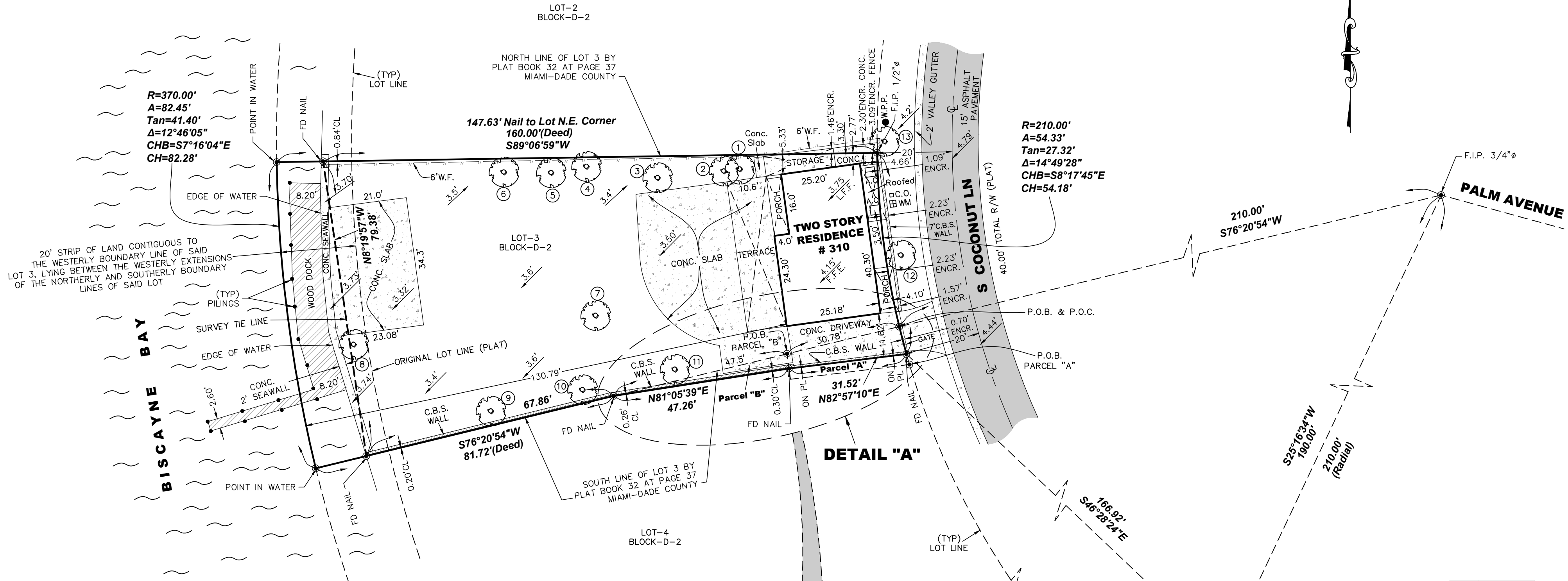


- LEGEND**
- A = Arc
 - A/C = Air conditioner
 - BM = Bench Mark
 - BRG = Bearing
 - CATV = Catch basin
 - CB = Catch basin
 - CBS = Concrete Block Structure
 - CH = Chord
 - C.P.P. = Concrete power pole
 - CL = Center Line
 - CLF = Chain Link Fence
 - CL = Clear
 - CONC. = Concrete
 - C.O. = Clean-out
 - D = Deed
 - Ø = Diameter
 - DH = Drill Hole
 - DME = Drainage & Maintenance Easement
 - E.B. = Electric Box
 - ENCR. = Encroachment
 - F.F. = Finish Floor
 - F.H. = Fire Hydrant
 - F.I.R. = Found Iron Rebar
 - FPL = Florida Power & Light
 - F.P. = Found Iron Pipe
 - FD. = Found
 - L.A. = Limited Access
 - L.P. = Light Pole
 - L.M.E. = Lake Maintenance Easement
 - M = Measured
 - M.L.P. = Metal Light Pole
 - M.H. = Manhole
 - N = Monument Line
 - MON. = Monument
 - N/A = Not Applicable
 - ND = Nail & Disc
 - NTS = Not to Scale
 - OIS = Offset
 - O.U.L. = Overhead Utility Lines
 - OH = Overhang
 - P = Plat
 - PB = Plat Book
 - PC = Point of Curvature
 - P.C.C. = Point of Compound Curvature
 - PCP = Permanent Control Point
 - PG = Page
 - P.I. = Point of Intersection
 - P.L. = Property Line
 - PL = Planter
 - P.P. = Power Pole
 - P.O.B. = Point of Beginning
 - P.O.C. = Point of Commencement
 - P.O.T. = Point of Termination
 - 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
 - W.S. = Water Service

All roads shown herein are public unless otherwise noted.
No identification cap found on property corners unless otherwise noted.
Distance along boundary are record and measured unless otherwise noted.
The graphic portions of this document are intended to be deployed at the graphic name scales as depicted. Said scale may be altered in reproductions and as such, should be considered when used.
Accuracy: The expected use of land as classified in the minimum technical standards (S17-FAO), is "Suburban". The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,000 feet. The accuracy obtained by measurement and calculation of a closed polygonal figure was found to exceed this requirement.
Boundaries shown herein are based on the best available information and the location of a closed described parcel for building, zoning information and utilities location.

