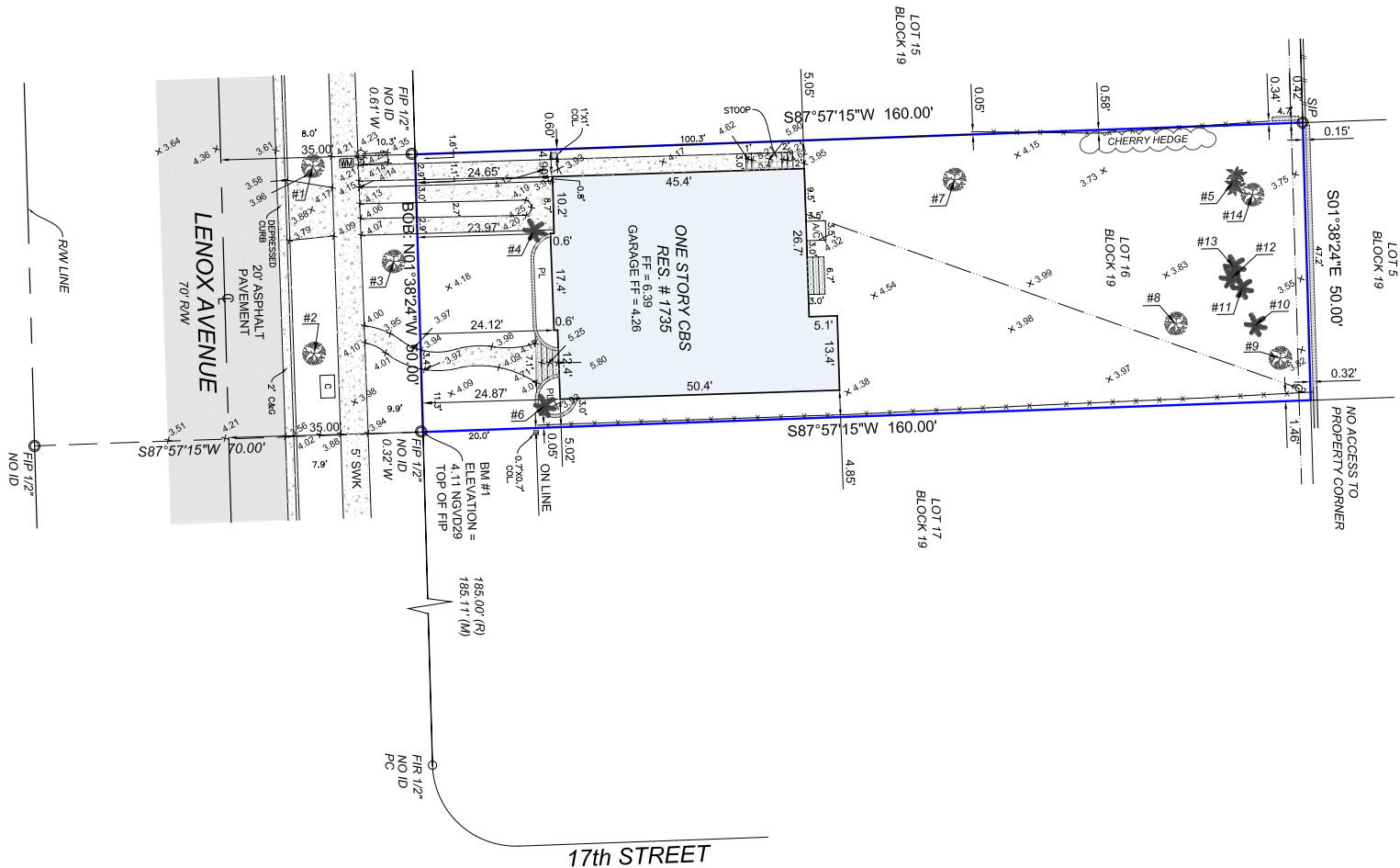
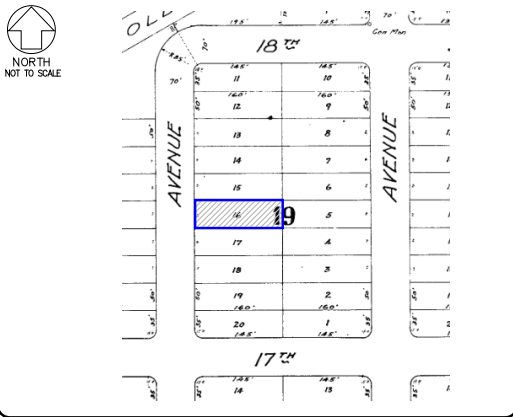


MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY



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Tel: 305.596.1799
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PLAT IMAGE:



LEGEND:

ABBREVIATIONS:

- A = ARC DISTANCE
- A/C = AIR CONDITIONER PAD
- B/C = BROWARD COUNTY RECORDS
- BLDG = BUILDING
- BM = BENCH MARK
- BOB = BASIS OF BEARINGS
- CBS = CONCRETE BLOCK & STUCCO
- (C) = CALCULATED
- CB = CATCH BASIN
- CHB = CHORD BEARING
- C&G = CURB & GUTTER
- CLF = CHAIN LINK FENCE
- COL = COLUMN
- CONC = CONCRETE
- DIE = DRAINAGE EASEMENT
- DME = DRAINAGE & MAINTENANCE EASEMENT
- DW = DRIVEWAY
- EB = ELECTRIC BOX
- ENC. = ENCROACHMENT
- EP = EDGE OF PAVEMENT
- EW = EDGE OF WATER
- FDH = FOUND DRILL HOLE
- FF = FINISHED FLOOR ELEVATION
- FIP = FOUND IRON PIPE
- FIR = FOUND IRON ROD
- FN = FOUND NAIL (NO ID)
- FND = FOUND NAIL & DISK
- FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
- LE = LANDSCAPE EASEMENT
- LME = LAKE MAINTENANCE EASEMENT
- (M) = MEASURED
- MDCR = MIAMI-DADE COUNTY RECORDS
- MH = MAN HOLE
- ML = MONUMENT LINE
- ORB = OFFICIAL RECORDS BOOK
- OIS = OFF-SET
- (P) = PLAT
- PBC = PALM BEACH COUNTY
- PB = PLAT BOOK
- PC = POINT OF CURVATURE
- PCP = PERMANENT CONTROL POINT
- PE = POOL EQUIPMENT PAD
- PG = PAGE
- PI = POINT OF INTERSECTION
- PK = PARKER KAELO (SURVEY NOTES)
- PL = PLANTER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRC = POINT OF REVERSE CURVATURE
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT OF TANGENCY
- R = RADIUS DISTANCE
- (R) = RECORD
- R/W = RIGHT OF WAY
- RES. = RESIDENCE
- SIP = SET IRON PIPE
- SND = SET NAIL & DISK (PK)
- STL = SURVEY TIE LINE
- SWK = SIDEWALK
- (TYP) = TYPICAL
- UB = UTILITY BOX
- UE = UTILITY EASEMENT
- WF = WOOD FENCE
- WMDE = WALL MAINTENANCE DRAINAGE EASEMENT

SYMBOLS:

- = HAND HOLE
- ⊞ = ELECTRIC BOX
- ⊞ = TELEPHONE FIBER
- = CABLE TIE RISER
- ⊞ = WATER METER
- ⊞ = WATER VALVE
- ⊞ = CURB INLET
- ⊞ = FIRE HYDRANT
- ⊞ = LIGHT POLE
- ⊞ = DRAIN
- ⊞ = VALVE
- ⊞ = GAS VALVE
- ⊞ = BACKFLOW PREVENTER
- ⊞ = BOLLARDS
- (007) = ORIGINAL LOT DISTANCE
- ⊞ = CENTRAL ANGLE
- ⊞ = CENTER LINE
- ⊞ = CATCH BASIN
- ⊞ = UTILITY POLE
- ⊞ = CONC. POLE
- ⊞ = DRAINAGE MANHOLE
- ⊞ = BEWER MANHOLE
- ⊞ = COMBINATION MANHOLE
- ⊞ = FPL MANHOLE
- ⊞ = SIGN
- ⊞ = ANCHOR
- ⊞ = GUARD RAIL
- ⊞ = IRON FENCE
- ⊞ = WOOD FENCE
- ⊞ = CHAIN LINK FENCE
- ⊞ = OVERHEAD UTILITY WIRE
- ⊞ = LIMITED ACCESS RIGHT-OF-WAY LINE
- ⊞ = BOUNDARY LINE
- ⊞ = ELEVATION
- ⊞ = ENCROACHMENT NOTE (SEE SURVEYOR'S NOTES)

