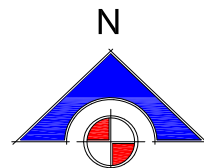


# MAP OF SURVEY



**360° SURVEYING AND MAPPING, LLC**  
Land Surveyors - Land Planners  
2000 S.W. 83rd Court MIAMI, FLORIDA 33155  
PHONE: (305) 265-1002



SCALE: 1" = 20'

**PROPERTY ADDRESS:**  
1630 WEST 21st STREET MIAMI BEACH, FL. 33140

**FLOOD ZONE INFORMATION:**  
COMMUNITY NO. 120651 PANEL NO. 0317 SUFFIX: L  
FIRM DATE: 09-11-2009 FLOOD ZONE: AE BASE FLOOD: 8 (NGVD)

**LEGAL DESCRIPTION:**  
That part of Lots 16 and 17 of Block 5 of SUNSET LAKE EXTENSION, a Subdivision according to Plat thereof, recorded in Plat Book 40, Page 23, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:  
Beginning at the intersection of the north line of Section 33, Township 53 South, Range 42 East, Miami-Dade County, Florida, with the westerly line of Bay Avenue, as shown on a plat entitled "Sunset Lake Extension" as recorded in Plat Book 40, Page 23, of the Public Records of Miami-Dade County, Florida, run in a Southeasterly direction along the Westerly line of Bay Avenue, as same is shown on the above mentioned plat of Sunset Lake Extension, a distance of 10.74 feet to the point of curvature of a circular curve;  
Thence run along the arc of a circular curve, deflecting to the left, along the westerly line of Bay Avenue, said circular curve having for its elements a central angle of 9 degrees 32'02.5" and a radius of 75.0 feet, a distance of 12.48 feet to the Point of Beginning of the tract of land herein described, From said Point of Beginning continue along the arc of a circular curve deflecting to the left, along the southerly line of West 21st Street as shown on the plat of Sunset Lake Extension, said circular curve having for its elements a central angle of 40 degrees 26' 45.5" and a radius of 75.0 feet, a distance of 52.94 feet to the Point of Tangency of said circular curve; Thence run tangent to the last mentioned circular curve along the southerly line of said West 21st Street, a distance of 5.17 feet to a point; said point being the intersection of dividing line between Lots 15 and 16, Block 5, Sunset Lake Extension and the Southerly line of said West 21st Street; Thence run along a line deflecting to the right 90 degrees 00' along the dividing line between said Lots 15 and 16 Block 5, a distance of 145.0 feet to a point on the concrete bulkhead on the northerly shore of Canal connecting Biscayne Bay with Sunset Lake; Thence run along a line deflecting to the right 90 degrees 00' along the said concrete bulkhead a distance of 49.01 feet to the Point of Curvature of a circular curve; Thence on said concrete bulkhead run along the Arc of a circular curve deflecting to the right and having for its elements a central angle of 21 degrees 43' 43.5" and a radius of 210.0 feet, a distance of 79.64 feet to a point; Thence run in a Northeasterly direction a distance of 165.00 feet to the Point of Beginning.

**SURVEYOR'S NOTES:**  
LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.

LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR RECORDED EASEMENTS.

THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OF SURVEY 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.

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A **BOUNDARY SURVEY** ONLY AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY BOARD, COMMISSION OR OTHER ENTITY.

THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 5/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENTS, CURBS AND OTHER MAN-MADE FEATURES AS MAY EXIST.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT UNLESS OTHERWISE SHOWN.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS BROUGHT TO THE FACT THAT SAID DRAWING MAY BE ALTERED IN SCALE BY THE REPRODUCTION PROCESS

ALL MEASUREMENTS SHOWN ARE IN THE UNITED STATES STANDARD FEET

REFERENCE G.P.S. STATION  
RefID=601, RefLat=N25°46'57.83802", RefLon=W80°08'14.16811", RefHgt=-50.89', RefFormat=RTCM3, MountPoint=RTCM3\_NEA  
SHOWN ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

SUBSURFACE IMPROVEMENTS AND/OR ENCROACHMENTS WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN.

NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND DIGITAL SEAL AND /OR THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO THIS MAP OF SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

