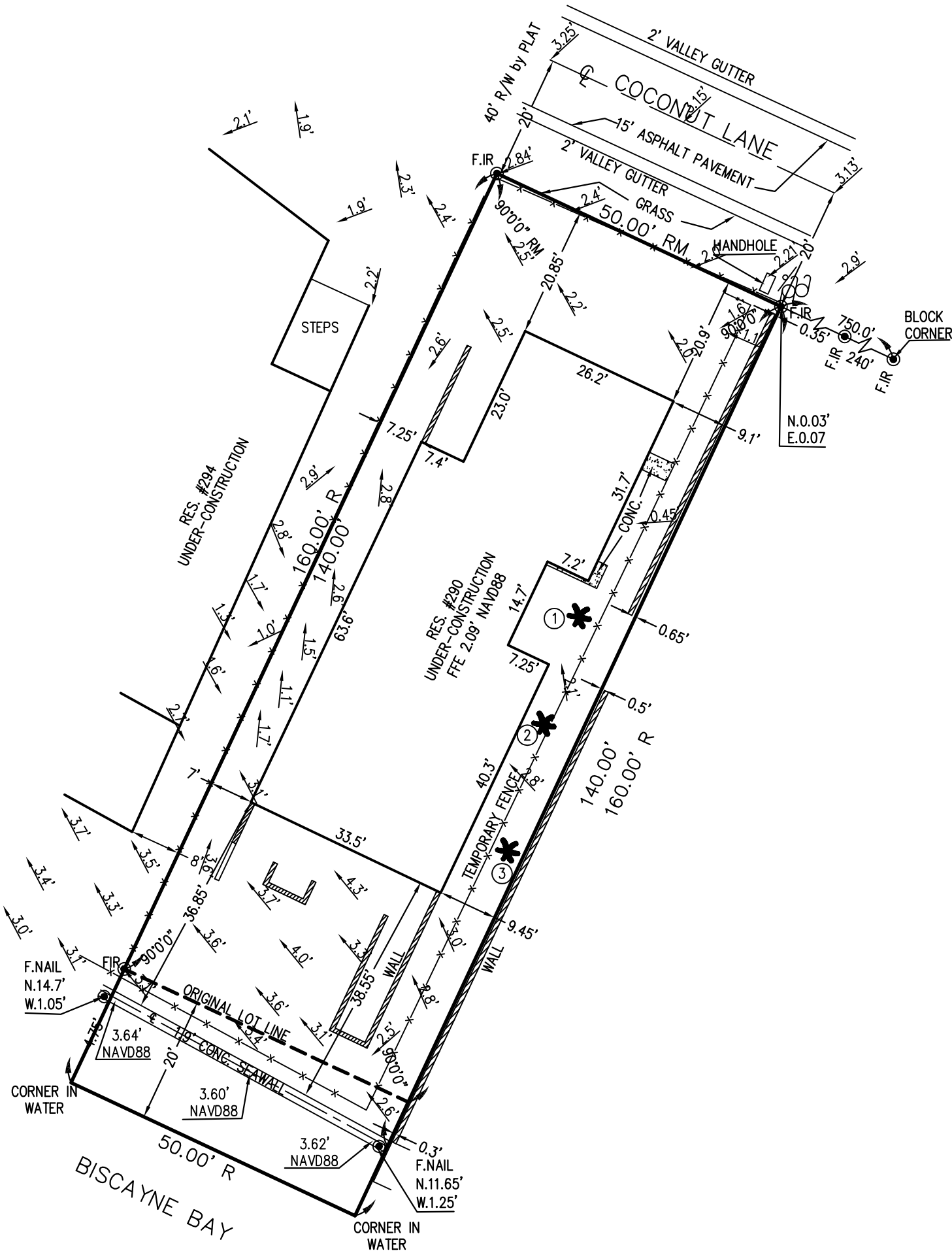
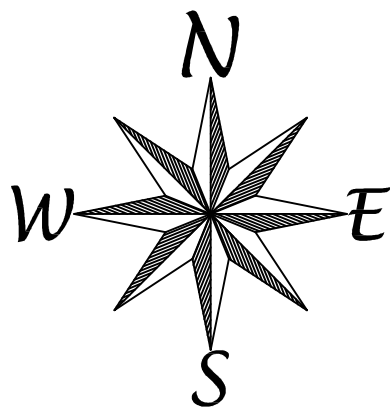


