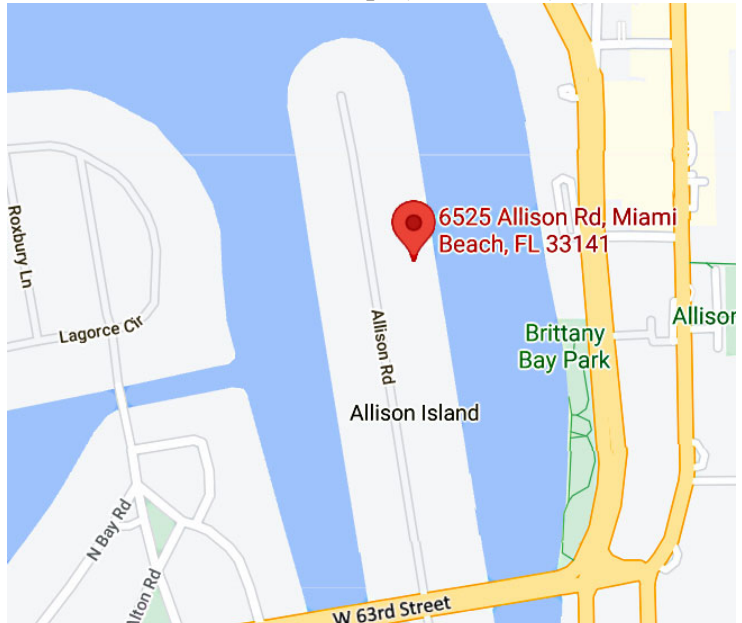


MAP of SURVEY

Legal Description:

Lot 17 of "Indian Creek Subdivision", according to the plat thereof as recorded in Plat Book 31, Page 75, of the Public Records of Miami-Dade County, Florida.

Location Map: (not to scale)



Bearing Note:

Bearings are based upon grid North, approximated and scaled along the centerline of Allison Road, City of Miami Beach, Miami-Dade County, Florida, having a bearing of N.07°54'47"W.

Site Data: a.) Flood Information:

FEMA Map No.: 12086C0326L
Community No. / Name: 120651 / City of Miami Beach
Panel No.: 0326
Suffix: L
Date of FIRM Map: 09/11/2009
FIRM Index date: 09/11/2009
Firm Zone(s): AE
Base Flood Elevation(s): +8.0 NGVD29

This survey is certified to the following:

1. James Christodoulis
2. Fidelity National Title - Sunrise
3. Chicago Title Insurance Company, Inc.
- 4.
- 5.

Address: 6525 Allison Road, Miami Beach, Florida 33141

Area of this Site is: 16290 Square Feet.

Vertical Datum Used: NGVD29.

Benchmark: MDC BM A-33; 40.5' N. C/L W 63 Street; 193.7' E. C/L Pine Tree Drive; in Bridge Wall; Elevation=+8.23 NGVD29.

Notes:

- 1.) **NGVD29** refers to the National Geodetic Vertical Datum of 1929; and **NAVD88** refers to North American Vertical Datum (vertical control 1988 adjustment). **NAD27** refers to North American Datum (horizontal control 1927 datum and adjustments); and **NAD83 (1990)** refers to North American Datum (horizontal control 1990 adjustment).
- 3.) This firm has made not located footings and/or foundations or any other underground improvements (unless otherwise noted).
- 4.) The lands shown hereon have not been abstracted by this firm regarding matters such as easements, rights-of-ways, reservations, etc., such information should be obtained and verified by others through appropriate title verification.
- 5.) This drawing is the property of **HPA Surveyors, Inc.** and was prepared for and certified to the party and/or parties indicated hereon and is not transferable or assignable, it shall not be used, or reproduced whole or in part without written authorization.
- 6.) All Iron Pipes/or/Rods and Nails & Discs, set by this Firm, set with Cap/or/Disc with L.B. No. 8161.
- 7.) All easements shown on the attached drawing are per the record plat (unless otherwise noted).

State Plane Coordinates: when shown are based upon the Transverse Mercator Florida East Zone (#0901) Projection NAD83 (1990 adjustment), Grid Bearings & Grid Distances for coordinates. Grid Bearings and ground distances, are to be shown, along survey boundary lines. Coordinates when shown are in international survey foot units; or meter units. The standard (or "international") foot equals 0.3048 meters. The U.S. survey foot equals 1200/3937 meters; or 0.304800609601 meters. Conversion from International survey foot to US survey foot * 0.999998. Conversion from US survey feet back to international survey feet is: * reciprocal (1/x); or * 1.000002.

