

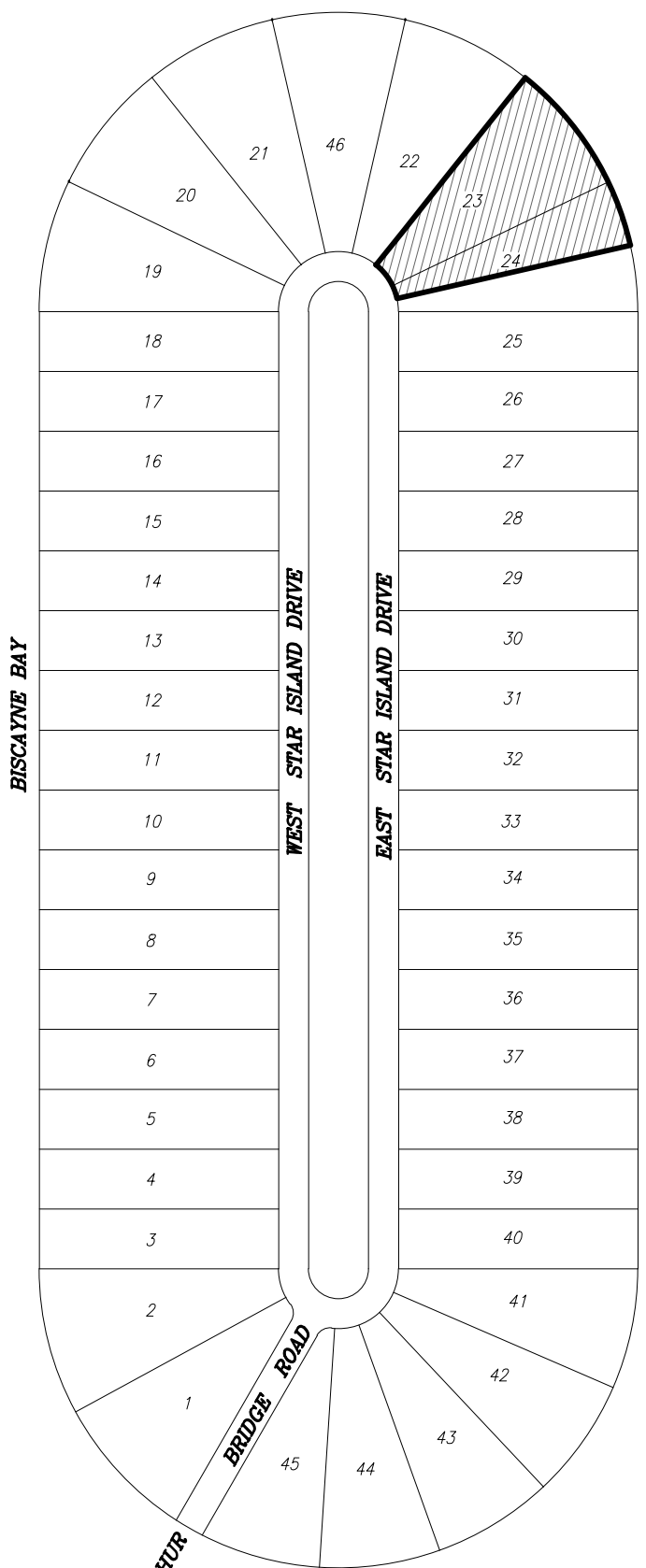
GENERAL LEGEND:

- ASTRAL TARGET
- ALUMINUM LIGHT POST (SINGLE)
- ALUMINUM LIGHT POST (DOUBLE)
- ALUMINUM LIGHT POST (TRIPLE)
- ALUMINUM LIGHT POST (QUAD)
- ANCHOR/JOY WIRE
- BACKFLOW PREVENTER ASSEMBLY
- CABLE TELEVISION BOX
- CATCH BASIN
- CATCH BASIN F-3
- COVERLINE
- CHECK VALVE ASSEMBLY
- COLUMN (CIRCULAR)
- COLUMN (SQUARE)
- CONCRETE LIGHT POLE
- CONCRETE LIGHT POLE (DOUBLE)
- CONCRETE POWER POLE
- CONTROL POINT
- COMMUNICATION PULL BOX
- CURB INLET
- DOUBLE DETECTOR CHECK VALVE
- DRAIN (CIRCULAR OR SQUARE)
- ELECTRIC BOX (ABOVE GROUND)
- ELECTRIC PULL BOX (BELOW GROUND)
- ELECTRIC HAND HOLE
- ELECTRIC OUTLET
- ELEVATIONS (SEE NOTES FOR DATUM)
- FIRE HYDRANT
- FIRE LINE SHAESSE CONNECTION
- FIRE LINE CONNECTION
- FLAGPOLE
- FLOW LINE
- FORCE MAIN MANHOLE
- FORCE MAIN VALVE
- F.P.L. ELECTRIC MANHOLE
- F.P.L. FIBER NETWORK
- F.P.L. TRANSMISSION POLE
- GAS MANHOLE
- GAS METER
- GAS PUMP
- GAS VALVE
- GREASE TRAP MANHOLE
- GROUND LIGHTING
- GUARD POST
- IRRIGATION HAND HOLE
- IRRIGATION VALVE
- MAILBOX
- MONITOR WELL
- MONUMENT LINE
- P-5 INLET
- P-8 INLET
- PARKING METER
- PEDESTRIAN CROSSING SIGNAL
- PERMANENT REFERENCE MONUMENT
- POST INDICATOR VALVE
- VACUUM BREAKER ASSEMBLY
- PROPERTY LINE
- ROUND CATCH BASING
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- SIGN POST
- SPRINKLER PUMP
- STANDPIPE
- STORM SEWER MANHOLE
- STREET LIGHT BOX
- SWALE INLET
- TELEPHONE BOX (SOUTHERN BELL)
- TELEPHONE HAND HOLE
- TELEPHONE MANHOLE (SO. BELL)
- TELEPHONE PAYPHONE
- TRAFFIC HAND HOLE
- TRAFFIC UTILITY BOX
- TRAFFIC CONTROL POST
- TRAFFIC SIGNAL POST
- TRAFFIC SIGNAL BOX
- TREE & PALM
- UNDERGROUND UTILITY MARKER
- UNKNOWN UTILITY MANHOLE
- UNKNOWN UTILITY HAND HOLE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- WOOD LIGHT POLE
- WOOD POWER POLE
- WOOD TELEPHONE POLE
- HANDICAP PARKING
- STROLLER PARKING

ABBREVIATIONS:

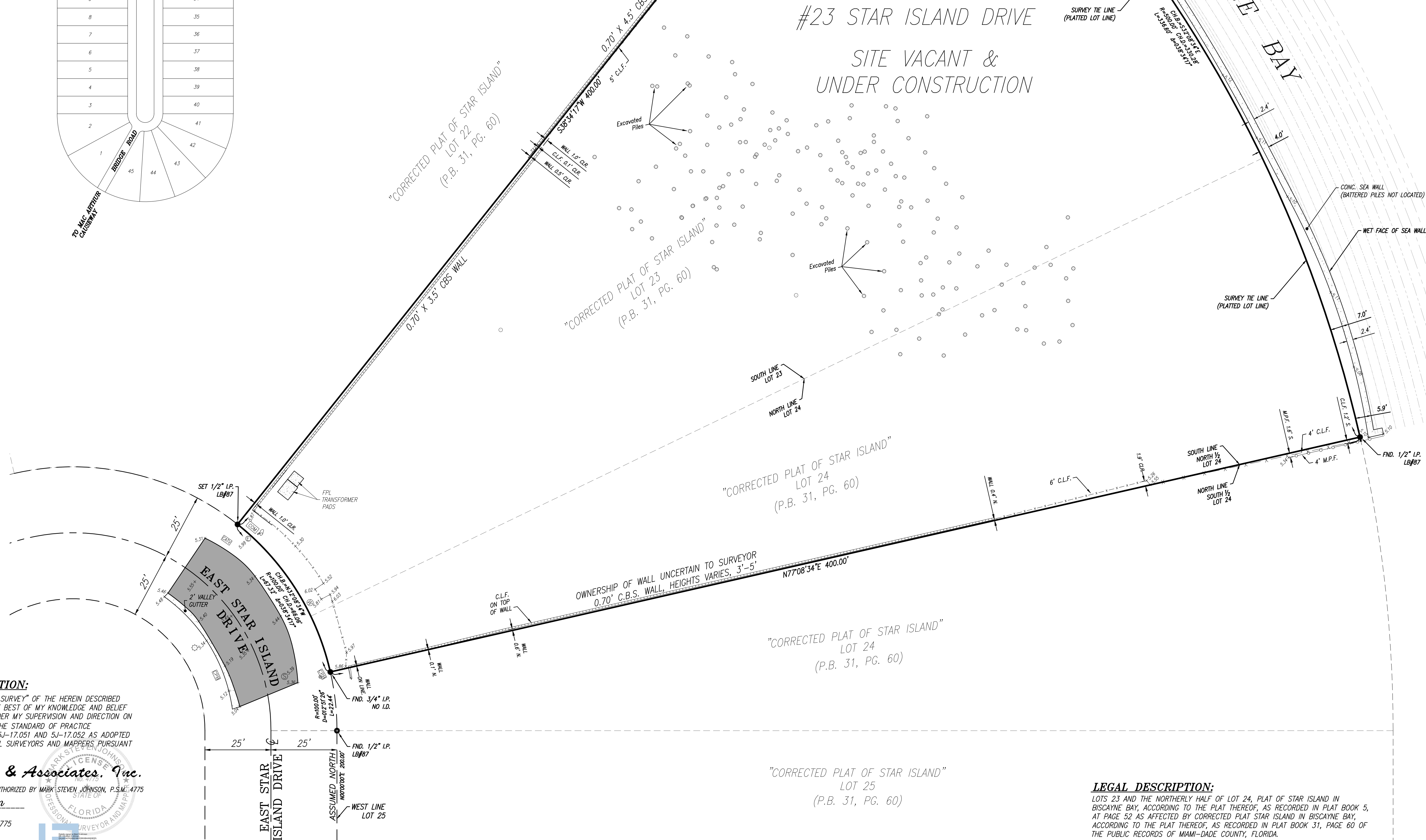
- R denotes RADIUS
- A denotes DELTA ANGLE
- L denotes ARC DISTANCE
- CHD denotes CHORD LENGTH or CHORD DISTANCE
- CHB denotes CHORD BEARING
- T denotes TANGENT DISTANCE
- PCP denotes PERMANENT CONTROL POINT
- PRM denotes PERMANENT REFERENCE MONUMENT
- PB denotes PLAT BOOK
- PDC denotes POINT OF COMMENCEMENT
- PDB denotes POINT OF BEGINNING
- QUM denotes OVERHEAD UTILITY WIRES
- DRB denotes OFFICIAL RECORDS BOOK
- PC denotes POINT OF CURVATURE
- C.B.S. denotes CONCRETE BLOCK STRUCTURE
- CONC. denotes CONCRETE
- C.L.F. denotes CHAINLINK FENCE
- MF denotes METAL FENCE
- WF denotes WOOD FENCE
- FFL denotes FINISH FLOOR ELEVATION
- F.P.L. denotes FOUND R/W PIPE
- S.I.P. denotes SET IRON PIPE & LB-87 CAP
- F.A.D. denotes FOUND NAIL & BRASS DISC
- S.A.D. denotes SET LB-87 NAIL & BRASS DISC
- CP denotes CORRUGATED IRON PIPE
- CLAR denotes CLEAR
- E.T.P. denotes ELECTRIC TRANSFORMER PAD
- ENCR. denotes ENCROACHMENT
- G.C. denotes DEPRESSURE CURB
- PL denotes PLANTER
- B.S. denotes BUS SHELTER
- I.E. denotes INVERT ELEVATION
- T.O.P. denotes TOP OF PIPE
- (D) denotes DEED DISTANCE
- (L) denotes DISTANCE BY LEGAL DESCRIPTION
- (M) denotes MEASURED DISTANCE
- (R) denotes RECORD OR PLATTED DISTANCE
- BOTTOM --- APPROXIMATE BOTTOM OF SLOPE
- COMM --- COMMUNICATION
- DRAIN --- DRAINAGE
- ELEC --- ELECTRIC
- FM --- FORCE MAIN
- IRRIG --- IRRIGATION
- GAS --- NATURAL GAS
- GRW --- OVERHEAD WIRES
- SM --- SANITARY SEWER
- TOP --- APPROXIMATE TOP OF BANK
- VEG --- VEGETATION LINE
- WM --- WATER
- --- LIMITED ACCESS RIGHT OF WAY LINE