All clearances and/or encroachments shown herein are of the apparent nature, fence legal ownership or title restrictions and title search not reflected in this survey.
Code restrictions and title search not reflected in this survey.
The information shown herein 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.
Lands depicted herein were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.



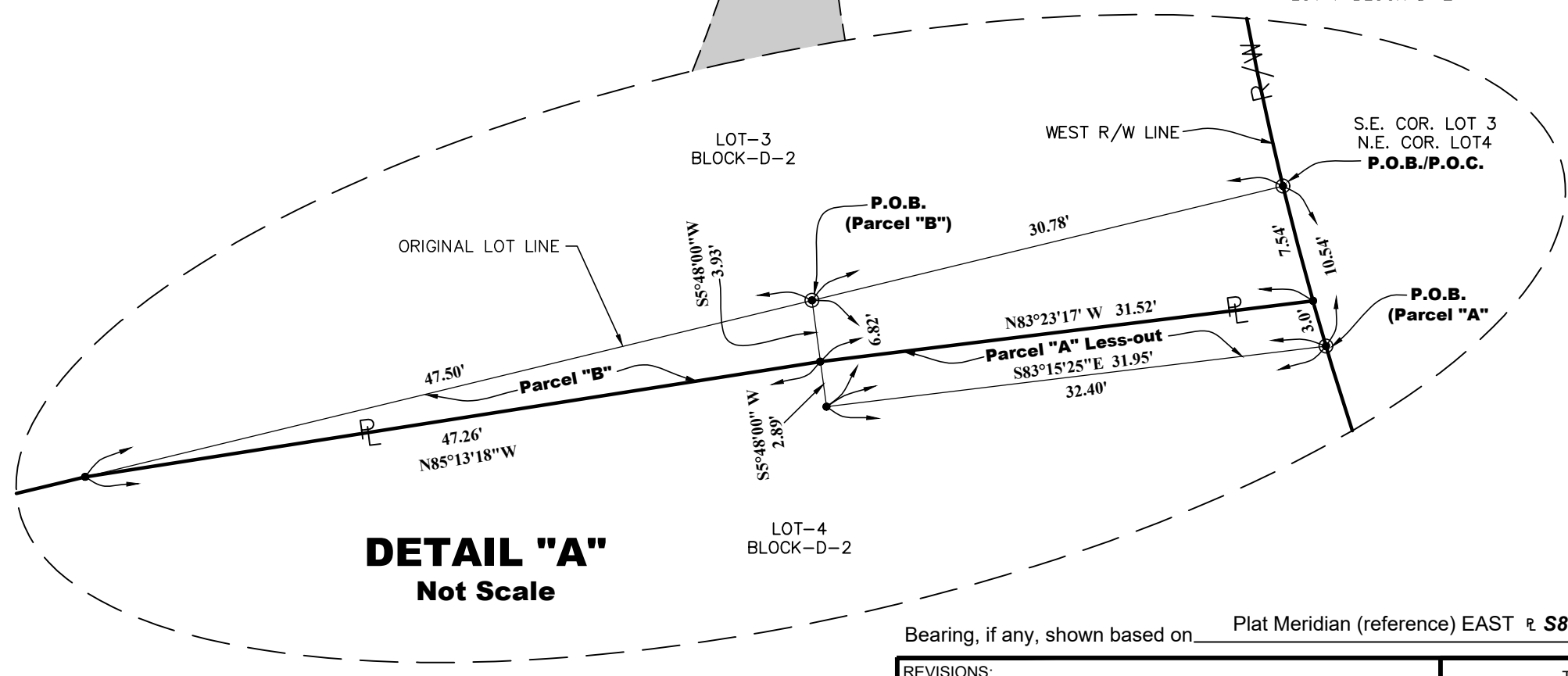
SQ. FT.	AREA
±10610.62	±0.243

TREE CHART

#	DESCRIPTION	Ø	HEIGHT	CANOPY
1	MACARTHUR PALM	5"	25'	12'
2	MACARTHUR PALM	5"	25'	12'
3	CEPA COLAPDEPEZ PALM	6"	28'	12'
4	MACARTHUR	6"	40'	12'
5	MACARTHUR	6"	40'	12'
6	COCONUT	12"	50'	25'
7	COCONUT	14"	50'	25'
8	COCONUT	13"	40'	20'
9	CEPA COLAPDEPEZ PALM	6"	40'	12'
10	CEPA COLAPDEPEZ PALM	6"	40'	12'
11	CEPA COLAPDEPEZ PALM	5"	25'	12'
12	MACARTHUR	4"	10'	5'
13	SEAGRAPE (CLUSTER)	10"	25'	35'

NOTES:
Elevations Show refer to NGVD 1929
BM # D-135 Elev.=5.31'
(Miami-Dade)

"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."



