

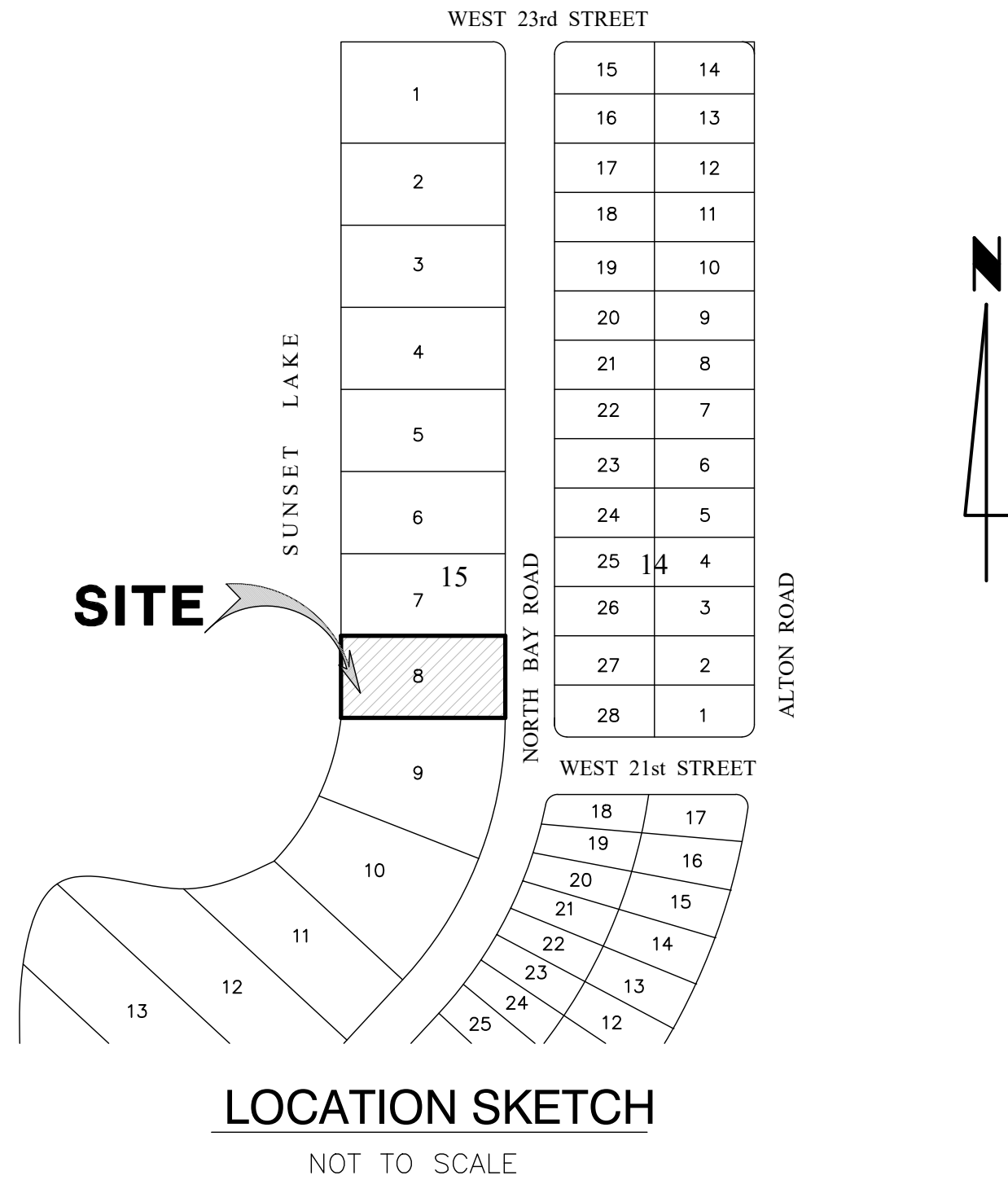
J. Bonfill & Associates, Inc.
REGISTERED LAND SURVEYORS & MAPPERS
Florida Certificate of Authorization LB3398
7100 S.W. 99th Avenue Suite 104
Miami, Florida 33173 (305) 598-8383

BOUNDARY SURVEY
of
2108 NORTH BAY ROAD, MIAMI BEACH
MIAMI-DADE COUNTY, FLORIDA 33140
for
BRODSON LUXURY HOMES

REVISIONS	BY
VERTICAL DATUM CHANGE ONLY. NAVD88 TO NGVD 29 (NO SURVEY UPDATED) 6-27-23	J.S.

Proj:	17-0183
Job:	22-0191-1
Date:	08-10-2022
Drawn:	G.P., J.S., M.P. C.B.
Checked:	J.S.
Scale:	AS SHOWN
Field Book:	FILE
SHEET 1 OF 2	

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SURVEYOR'S NOTES:

1. MAP OF BOUNDARY SURVEY:

Field Survey was completed on: August 10th, 2022.

2. LEGAL DESCRIPTION:

Lot 8, Block 15, of AMENDED PLAT OF SUNSET LAKE SUBDIVISION, a according to the plat thereof as recorded in Plat Book 8, Page 52 of the Public Records of Miami-Dade County, Florida.

Containing 20,000 Square Feet or 0.46 Acres more or less by calculations.

Folio No. 02-3227-008-1351

3. SOURCES OF DATA:

AS TO VERTICAL CONTROL:

By scaled determination the subject property lies in Flood Zone AE, Base Flood Elev. 8 feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651 Map No. 12086C0317, Suffix L, Firm Index Date: 09-11-2009. Base Flood Elevations on Flood Insurance Rate Map (FIRM) for Miami-Dade County are referenced to National Geodetic Vertical Datum of 1929 (N.G.V.D. 1929). These flood elevations must be compared to elevations referenced to the same vertical datum.