**LOCATION MAP**  
SCALE 1" = 300'  
A PORTION OF  
SECTION 04, TOWNSHIP 54 SOUTH, RANGE 42 EAST



**SURVEYOR'S NOTES:**

- 1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N 00°00'00" E (NORTH) ALONG THE WEST LINES OF LOTS 25 THROUGH 40, CORRECTED PLAT OF STAR ISLAND IN BISCAYNE BAY.
- 2) LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
- 3) PROPERTY AS SHOWN HEREON CONTAINS 80,784 ± sq. ft. (±1.855 ACRES) TO PLATTED EASTERLY LOT LINE. AREA TO WET FACE OF SEAWALL: 82,654 ± sq. ft. (±1.897 ACRES).
- 4) UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
- 5) ORDERED BY: FLORIDA PROPERTY HOLDCO LLC
- 6) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- 7) PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE AE (EL. 10), PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 120651 0319 L OF MAP DATED 09-11-09. WITH AN INDEX DATE OF 09-11-09 (MAP No. 1206600319 L).
- 8) VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
- 9) DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND MEASURED, UNLESS OTHERWISE STATED.
- 10) THIS SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MAY BE DISCOVERED IN A SEARCH OF TITLE OF THE SUBJECT LANDS.
- 11) ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.) AND ARE EXPRESSED IN FEET AND HUNDRETHS THEREOF.
- 12) BENCHMARKS:
  - a) MIAMI-DADE COUNTY BENCHMARK E-03 LOCATOR 4241 NE MACARTHUR CAUSEWAY---6.5 FEET S.W. OF S.W. EDGE OF PAVEMENT BRIDGE ROAD & 50 FEET N.W. OF PROJECTED CENTERLINE BRASS DISK IN CONCRETE SIDEWALK (STAMPED 87 93 E-03) ELEVATION = 9.47' (N.G.V.D.)
  - b) MIAMI-DADE COUNTY BENCHMARK V-238 LOCATOR 4231 N.E. MACARTHUR CAUSEWAY---10 FEET SOUTH OF SOUTH CURB OF BRIDGE ALTON RD. & 0.45 MILE WEST OF 0.3' N. OF S. END OF ABUTMENT SRD DISC IN TOP OF SOUTH END OF W. CONCRETE ABUTMENT OF LONG CAUSEWAY BRIDGE NOTE: WAS 10.23 rgs run from rgs differs .05 ELEVATION = 10.28' (N.G.V.D.)
- 13) THE SUBJECT PROPERTY SHOWN HEREON IS NOT AFFECTED BY THE COASTAL CONSTRUCTION SETBACK LINE PURSUANT TO PLAT BOOK 74 AT PAGE 25 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
- 14) THIS SKETCH REPRESENTS A "BOUNDARY SURVEY"



**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION ON 01/18/21. THIS SURVEY COMPLIES WITH THE STANDARD OF PRACTICE REQUIREMENTS AS SET FORTH IN RULES 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

**Schwabke - Shishkin & Associates, Inc.**

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M., 4775 BY: **Mark Steven Johnson**  
MARK STEVEN JOHNSON, PRINCIPAL  
PROFESSIONAL LAND SURVEYOR No. 4775  
STATE OF FLORIDA.

**LEGAL DESCRIPTION:**

LOTS 23 AND THE NORTHERLY HALF OF LOT 24, PLAT OF STAR ISLAND IN BISCAYNE BAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 52 AS AFFECTED BY CORRECTED PLAT STAR ISLAND IN BISCAYNE BAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 60 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**BOUNDARY SURVEY**

Section 04, Township 54 South, Range 42 East, Miami-Dade County, Florida.

**REVISIONS**

Order No.	Revised By	Remarks

FILE NO. **AJ-6043**

**Schwabke - Shishkin & Associates, Inc.**  
LAND PLANNERS & ENGINEERS  
3240 CORPORATE WAY, MIAMI, FLORIDA 33105  
TEL: (954) 435-7010 FAX: (954) 435-3288

CERTIFICATE OF AUTHORIZATION No. LB-97

Date: 01/18/21  
Drawn By: CSJ  
Scale: AS SHOWN  
Order No.: 215034  
E.B. No.: 2206 D  
File No.: **AJ-6043**  
Sheet 1 of 1

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This is a "Boundary Survey".