMENT | |
| Δ = DELTA | P.T. = POINT OF TANGENCY | |
| D.E. = DRAINAGE EASEMENT | R.P. = RADIUS POINT | |
| ENC. = ENCROACHMENT | R.&M. = RECORD AND MEASURE | |
| F.P.C.P. = FOUND PERMANENT CONTROL POINT | S.N.&D. = SET NAIL & DISC | |
| F.I.P.1/2" = FOUND IRON PIPE 1/2" | TYP. = TYPICAL | |
| | U.E. = UTILITY EASEMENT | |
| | WM = WATER METER | |

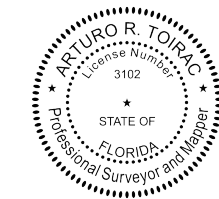
SURVEYOR'S CERTIFICATION:

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 THAT THIS SURVEY MEETS THE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Arturo R Toirac
Date: 2026.02.12
14:55:55 -05'00'

ARTURO R. TOIRAC P.L.S.
PROFESSIONAL SURVEYOR AND MAPPER # 3102

SURVEYOR'S SEAL



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

FIELD DATE :02-09-2026
DATE : 02-11-2026

REVISIONS :

1	_____	DRAWN	Y.C.
2	_____	DESIGNED	_____
3	_____	CHECKED	A.T.
4	_____		