SKETCH OF SURVEY

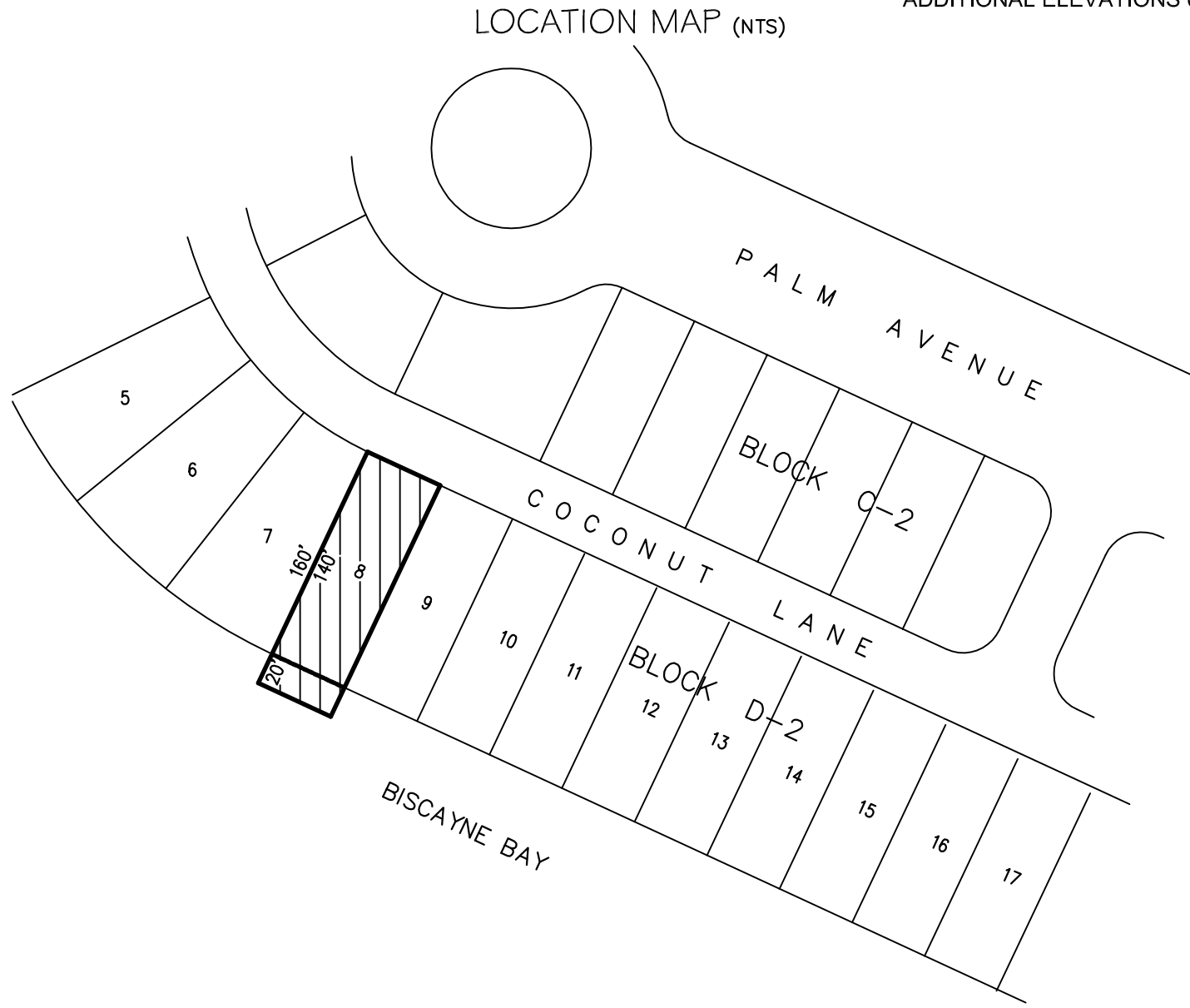
SCALE: 1"=20'



FOR: PAULO BACCHI  
ADDRESS: 290 SOUTH COCONUT LANE, MIAMI BEACH, FLORIDA 33139  
JOB No.: 1025221  
SURVEY DATE: 10-25-2022

LEGAL DESCRIPTION:  
LOT 8, BLOCK 2-D OF "AMENDED RIVIERA AND FIRST AND SECOND ADDITIONS" THERETO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, AT PAGE 37, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND A STRIP OF LAND 20 FEET WIDE ABUTTING THE WATERFRONT END OF LOT 8, OF BLOCK 2-D, OF "AMENDED RIVIERA AND FIRST AND SECOND ADDITIONS" THERETO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 32, AT PAGE 31, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; BEING A PART OF THE 20 FOOT STRIP OF LAND IN CIRCLING PALM ISLAND CONVEYED BY THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND TO THE BISCAYNE BAY ISLANDS COMPANY BY DEED DATED SEPTEMBER 14, 1932, AND RECORDED IN DEED 1501 AT PAGE 419, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