An accurate Zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".

The vertical control element of this survey was derived from the National Geodetic Vertical Datum 1929 (NGVD29).

Benchmarks used:

City of Miami Beach Benchmark DB 04 R Elevation=4.25' (NGVD29)
Location:
Dade Blvd & Michigan Avenue.

City of Miami Beach Benchmark 20 03R Elevation=5.57' (NGVD29)
Location:
20th Street & Sunset Drive.

AS TO HORIZONTAL CONTROL:

North Arrow and bearings refer to an assumed value of North along the East line of the Subject property, Miami-Dade County, Florida. Said line is considered well-established and monumented.

4. ACCURACY:

Horizontal Control:
The accuracy obtained for all horizontal control measurements, based on a 95% confidence level and office calculations of closed geometric figures, verified by redundant measurements, meets or exceeds an equivalent linear closure standard of 1 foot in 7,500 feet for Suburban Areas, a common value accepted in the Surveying and Construction Industry.

Vertical Control:
Elevation control for the survey was based on a closed level loop to the benchmark(s) noted above and meet or exceeds a closure in feet of plus or minus 0.05 feet.

5. LIMITATIONS:

THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED. AT THE TIME OF THE SURVEY THE SITE WERE UNDER CONSTRUCTION.

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records. No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon. This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Rule 5J-17 of the Florida Administrative Code.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

CERTIFY TO:

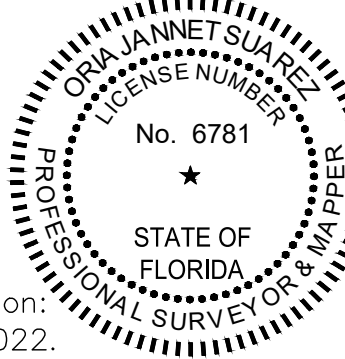
SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: That the Boundary Survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction. Further, there are no above ground encroachments unless shown. This survey meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to section 472.027 Florida Statutes. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting the property. Location and identification of utilities adjacent to the property were not secured as such information was not requested. Ownership is subject to opinion of title.

J. Bonfill & Associates, Inc.
Florida Certificate of Authorization Number LB 3398

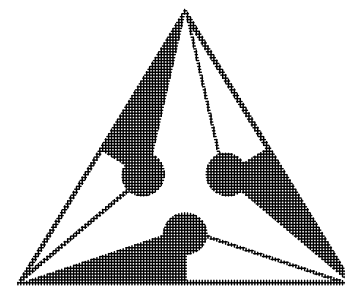
By: _____
Oria Jannet Suarez, P.S.M. for the firm
Professional Surveyor and Mapper No. 6781
State of Florida

Note:
Field Survey
was completed on:
August 10th, 2022.



THESE ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
ORIA JANNET SUAREZ, PSOM ON THE DATE ADJACENT TO
THIS SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE MUST BE
WORKED ON ANY ELECTRONIC COPIES.

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. 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.



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SHEET 2 OF 2	

LEGEND	
	Air Conditioner
	Back Flow Preventer
	Cable Television
	Catch Basin
	Chain Link Fence
	Clean Out
	Concrete Light Pole
	Concrete Power Pole
	Control Valve
	C.B.S. Wall
	Diameter
	Diameter-Height-Spread
	Drain
	Drainage Manhole
	Electric Box
	Electric Meter
	Electric Motor
	Electric Panel
	Fire Hydrant
	Flag
	Floor Lamp
	Force Main Valve
	Gas Valve
	Grease Manhole
	Guard Pole
	Guy Wire
	Irrigation Control Valve
	Light Pole
	Mail Box
	Metal Fence
	Monitoring Well
	Overhead Utility Lines
	Parking Meter
	Property Corner
	Right-of-Way Lines
	Sewer Manhole
	Sewer Valve
	Temporary Benchmark
	Spot Elevation
	Traffic Light
	Traffic Sign
	Telephone Booth
	Telephone Box
	Telephone Manhole
	Unknown Manhole
	Utility Power Pole
	Valve (Unknown)
	Water Manhole
	Water Meter
	Water Pump
	Water Valve
	Wood Fence

ABBREVIATIONS	
A	Arc Length
A/C	Air Conditioner Pad
ASPH.	Asphalt
B.M.	Benchmark
(C)	Calculated
C.B.S.	Concrete Block Structure
C.G.	Curb & Gutter
C/L	Centerline
C.L.F.	Chain Link Fence
CONC.	Concrete
C.S.	Concrete Slab
(D)	Dead
DWY.	Driveway
E.O.W.	Edge of Water
E.T.P.	Electric Transformer Pad
F.F.E.	Finished Floor Elevation
F.I.P.	Found Iron Pipe
F.N.D.	Found Nail & Disc
F.R.	Found Rebar
ID.	Identification
INV.	Inverts
L.F.E.	Lowest Floor Elevation
(M)	Measured
M.F.	Metal Fence
M/L	Monument Line
P.B.	Plat Book
P.C.P.	Permanent Control Point
PG.	Page
PL.	Planter
P/L	Property Line
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
P/S	Parking Spaces
(R)	Recorded
P.R.M.	Permanent Reference Monument
R/W	Right-of-Way Line
SWK.	Sidewalk
S.N.D.	Set Nail & Disc (LB 3398)
S.R.	Set Rebar (LB 3398)
TYP.	Typical
T.B.M.	Temporary Benchmark
T.O.B.	Top of Bank
T.O.P.	Top of Pipe Elevation
U.E.	Utility Easement
V.G.	Valley Gutter
W.E.	Wire Elevation
W.F.	Wood Fence