SURFACE:

- ASPHALT
- CONCRETE
- PAVERS
- BUILDING
- TILES
- WOOD
- COVER

SURVEYOR'S NOTES:

- ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
- NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
- THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
- THE INTENT OF THIS SURVEY AS COMMUNICATED BY THE CERTIFIED PARTIES IS FOR REAL-ESTATE TRANSACTION OR MORTGAGE REFINANCING, THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSE OR PARTY(IES) WITHOUT THE AUTHORIZATION OF THIS FIRM.
- THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES, FOR THOSE PURPOSES, A TOPOGRAPHIC SURVEY MAY BE REQUIRED.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- IMPROVEMENTS SHOWN HAVE BEEN MEASURED TO THE NEAREST 10TH OF A FOOT. TIES SHOWN HAVE BEEN MEASURED TO THE NEAREST 100TH OF A FOOT.
- ELEVATIONS WHEN SHOWN HAVE BEEN MEASURED TO NEAREST 100TH OF A FOOT ON HARD SURFACES AND NEAREST TENTH OF A FOOT FOR GROUND OR SOD SURFACES.
- ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 7104.
- THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY CLIENT OR ITS REPRESENTATIVE.
- FENCE OWNERSHIP NOT DETERMINED.
- BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN, THE WEST LINE OF LOT 16 HAS BEEN ASSIGNED A BEARING OF N 01°38'24" W.
- TYPE OF SURVEY: BOUNDARY, TOPOGRAPHIC AND TREE.
- NO VISIBLE ABOVE GROUND ENCROACHMENTS.
- PROPERTY HAS ACCESS TO PUBLIC RIGHT-OF-WAY.

PROJECT:
DATE OF FIELD SURVEY: 03/24/2022
JOB #: 220334700
FILE #: D-1593
PROJECT NAME: SURVEYS 2022
CAD FILE(M): GREEN
PARTY CHIEF: MUNOZ
F.B.: x PG. x
SHEET 1 OF 1

CERTIFIED TO:
MINDEE GREEN
FIDELITY NATIONAL TITLE COMPANY
BALZU & ASSOCIATES

REVISIONS:

PROPERTY ADDRESS:
1735 LENOX AVENUE, MIAMI BEACH, FLORIDA 33139

LEGAL DESCRIPTION:
LOT 16, BLOCK 19, OF PALM VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 29, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

BENCHMARK REFERENCE:
NAME: C-100
ELEV(NGVD29): 11.05
LOCATION: 25' SOUTH OF C/L OF EASTBOUND LANE
DADE BLVD
LOCATION2: WEST AVE --- BRIDGE OVER COLLINS CANAL
LOCATION3: 65' EAST OF C/L OF ROAD
DESCRIPTION: BRASS DISC IN NORTH CORNER OF BRIDGE

FLOOD ZONE INFORMATION:
BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY REVISED ON 09/11/09 AND INDEX MAP REVISED ON 09/11/09 THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE BASE FLOOD ELEVATION & COMMUNITY NAME & NUMBER CITY OF MIAMI BEACH 120651 MAP & PANEL NUMBER 12086C031Z SUFFIX L

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

SEAL

Juan A. Suarez,
License No. L56220

JUAN A. SUAREZ
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6220