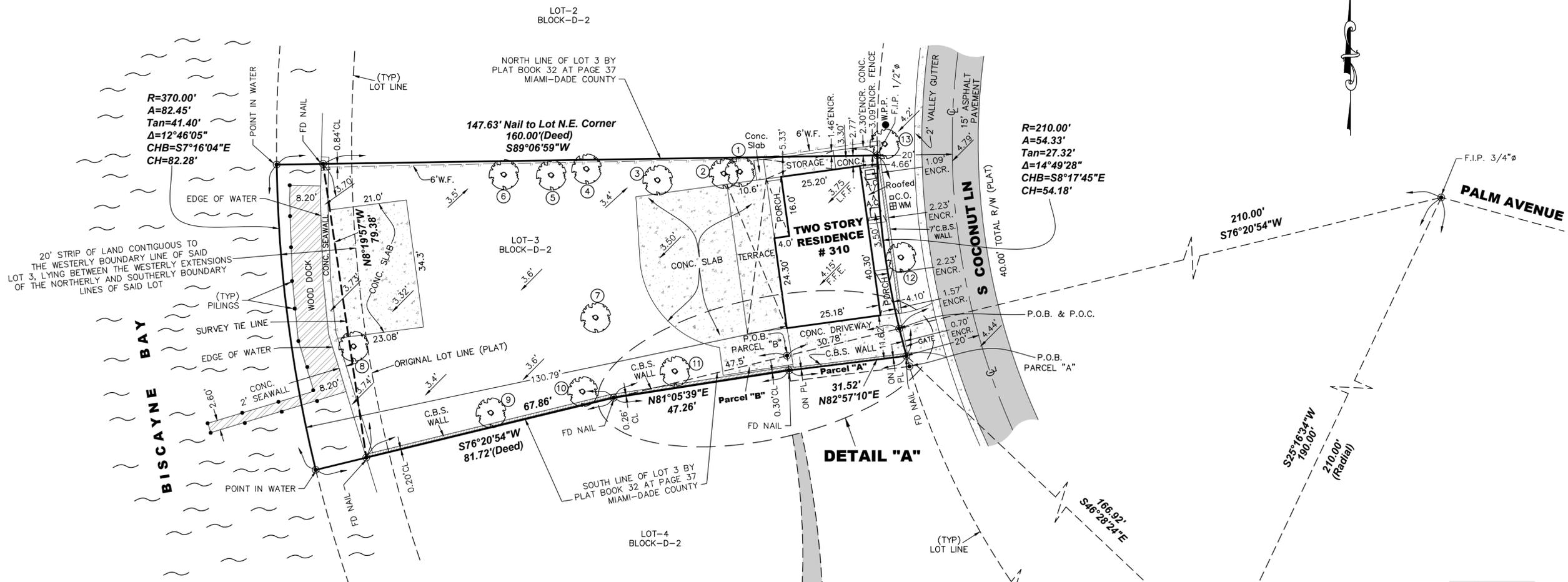


**LEGEND**

- 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
- Encl. = 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
- LA = Limited Access
- L.P. = Light Pole
- L.M.E. = Lake Maintenance Easement
- M = Measured
- M.L.L. = Monument Line
- M.H. = Manhole
- N = Monument Line
- MON = Monument
- N/A = Not Applicable
- ND = Nail & Disc
- NTS = Not to Scale
- OS = 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
- PL = 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

NOTE: a) All encroachments shown hereon are of the apparent nature, fence legal ownership is only for the exclusive and specific use of those persons, parties or institutions in the certification. b) The issue of this survey is only for the purpose of the plat and does not create any liability on the part of the firm or employee thereof, for any damage or injury to persons or property, or for any damage to the land or any other interest therein, or for any damage to the land or any other interest therein, or for any damage to the land or any other interest therein. c) The information shown hereon does not create liability on the part of the firm or employee thereof, for any damage to the land or any other interest therein, or for any damage to the land or any other interest therein, or for any damage to the land or any other interest therein. d) Land depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.

