



LOT AREA NOTE:
TOTAL NET AREA OF SUBJECT PROPERTY IS:
19,506 SQUARE FEET = 0.45 ACRES.

BOUNDARY SURVEY

PREPARED BY:
GUNTER GROUP, INC.
LAND SURVEYING - LAND PLANNING
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 4507
9350 S.W. 22nd TERRACE
MIAMI, FLORIDA 33165
(305) 220-0073

PROPERTY ADDRESS: 3026 N. Bay Road, Miami Beach, Florida 33140.

LEGAL DESCRIPTION:

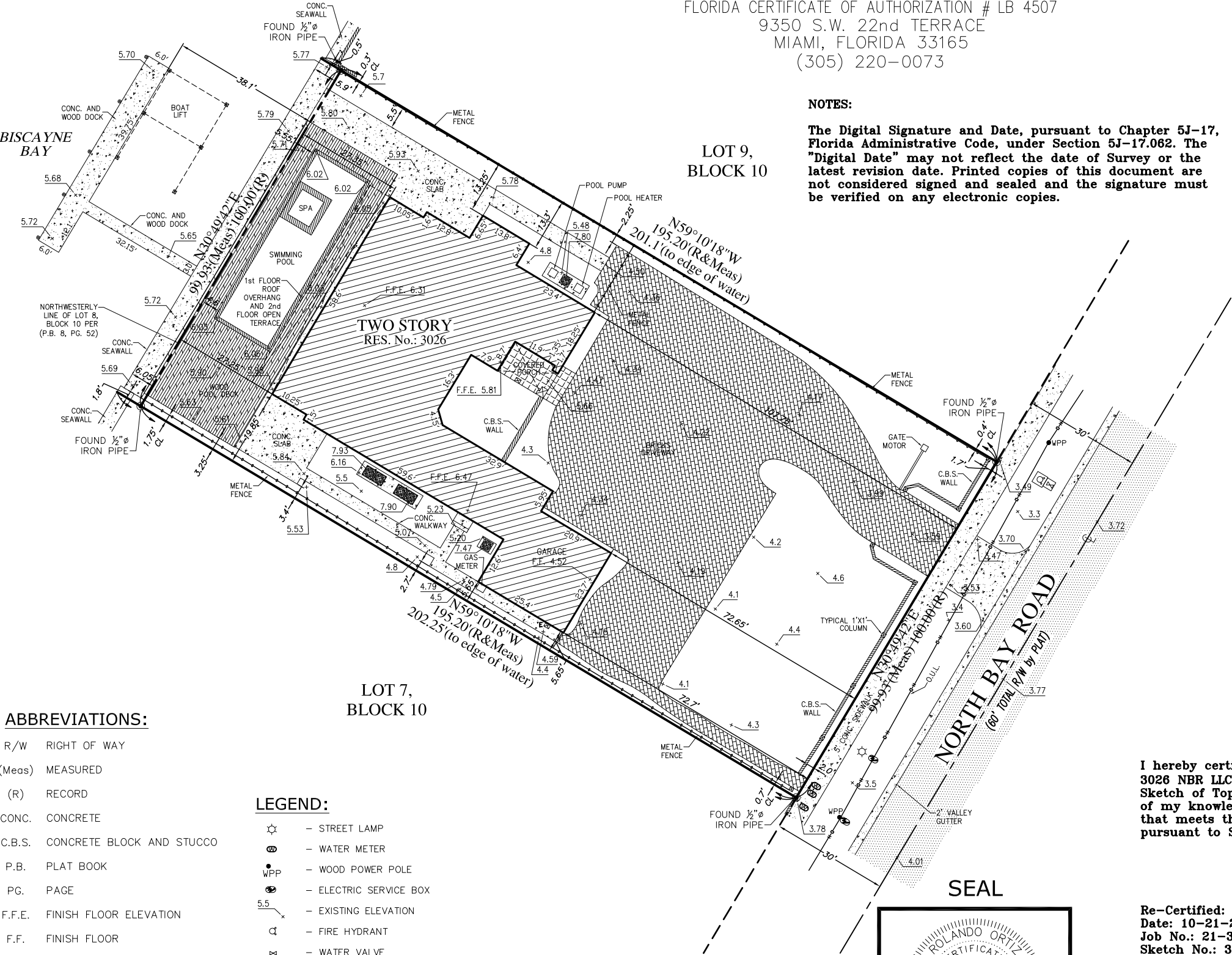
Lot 8, in Block 10, of AMENDED PLAT OF SUNSET LAKE SUBDIVISION;
according to the Plat thereof, as recorded in Plat Book 8, at Page
52, of the Public Records of Miami-Dade County, Florida.

