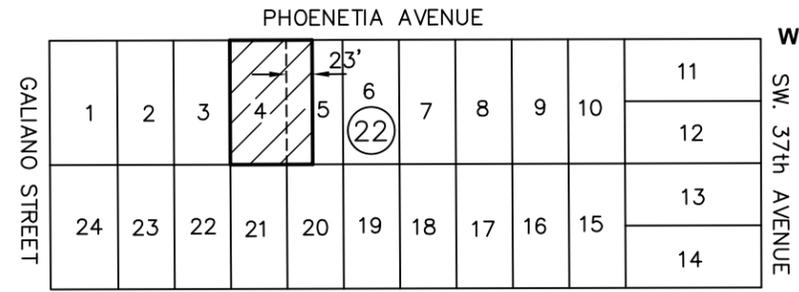
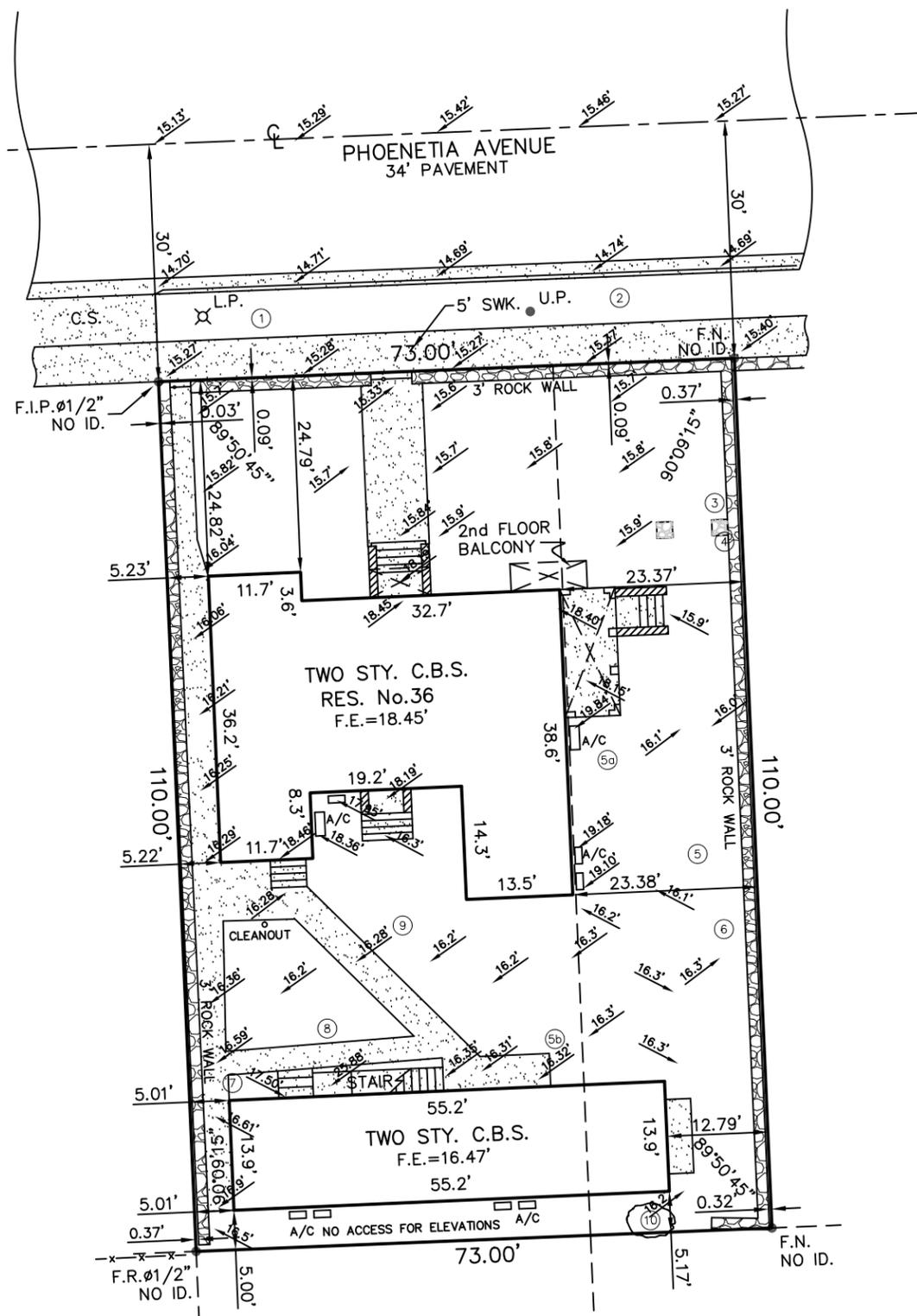
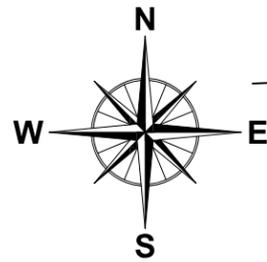


BOUNDARY AND TOPOGRAPHIC SURVEY

PROPERTY ADDRESS: 36 PHOENETIA AVENUE, CORAL GABLES, FLORIDA 33134

LEGAL DESCRIPTION

THE WEST 23 FEET OF LOT 5 AND ALL OF LOT 4, IN BLOCK 22, OF REVISED PLAT OF CORAL GABLES DOUGLAS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, AT PAGE 69, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



LOCATION SKETCH
N.T.S.