REVISION:  
UP-DATE AND ADD TREES 01-20-2023  
ADDITIONAL ELEVATIONS 05-11-2023



LEGENDS  
[Symbol] = CATCH BASIN [Symbol] = GUY ANCHOR [Symbol] = HYDRANT [Symbol] = IRON PIPE [Symbol] = IRON ROD [Symbol] = LIGHT POLE  
[Symbol] = SEWER MANHOLE [Symbol] = DRAINAGE MANHOLE [Symbol] = NAIL & DISC [Symbol] = POWER POLE [Symbol] = WATER METER  
[Symbol] = WELL [Symbol] = SIGN [Symbol] = CENTERLINE [Symbol] = MONUMENT LINE [Symbol] = CHAIN LINK FENCE  
[Symbol] = OVERHEAD POWERLINE [Symbol] = CONCRETE FENCE [Symbol] = METAL FENCE [Symbol] = WOOD FENCE

ABBREVIATIONS  
ENC=ENCROACHMENT (BASED ON APPARENT PHYSICAL USE), SDWK=SIDEWALK, PL=PROPERTY LINE, F=FOUND, STY=STORY, A/C=AIR CONDITIONING UNIT, PC=POINT OF CURVATURE, PT=POINT OF TANGENCY, D/H=DRILL HOLE, RES=RESIDENCE, CONC=CONCRETE, R/W=RIGHT-OF-WAY, (TYP)=TYPICAL, (M)=FIELD MEASURED, (C)=CALCULATED, (R)=RECORD, C/N=CUTNAIL, R/N=ROUND NAIL, N/TT=NAIL & TIN TAB, S=SET, FFE=FINISH FLOOR ELEVATION, O/S=OFF SET, PB=PLAT BOOK, PG=PAGE, NTS=NOT TO SCALE, PRC=POINT OF REVERSE CURVE, PCC=POINT OF COMPOUND CURVE, POC=POINT OF COMMENCE, POB=POINT OF BEGINNING, CB=CHORD BEARING, BLDG=BUILDING, EASM'T=EASEMENT, UT EASM'T=UTILITY EASEMENT, DME=DRAINAGE MAINTENANCE EASEMENT, C.N.A.=CORNER NOT ACCESSIBLE, M.SH=METAL SHED, P/F=PLASTIC FENCE, MH=MANHOLE, CL=CLEAR

SURVEYOR'S NOTES:  
1) PROPERTY SURVEYED ACCORDING TO LEGAL DESCRIPTION PROVIDED BY CLIENT; 2) UNLESS NOTED PROPERTY CORNER MONUMENTS HAVE NO ID; 3) EXAMINATION OF ABSTRACT OF TITLE AND A SEARCH OF THE PUBLIC RECORDS WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS AFFECTING THE PROPERTY; 4) BELOW SURFACE LOCATION NOT DONE; 5) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON; 6) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OR DIGITALLY SIGNED AND SEALED BY A FLORIDA LICENSED SURVEYOR AND MAPPER; 7) IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" MEETS THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472-027, FLORIDA STATUTES.

FREEDOM OF LAND CORP  
Surveying Services  
1150 NW 72nd AVENUE  
TOWER 1, SUITE 351  
MIAMI, FLORIDA 33126  
305.266.4451 - 305.262.5007 / LB4515

FLOOD INFORMATION  
COMMUNITY: 120851  
PANEL: 12086C0318  
SUFFIX: L  
FLOOD ZONE: AE  
BASE FLOOD ELEV: 9.0' NGVD29  
DATE OF FIRM: 09-11-2009

ENRIQUE H. POUSADA  
Registered Land Surveyor No.5133  
STATE OF FLORIDA

NOTES:  
1) BENCHMARK USED MIAMI-DADE No. E- 03 ELEVATION 9.47 FEET NGVD OF 1929 (NGVD29-1.56'=NAVD88; 9.47'-1.56'=7.91 FEET NAVD 1988)  
2) 0.00' DENOTES EXISTING ELEVATION (NAVD 1988)  
3) TREES ARE APPROXIMATELY LOCATED AND DENOTED HEREON ARE FOR INFORMATIONAL PURPOSE ONLY. CONSULT A BOTANIST AND/OR LANDSCAPE ARCHITECT FOR MORE SPECIFIC INFORMATION ON TREE SPECIES.

This document has been digitally signed and sealed by Enrique H. Pousada, PSM. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE