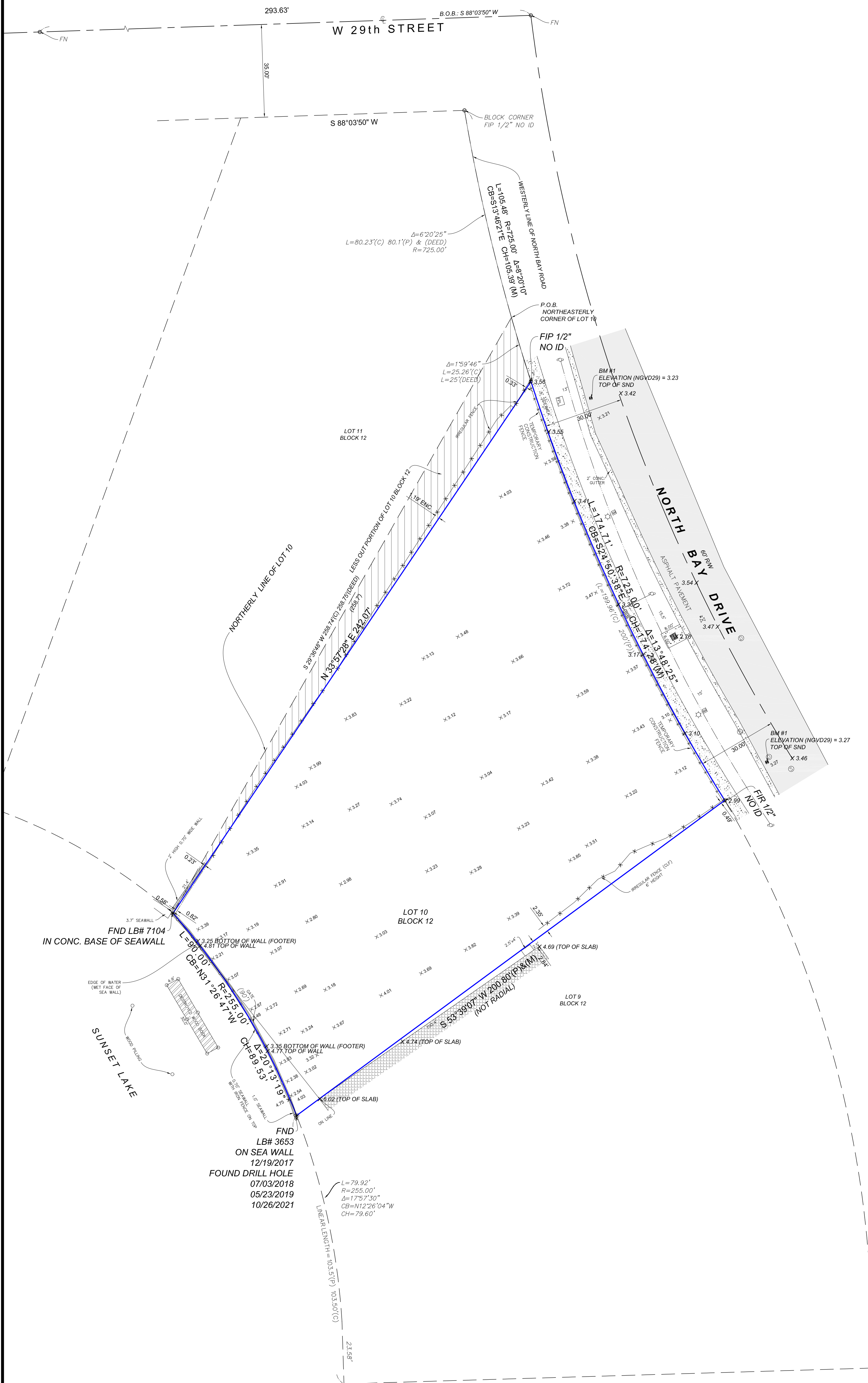
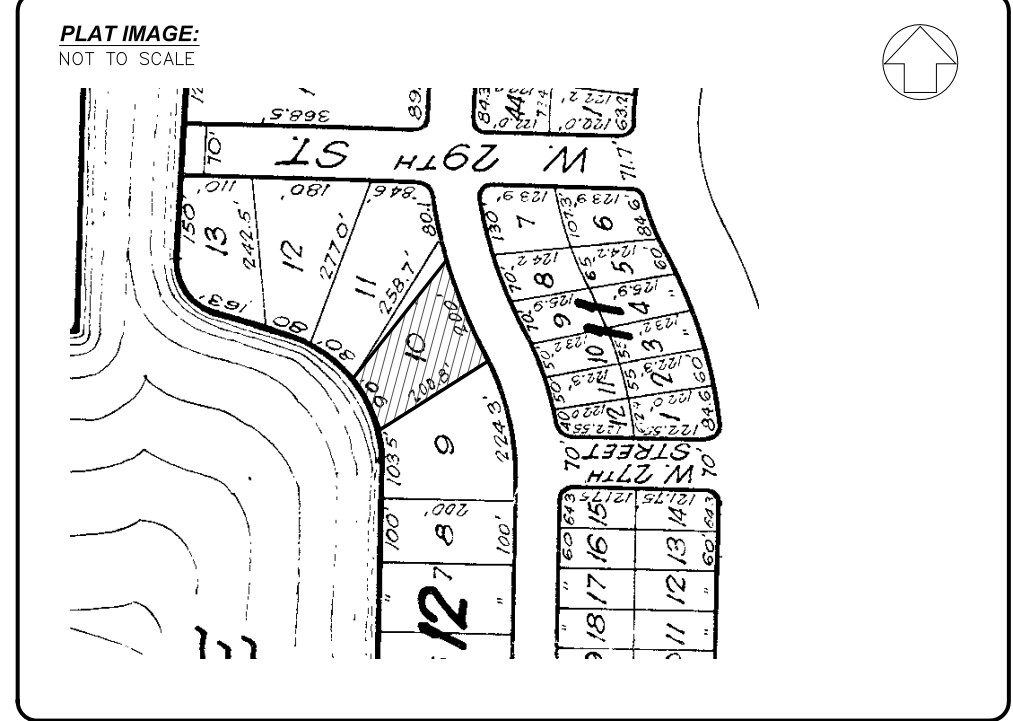


MAP OF BOUNDARY & TOPOGRAPHIC SURVEY



BENCHMARK REFERENCE:

NAVD1988 BENCHMARK: CMB S1 03
BM NAME: CMB S1 03
ELEVATION: 6.02
LOCATION: W 29th ST, SUNSET IS. NO. 1
COMMENTS: PK N&W IN CB, S.W. COR. OF BRIDGE
Status Survey

SURVEYOR'S NOTES:

- ELEVATIONS WHEN SHOWN REFER TO NORTH GEOTHELLIC VERTICAL DATUM OF 1929 (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 WAY, 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.
- 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.
- THIS IS A SURVEY OF A RESIDENTIAL PROPERTY, THE STANDARD ACCURACY FOR THE CONTROLLING DATA (BOUNDARY, CENTER, TRAVERSE, AND SURVEY TIE LINES) FOR THIS TYPE OF SURVEY AND ITS EXPECTED USE (SUBURBAN) IS 1 FOOT IN 7,500 FEET (THIS SURVEY DOES NOT EXCEED THAT STANDARD).
- VERTICAL FEATURES (ELEVATIONS) HAVE BEEN MEASURED TO AN ACCURACY OF 5 HUNDRETHS OF A FOOT.
- IMPROVEMENTS SHOWN HAVE BEEN MEASURED TO THE NEAREST 10TH OF A FOOT. TIES SHOWN HAVE BEEN MEASURED TO THE NEAREST TENTH 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 SOO 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 CENTERLINE OF W 24TH STREET HAS BEEN ASSIGNED A BEARING OF S 88°03'50\"/>

LEGEND

ABBREVIATIONS:

- A = ARC DISTANCE
- AC = AIR CONDITIONER PAD
- BCR = BROWARD COUNTY RECORDS
- BLDG = BUILDING
- BM = BENCH MARK
- BOB = BASIS OF BEARINGS
- CB = CONCRETE BLOCK & STUCCO
- CI = CALCULATED
- CO = CURB OUTLET
- CLF = CHAIN LINK FENCE
- COL = COLUMN
- CONC = CONCRETE
- DE = DRAINAGE EASEMENT
- DME = DRAINAGE & MAINTENANCE EASEMENT
- DW = DRIVE
- EA = ELEC. BOX
- ENC = ENCROACHMENT
- ENR = ENCROACHMENT
- EW = EDGE OF WATER
- FH = FOUND HOLE
- FF = FINISHED FLOOR
- FR = FOUND IRON PIPE
- FR = FOUND IRON ROD
- FR = FOUND IRON NAIL
- FND = FOUND NAIL & DRILL
- FR = FOUND POWER LIGHT TRANSFORMER PAD
- LE = LANDSCAPE EASEMENT
- LM = LAKE MAINTENANCE EASEMENT
- MCM = MIAMI COUNTY RECORDS
- MH = MAIN HOLE
- ML = MOUND LINE
- ORB = OFFICIAL RECORDS BOOK
- OS = OFFSET
- PI = PLAT BOOK
- PC = POINT OF CURVATURE
- PCP = PERMANENT CONTROL POINT
- PE = POOL EQUIPMENT PAD
- PI = PILE
- PI = INTERSECTION
- PL = PLANTER
- PWB = POINT OF BEGINNING
- PCC = POINT OF COMMENCEMENT
- PRC = POINT OF REVERSE CURVATURE
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT OF TANGENCY
- R = RADIUS DISTANCE
- RI = RECORD
- R/W = RIGHT OF WAY
- RES = RESIDENCE
- SIP = SET IRON PIPE
- SIP = SET IRON PIPE
- SIP = SET IRON PIPE
- STL = SURVEY TIE LINE
- SW = SWEDELL
- (TYP) = TYPICAL
- UB = UTILITY BOX
- UE = UTILITY EASEMENT
- WF = WOOD FENCE

SYMBOLS:

- = ELECTRIC BOX
- = TELEPHONE RISER
- = CABLE RISER
- = WATER METER
- = WATER VALVE
- = CURB INLET
- = FIRE HYDRANT
- = LIGHT POLE
- = DRAINAGE
- = ANCHOR
- = GUARD RAIL
- = IRON FENCE
- = WOOD FENCE
- = CHAIN LINK FENCE
- = OVERHEAD UTILITY WIRE
- = LIMITED ACCESS RIGHT-OF-WAY LINE
- = ELEVATION
- = ORIGINAL LOT DISTANCE
- = CENTRAL ANGLE
- = CENTER LINE
- = CATCH BASIN
- = UTILITY POLE
- = CONG. POLE
- = DRAINAGE MANHOLE
- = SEWER MANHOLE
- = SKIN

SURFACES:

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

LEGAL DESCRIPTION:

Lot 10, Block 12, of AMENDED PLAT OF SUNSET LAKE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 8, Page 52, of the Public Records of Miami-Dade County, Florida, excepting the following described parcel of land:

Beginning at the Northeast corner of Lot 10, Block 12, of SUNSET LAKE SUBDIVISION, according to the Amended Plat thereof, as recorded in Plat Book 8, Page 52, of the Public Records of Miami-Dade County, Florida, said corner being in the Westerly line of North Bay Road at a distance of 80.1 feet South from the intersection of the Southerly line of West 29 Street and the Westerly line of North Bay Road, as measured along the Westerly line of said North Bay Road; thence Southwesterly along the Northerly line of said Lot 10, Block 12, for a distance of 238.75 feet more or less to the Northwesterly corner of said Lot 10; thence Northeasterly for a distance of 241.88 feet more or less to a point in the Westerly line of said North Bay Road, said point being 25 feet South, as measured along the Westerly line of said North Bay Road, from the Northeast corner of said Lot 10; thence Northerly along the Westerly line of said North Bay Road for a distance of 25 feet to the point and place of beginning.

DATE OF SURVEY:
01/06/2015

JOB #: 151022426

FILE #: C-2059

PROJECT NAME:
SUAREZ 2015

CAD FILE(P): SIMONE

SHEET 1 OF 1

CERTIFIED TO:
BRAY SIMONE AND MECHALI SIMONE

UPDATED TO TOPOGRAPHIC SURVEY 10/26/21 JOB #2109333783

UPDATED SURVEY 09/21/19 JOB # 190629099

UPDATED SURVEY 07/03/19 JOB # 190627499

UPDATED SURVEY 12/19/17 JOB # 171206472

UPDATED TO TOPOGRAPHIC SURVEY 06/16/17 JOB #170625092

REVISIONS:

PROPERTY ADDRESS:
2740 N BAY ROAD, MIAMI BEACH, FL 33140

FLOOD ZONE INFORMATION:
BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY REVISED ON 09/11/10 AND INDEX MAP REVISED ON 09/11/10 THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE, BASE FLOOD ELEVATION & COMMUNITY NAME & NUMBER G.L.D.C. MIAMI BEACH 120601 MAP & PANEL NUMBER 12086C0312 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 9-17 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

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

suarez surveying & mapping, inc.

13350 SW 131st Street, Suite 103, Miami, Florida 33186

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