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**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:

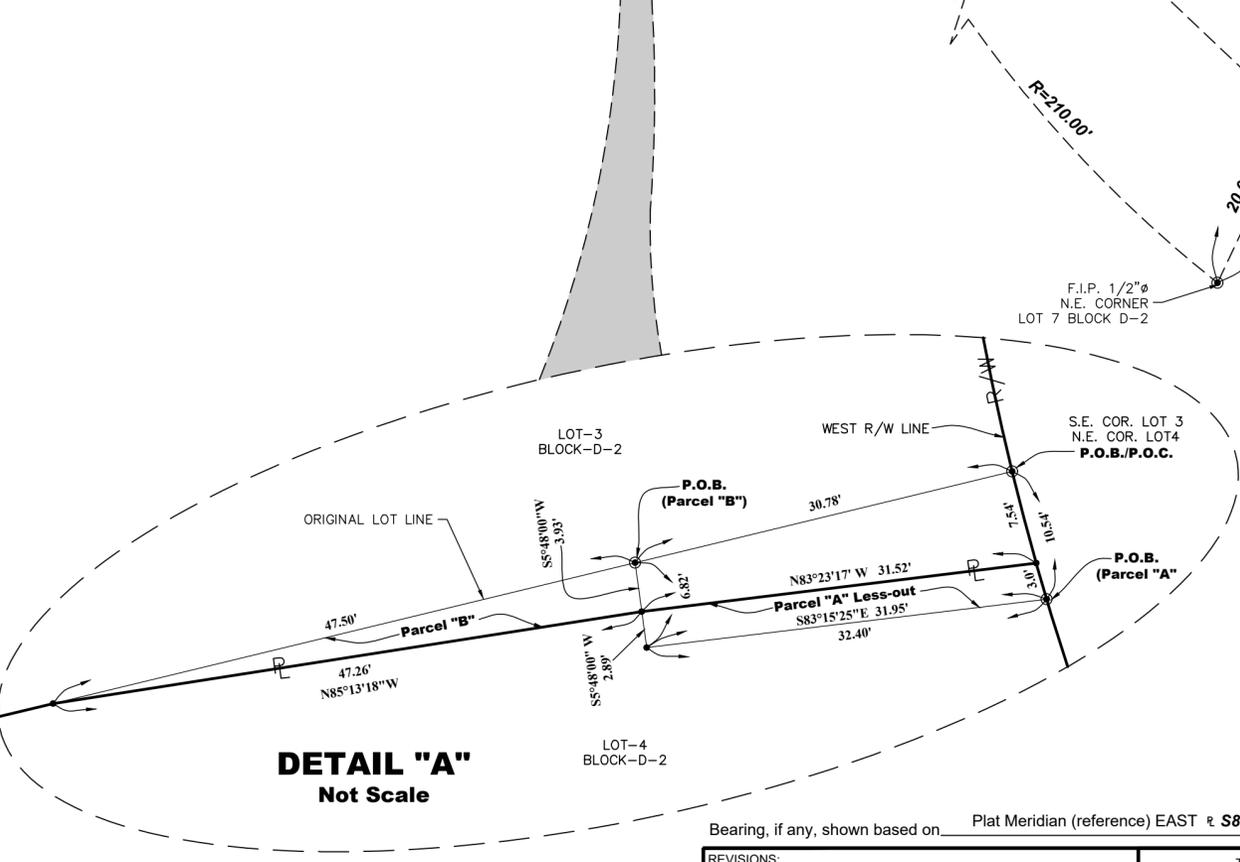
Commence (P.O.C.) at the Northeast corner of Lot 4, also being the Southeast corner of Lot 3, and run on an assumed bearing of due West, along the dividing line between Lots 3 and 4, a distance of 30.78 feet to the Point of Beginning (P.O.B.) of Parcel "B" thence run South 5°48'00" West, a distance of 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 Beginning 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



**DETAIL "A"**  
 Not Scale

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

REVISIONS:			
FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX
AE	120651	0316	L
F.I.R.M.DATE	F.I.R.M.INDEX	BASE ELEV.	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
09/11/09	09/11/09	+ 9 FT N.G.V.D.	

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.  
 RENE AIGUESVIVES 09/15/23  
 PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

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

Field Date	Scale:	Drawn by:	Drwg. No.
09/12/23	1"=20'	R.S.	23-24537

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."**