Abbreviations:

A=	= ARC LENGTH	DRAIN.	= DRAINAGE	(M)	= MEASURED	R=	= RADIUS
A/C	= AIR CONDITIONER	EASE.	= EASEMENT	M.C.R.	= MARTIN COUNTY RECORDS	(R)	= RECORD
ALUM	= ALUMINIUM	E/W & E.O.W.	= EDGE OF WATER	M.D.C.R.	= MIAMI DADE COUNTY RECORDS	RNG.	= RANGE
ASPH.	= ASPHALT	EL.	= ELEVATION	M.H.	= MANHOLE	R/W	= RIGHT OF WAY
AVE.	= AVENUE	ELEC.	= ELECTRIC	N S E W	= NORTH, SOUTH, EAST, WEST	S.D.	= STORM DRAINAGE
B.C.R.	= BROWARD COUNTY RECORDS	F.F.	= FINISHED FLOOR	NE, SW	= NORTHEAST, SOUTHWEST	SEC.	= SECTION
BFP	= BACK-FLOW PREVENTER	F.H.	= FIRE HYDRANT	NW, SE	= NORTHWEST, SOUTHEAST	S.F.	= SQUARE FEET
BLDG.	= BUILDING	F.M.	= FORCE MAIN	N.T.S.	= NOT TO SCALE	S.L.	= SEWER LINE
BLVD.	= BOULEVARD	FND.	= FOUND	N&D	= NAIL & DISK	S.L.C.R.	= SAINT LUCIE COUNTY RECORDS
(C)	= CALCULATED	FPL	= FLORIDA POWER & LIGHT	N.R.	= NON-RADIAL LINE	S.S.	= SANITARY SEWER LINE
CATV	= CABLE TV	GAR.	= GARAGE	N&T	= NAIL & TAB	ST.	= STREET
C.B.	= CATCH BASIN	INV	= INVERT	NVA	= NON-VEHICULAR ACCESS	STA.	= STATION
C.B.S.	= CONCRETE BLOCK & STUCCO	I.P.	= IRON PIPE	O.R.B.	= OFFICIAL RECORDS BOOK	SVC.	= SERVICE
CIR.	= CIRCLE	I.P.C.	= IRON PIPE & CAP	(P)	= PLAT	TEL.	= TELEPHONE
CH.	= CHORD	I.R.	= IRON ROD	P.B.	= PLAT BOOK	T/B & T.O.B.	= TOP OF BANK
C.L.F.	= CHAIN LINK FENCE	I.R.C.	= IRON ROD & CAP	P.B.C.R.	= PALM BEACH COUNTY RECORDS	TWP.	= TOWNSHIP
COL.	= COLUMN	IRR.	= IRRIGATION	PG.	= PAGE	TYP.	= TYPICAL
CO & C/O	= CLEAN-OUT (SEWER)	LAT.	= LATITUDE	PROP.	= PROPOSED	U.E.	= UTILITY EASEMENT
CONC.	= CONCRETE	LOH.	= LONGITUDE	P.C.P.	= PERMANENT CONTROL POINT	UTIL.	= UTILITY
D=	= DELTA (CENTRAL) ANGLE	L.A.E.	= LIMITED ACCESS EASEMENT	P.R.M.	= PERMANENT REFERENCE MONUMENT	W.L.	= WATER LINE
(D)	= DEED	LE.	= LANDSCAPE EASEMENT	P.O.B.	= POINT OF BEGINNING	W.M.	= WATER METER
D.E.	= DRAINAGE EASEMENT	L.M.E.	= LAKE MAINTENANCE EASEMENT	P.O.C.	= POINT OF COMMENCEMENT	W.V.	= WATER VALVE
DIA.	= DIAMETER	L.P.	= LIGHT POLE	P.O.T.	= POINT OF TERMINATION	Y.D.	= YARD DRAIN

Legend:

C/L or \hat{C}	- Centerline
B/L or \hat{B}	- Base Line
$\bullet \rightarrow (+00.00)$	- As-Built Elevation
$\bullet \rightarrow +00.00$	- Proposed Elevation
\rightarrow	- Flow Arrow
\sim	- E/W (Edge of Water)
	- Manhole (M.H.)
	- Catch Basin
	- Fire Hydrant
	- Survey Points (various)

Original Survey Date:

07/05/2021

Date of Last Field Work:

07/05/2021

Project:

Indian Creek Subdivision (P.B. 31/75)

SURVEYOR'S CERTIFICATION; I hereby certify: that the attached "Map of Survey" complies with the "Standards and Practices" for surveys as contained in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Thomas R. Palbicke, President