This property described as:
All of Lot 3 in Block D2 of AMENDED RIVIERA FIRST AND SECOND ADDITION, according to the plat thereof, as recorded in Plat Book 32, at Page 37, of the Public Records of Dade County, Florida; also a 20.00 foot strip of land contiguous to the Westerly boundary line of said Lot 3, lying between the Westerly extensions of the Northerly and Southerly boundary lines of said Lot 3; also that part of Lot 4 in Block D2 of Amended Riviera, which is described as follows:

Beginning at a point which is the intersection of the dividing line between Lots 3 and 4 of said Block D2 and the Westerly line of South Coconut Lane, run Westerly along the dividing line between said Lots 3 and 4 of said Block D2, a distance of 30.78 feet to a point; thence deflecting to the left 84°12'00" run Southerly a distance of 6.82 feet to a point; thence run in an easterly direction a distance of 32.40 feet to a point on the Westerly line of said South Coconut Lane; thence run in a Northerly direction along the Westerly line of said South Coconut Lane a distance of 10.54 feet to the Point of Beginning of the tract of land herein described.

Together with the following parcel described as Parcel "B" ; A part of Lot 4, Block D2, AMENDED RIVIERA, FIRST AND SECOND ADDITIONS, recorded in Plat Book 32, at Page 37, of the Public Records of Dade County, Florida, said Parcel "B" described as follows:

Commence (P.O.C.) at the Northeast corner of Lot 4, also being the Southeast corner of Lot 3, and run on an assumed bearing of due West, along the dividing line between Lots 3 and 4, a distance of 30.78 feet to the Point of Beginning (P.O.B.) of Parcel "B" thence run South 5°48'00" West, a distance of 3.93 feet to a point; thence run North 85°13'18" West, a distance of 47.26 feet to an intersection with the dividing line between said Lots 3 and 4; thence run due East along said dividing line, a distance of 47.50 feet to the Point of Beginning (P.O.B.).

Less the following parcel described as Parcel "A": A part of Lot 4, Block D2, AMENDED RIVIERA, FIRST AND SECOND ADDITIONS, recorded in Plat Book 32, at Page 37, of the Public records of Dade County, Florida, said Parcel "A" described as follows:

Commence at the Northeast corner of Lot 4 of the above reference subdivision and run Southeasterly along the Easterly line of Lot 4, along the arc of a circular curve having a radius of 210.00 feet, through a central angle of 2°52'34" a distance of 10.54 feet to the Point of Begituting of said parcel "A" thence run Northwesterly along the Easterly line of Lot 4, along the arc of a circular curve having a radius of 210.00 feet, through a central angle of 0°49'07", a distance of 3.00 feet to the Southerly face of a 0.50 wide stucco wall; thence run North 83°23'17" West, along an assumed bearing, along the Southerly face of said wall, a distance of 31.52 feet; thence run South 5°48'00" West a distance of 2.89 feet; thence run South 83°15'25" East, a distance of 31.95 feet to the Point of Beginning (P.O.B.).

Certified to:
PIERRE DE AGOSTINI

Address:
310 S Coconut Ln, Miami Beach, FL 33139
FOLIO: # 02-4205-002-0580

Bearing, if any, shown based on Plat Meridian (reference) EAST \mp S8°17'45"E (Chord)

REVISIONS:				TOPOGRAPHIC SURVEY.			
I HEREBY CERTIFY: that this survey meets the standards of practice 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.				Alvarez, Aiguesvives and Associates, Inc. Surveyors, Mappers and Land Planners 9789 Sunset Drive, Miami, FL 33173 Phone 305.220.2424 Fax 305.552.8181 L.B. No. 6867 / E-mail: aaasurvey@aol.com			
FLOOD ZONE AE	COMM. No. 120651	PANEL No. 0316	SUFFIX L	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.	Field Date 09/12/23	Scale: 1"= 20'	Drwg. No. 23-24537
F.I.R.M.DATE 09 / 11 / 09	F.I.R.M.INDEX 09 / 11 / 09	BASE ELEV. + 9 FT N.G.V.D.		RENE AIGUESVIVES 09/15/23 PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.			