FOR:

ILYA KARPOV.

SURVEYOR'S NOTES:

- 1) This survey was conducted for the purpose of a "Topographic Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
- 2) The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Standards of Practice requirements for a Suburban area (1 foot in 7,500 feet) as specified in Chapter 5J-17, Florida Administrative Code.
- 3) Bearings shown hereon are based on an assumed meridian of N30°49'42"E along the front of the subject property.
- 4) The North arrow direction shown herein is based on an assumed Meridian.
- 5) In some cases graphic representation have exaggerated to more clearly illustrate a particular area where dimensions shall have preference over graphic location.
- 6) Legal description was provided by the client and is subject to any dedications, limitations, restrictions reservations or easements of record.
- 7) Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property; search of Public Records not performed by this office.
- 8) No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
- 9) This survey has been prepared for the exclusive use of the entities named hereon only and the certifications hereon do not extend to any unnamed parties.
- 10) Elevations shown referred to N.G.V. Datum 1929, Miami-Dade County benchmark No.: D-131, elevation: 8.73 feet.
- 11) According to the National Flood Insurance Program the subject property falls in Community No.: 120651, Panel No.: 0317, Suffix: L, Date of FIRM: 09-11-2009, Flood Zone: AE, Base Flood Elevation: 8 feet.
- 12) Contact the appropriate authorities prior to any design work on the hereon-described parcel for Building and Zoning information.
- 13) Professional Land Surveyor and Mapper in responsible charge: Rolando Ortiz LS 4312, State of Florida.
- 14) This survey is not valid without the signature and the raised seal of a Florida Licensed Land Surveyor and Mapper.



ABBREVIATIONS:

- R/W RIGHT OF WAY
(Meas) MEASURED
(R) RECORD
CONC. CONCRETE
C.B.S. CONCRETE BLOCK AND STUCCO
P.B. PLAT BOOK
PG. PAGE
F.F.E. FINISH FLOOR ELEVATION
F.F. FINISH FLOOR
CL CLEAR
O.U.L. OVERHEAD UTILITY LINE

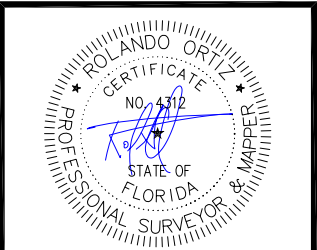
LEGEND:

- STREET LAMP
— WATER METER
WPP — WOOD POWER POLE
— ELECTRIC SERVICE BOX
— EXISTING ELEVATION
— FIRE HYDRANT
— WATER VALVE
— AIR CONDITIONER
— ELECTRIC METER

NOTES:

The Digital Signature and Date, pursuant to Chapter 5J-17, Florida Administrative Code, under Section 5J-17.062. The "Digital Date" may not reflect the date of Survey or the latest revision date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SEAL



I hereby certify to 1) Commonwealth Land Title Insurance Company; 2) Ilya Karpov; 3) 3026 NBR LLC, its successors and/or assigns; 4) Union Title Services, Inc.; that the Sketch of Topographic Survey of the described property is true and correct to the best of my knowledge and belief, as recently surveyed and platted under my direction; also that meets the Standards of Practice set in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

Re-Certified: 06-08-2022
Date: 10-21-2021
Job No.: 21-32559
Sketch No.: 30118

By: Rolando Ortiz LS 4312
Professional Land Surveyor
& Mapper, State of Florida.

NOT VALID WITHOUT SHEET 2 OF 2

(SHEET 2 OF 2 CONTAINS SKETCH OF SURVEY)

3026 North Bay Road
Miami Beach, Florida 33140.

DATE:
10-21-2021

JOB No.:
21-32559

SKETCH No.:
30118

REVISIONS:
RE-CERTIFIED: 06-08-2022

SCALE:
1"=30'

SHEET:
1 OF 2