Professional Land Surveyor No. 5061, State of Florida

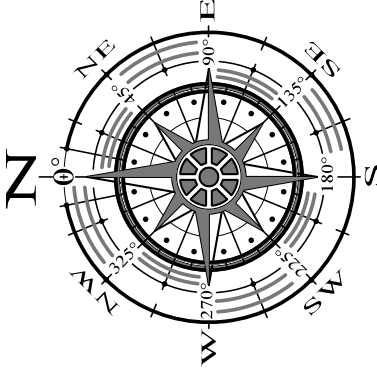
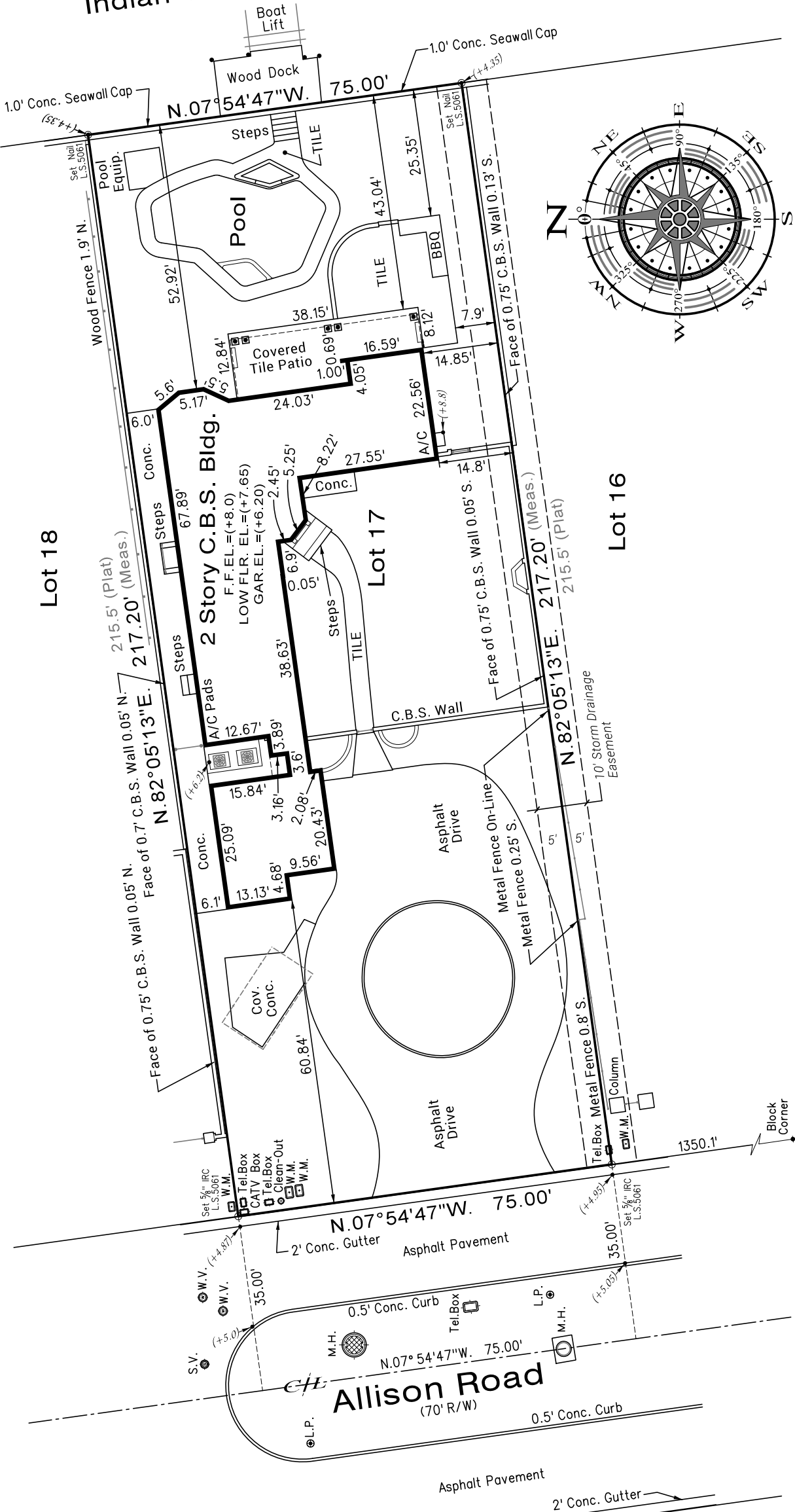
Certified copies issued on: July 6, 2021

[The area above is for Digital Signature When Used]

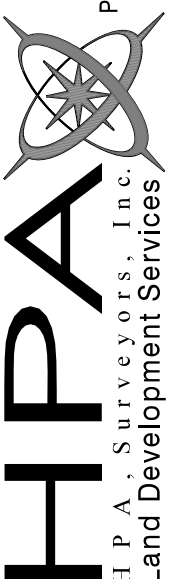
Not Valid Unless
Signed and Embossed
with the Raised Seal of
the Attesting Florida
Registered Professional
Land Surveyor

Sheet 1 of 2 Sheets

Indian Creek Waterway



Indian Creek Subdivision - Lot 17



HPA
H P A , Surveyors, Inc.
Land Development Services

LAND DEVELOPMENT CONSULTANTS
LAND SURVEYING • CONSTRUCTION CONTROL • CONSTRUCTION LAYOUT
BOUNDARY SURVEYS • TOPOGRAPHIC SURVEYS • MEAN HIGH WATER
CONDOMINIUMS • PLATTING • PERMIT PLANS • ENGINEERING AS-BUILTS
Professional Surveyors & Mappers, Certificate of Authorization L.B. No. 8161
215 Via Villaggio, Hypoluxo, Florida 33462
Phone: (561) 427-0990 Email: hpsurveyor@yahoo.com

Revisions:

n/a

MAP of SURVEY: BOUNDARY SURVEY

Date: 07/05/2021 Scale: 1"=25' , Sheet 2 of 2 Sheets