TREE TABLE

#	SCIENTIFIC NAME	COMMON NAME	DBH	HEIGHT	SPREAD
1	BUCIDA BUCERAS	BLACK OLIVE	19"	25'	42'
2	BUCIDA BUCERAS	BLACK OLIVE	22"	40'	60'
3	ROYSTONIA REGIA	ROYAL PALM	18"	70'	28'
4	CESTRUM SPECIES		14"	23'	18'
5	SABAL PALMETTO	SABAL PALM	14"	16'	14'
5a	FILICIUM DECIPIENS	JAPANESE FERN TREE	3"	15'	18'
5b	FILICIUM DECIPIENS	JAPANESE FERN TREE	3"	12"	12"
6	SABAL PALMETTO	SABAL PALM	12"	8'	16'
7	ERIOBOTRYA JAPONICA	LOQUAT	31"	32'	20'
8	LIVISTONA CHINENSIS	CHINESE FAN PALM	7"	18'	18'
9	PHOENIX CANARIENSIS	CANARY ISLAND DATE	17"	6'	26'
10	FICUS AUREA	STRANGLER FIG	38"	50'	80'

NOTES:

- THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (51-17 FAC), IS "RESIDENTIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS 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.
- WELL IDENTIFIED FEATURES AS DEPICTED ON THIS SKETCH WERE MEASURED TO AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.1 FEET.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED, THEREFORE THIS SURVEY IS SUBJECT TO EASEMENTS, RIGHT OF WAYS, AND OTHERS MATTERS WHICH MIGHT BE REFLECTED IN A SEARCH OF TITLE TO THE SUBJECT LANDS.
- NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND FOOTINGS OF ANY STRUCTURE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY (ENTITIES) NAMED HEREON IN THE CERTIFICATION AND DOES NOT EXTEND TO ANY UNNAMED PARTY.
- ELEVATIONS ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM (1929)
CITY OF CORAL GABLES BENCHMARK No.296; ELEVATION=16.44'
- THERE ARE NO ABOVE GROUND ENCROACHMENTS ON THIS PROPERTY
- TREE SCIENTIFIC AND COMMON NAMES BY: TROPICAL DESIGNS OF FLORIDA, INC.
JEF SHIMONSKI, ISA CERTIFICATION No: FL1052AM (FEBRUARY 28, 2022)

FLOOD ELEVATION INFORMATION (NGVD 1929):
DATE OF FIRM: 09-11-09
COMMUNITY No: 120639
PANEL: 0294 SUFFIX: L
ZONE: X BASE FLOOD ELEVATION: N/A

ABBREVIATIONS AND LEGEND

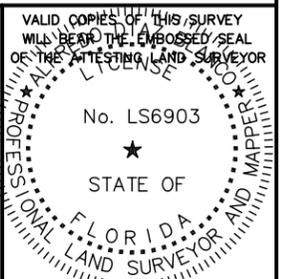
A/C = AIR CONDITIONING PAD	E.T.P.= ELECTRIC TRANSFORMER PAD	MEAS. = MEASURED	PL. = PLANTER	V.G. = VALLEY GUTTER
A = ARC DISTANCE	F.E. = FLOOR ELEVATION	M.S. = METAL SHED ON CONCRETE	R. = RADIUS	CL = CENTER LINE
BLDG. = BUILDING	F.H. = FIRE HYDRANT	N.T.S.= NOT TO SCALE	RES. = RESIDENCE	ML = MONUMENT LINE
C.B. = CATCH BASIN	F.I.P.= FOUND IRON PIPE	NO ID.= NO IDENTIFICATION NUMBER	S.I.P.= SET IRON PIPE No. LS. 5184	CA = CENTRAL ANGLE
C.B.S.= CONCRETE BLOCK STRUCTURE	F.N. = FOUND NAIL	O.E.L.= OVERHEAD ELECTRIC LINE	S.R. = SET ROD No. LS. 5184	WF = WOOD FENCE
C.G. = CURB & GUTTER	F.N.D.= FOUND NAIL & DISK	P.B. = PLAT BOOK	PG. = PAGE	CLF = CHAIN LINK FENCE
CH. = CHORD DISTANCE	F.R. = FOUND REBAR	P.O.B.= POINT OF BEGINNING	SWK. = SIDEWALK	CLW = C.B.S. WALL
CONC. = CONCRETE	L.P. = LIGHT POLE	P.O.C.= POINT OF COMMENCEMENT	U.E. = UTILITY EASEMENT	EX = EXISTING ELEVATION
C.S. = CONCRETE SLAB	M.D.E.= MAINTENANCE & DRAINAGE EASEMENT		U.P. = UTILITY POLE	Ø = DIAMETER

NOSTER, LLC

LAND SURVEYORS LAND PLANNERS
1842 S.W. 124th Place, Miami, Florida 33175
Phone: (305) 221-3040 Fax: (305) 221-9040
nosterllc@gmail.com

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OF THE PROPERTY DESCRIBED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION. THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 427.027 FLORIDA STATUTES.

ALFREDO DIAZ PSM
PROFESSIONAL SURVEYOR AND MAPPER No.6903
STATE OF FLORIDA



SCALE: 1"=20' DRAWN BY: CC REFERENCE: 01-10-22 FIELD BOOK: 22-0004A DATE: 03-08-22