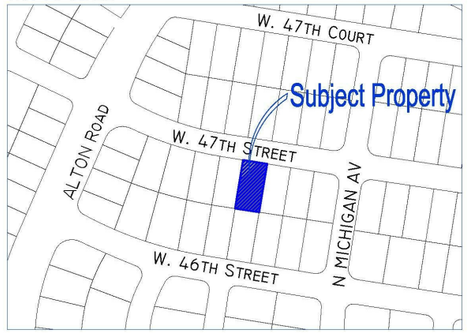
MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY

SCALE: 1" = 20'

LOCATION MAP

NOT TO SCALE



LEGAL DESCRIPTION:
Lot 9, Block 15, **NAUTILUS ADDITION OF MIAMI BEACH BAY SHORE CO,** according to the plat thereof, as recorded in Plat Book 8, Page 130 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S REPORT AND GENERAL NOTES
(Not valid without the attached Survey Map)

1. Legal Description has been furnished by the client.
2. References to "Deed", "Record" or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.
3. These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor. A title search has not been performed.
4. North arrow direction is based on an assumed Meridian. Bearings are based on an assumed meridian on a well-established line, said line is being noted as BR on the Survey Map.
5. Only above ground improvements are shown herein. Foundations, underground features and utilities have not been located.
6. Fence ownership has not been determined. Distances from existing fences to boundary lines are approximate. Fence/walls width and conditions must be considered to determine true location. Lands located beyond perimeter fences might or might not be being used by adjoiners. Adjoining parcels have not been investigated.
7. This Survey Map is intended to be displayed at the scale shown hereon. Data is expressed in U.S. Survey Foot.
8. This Survey Map is being prepared for the use of the party/parties that it is certified to and does not extend to any unnamed individual, entity or assignee.
9. **FLOOD PLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120651 (City of Miami Beach), Panel 0451, Suffix L, revised on Sept 11th, 2009, this real property falls in Zone "AE" with Base Flood Elevation 7 feet (NGVD 1929)
10. **HORIZONTAL ACCURACY:** Accuracy obtained thru measurements and calculations meets and exceeds the minimum horizontal feature accuracy for a Suburban area being equal to 1 foot in 7, 500 feet.
11. **VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the National Geodetic Vertical Datum of 1929 (NGVD 1929). Conversion factor to City of Miami Beach Datum is (+ 0.77) plus 0.77 feet, the closure in feet as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:
    Bench Mark # 1: Miami-Dade County Public Works Department Bench Mark D-157-R,
    Elevation = 4.93 feet
    Bench Mark # 2: Miami-Dade County Public Works Department Bench Mark D-132-R,
    Elevation = 8.23 feet

Lot Net Area: 7,500 Square Feet

I HEREBY CERTIFY TO:
Michael B. Nadler.
That this Survey conforms to the Standards of Practice as set forth by the Florida Board of Professional! Surveyors and Mappers in applicable provisions of chapter 5J-17, Florida administrative code pursuant to! Section 472.027 Florida Statutes. This Survey is accurate and correct to the best of my knowledge and belief.

Digitally signed
by Odalys C Bello
Date: 2020.03.19
13:34:49 -04'00'

Odalys C. Bello-Iznaga
Professional Surveyor and Mapper LS6169 - State of Florida
Field Work Date: 03/18/2020

LEGEND & ABBREVIATIONS

= CONCRETE (CONC.)
= CONCRETE BLOCK WALL
= WOOD DECK
= COVERED AREA
= ASPHALT
= TILE
= PAVERS
= STONE
= CHAIN LINK FENCE (CLF)
= WOOD FENCE (WF)
= IRON METAL BARS FENCE (IF)
OHL = OVERHEAD WIRES
= WATER VALVE (WV)
= POWER POLE (PP)
= GUY ANCHOR
WM = WATER METER (WM)
= CONC. LIGHT POLE (LP)
= WELL
= STREET SIGN
= SANITARY MANHOLE
= DRAINAGE MANHOLE
= MANHOLE
= FIRE HYDRANT
= CABLE BOX (CATV)
TX = FPL TRANSFORMER
= CATCH BASIN OR INLET
= EXISTING ELEVATION
= PERMANENT REFERENCE MONUMENT (PRM)
= PROPERTY CORNER
= PERMANENT CONTROL POINT (PCP)
PT = POINT OF TANGENCY
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVE
PRC = POINT OF REVERSE CURVE
BM = BENCH MARK
BR = BEARING REFERENCE
TBM = TEMPORARY BENCH MARK
= PROPERTY LINE
= CENTER LINE
= MONUMENT LINE
= BASE LINE
MEAS = FIELD MEASURED
P = PER PLAT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
A/C = AIR CONDITIONER PAD
ENCR = ENCROACHEMENT
FF ELEV= FINISHED FLOOR ELEVATION
PB = PLAT BOOK
PG. = PAGE
ORB = OFFICIAL RECORD BOOK
CBS = CONCRETE BLOCK STRUCTURE
R/W = RIGHT OF WAY
ELEV = ELEVATION
SEC = SECTION
T = TOWNSHIP
R = RANGE
CALC = CALCULATED

BELLO & BELLO LAND SURVEYING
12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186
Phone: 305.251.9606 • Fax: 305.251.6057 • LB#7262
e-mail: info@belloland.com • www.bellolandsurveying.com

Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

Property Address:
1030 West 47th Street, Miami Beach, Florida 33140
Project No. 20561

STATE OF FLORIDA
JORGE A. PERNAS
AR0092904
REGISTERED ARCHITECT