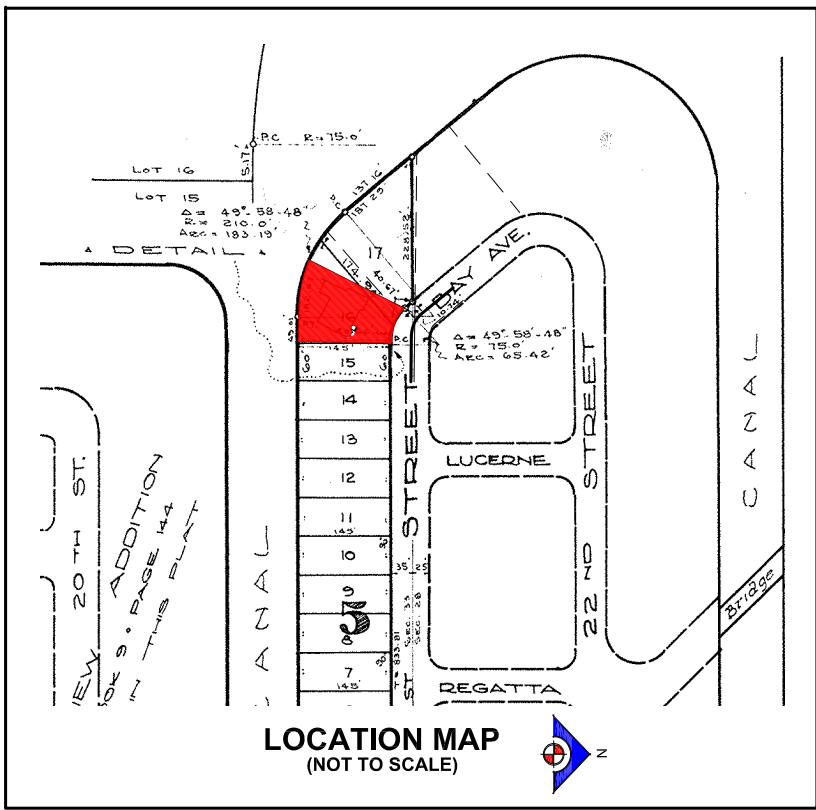
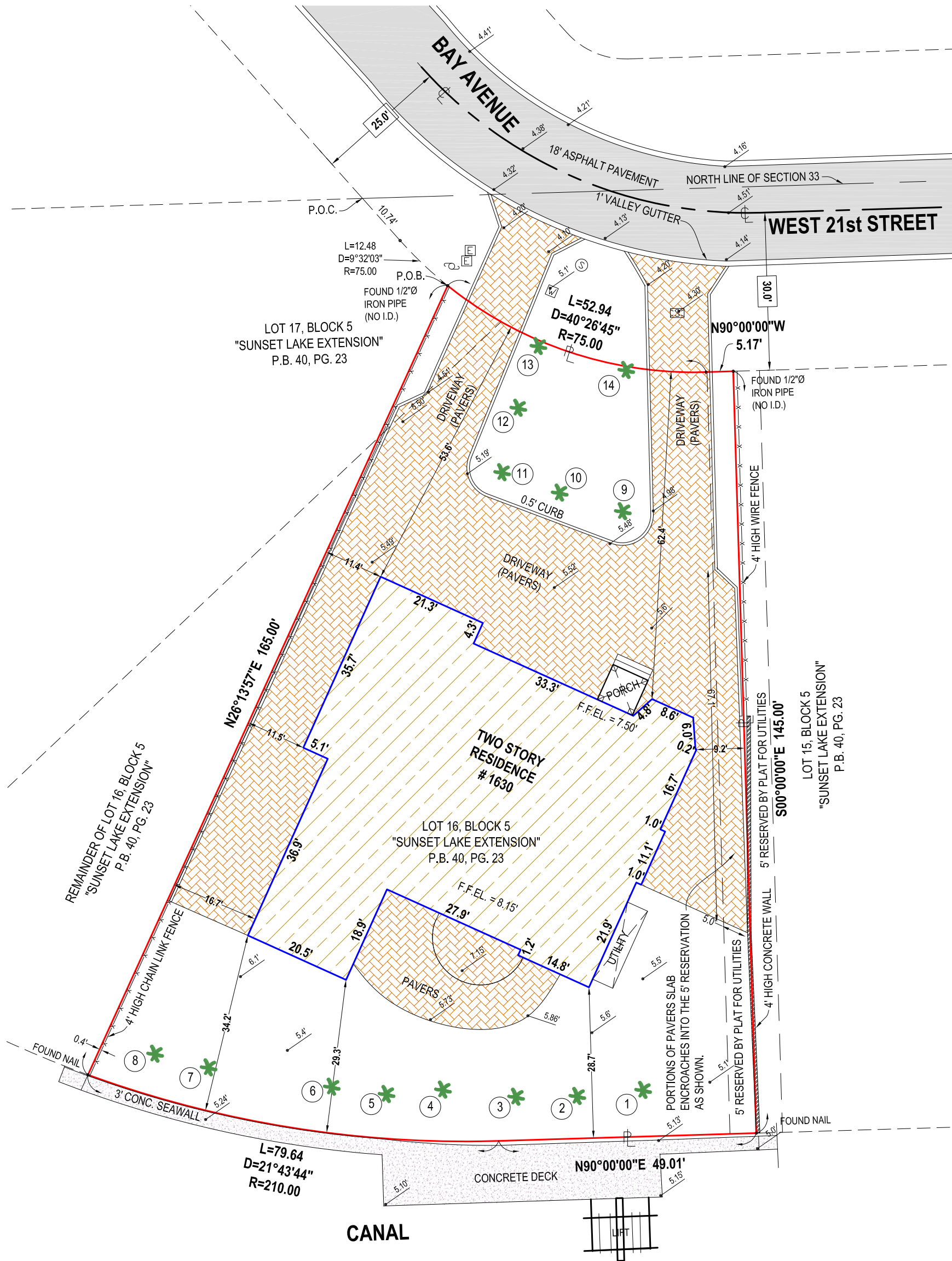
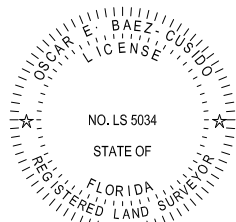
THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

**CERTIFY TO:**  
BAW 2 PROPERTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY

**SURVEYOR'S CERTIFICATION:**  
IN MY PROFESSIONAL OPINION, THIS "BOUNDARY SURVEY", MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. AND, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

**360° SURVEYING AND MAPPING, LLC**  
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6356

OSCAR E. BAEZ-CUSIDO, P.L.S.  
REGISTERED SURVEYOR AND MAPPER NO. 5034  
STATE OF FLORIDA.



## TREE TABLE

Tree #	Name	Canopy	Diameter	Height
1	ROYAL PALM	25	1.3	30
2	ROYAL PALM	25	1.3	30
3	ROYAL PALM	25	1.3	30
4	ROYAL PALM	25	1.3	30
5	ROYAL PALM	25	1.3	30
6	ROYAL PALM	25	1.3	30
7	ROYAL PALM	25	1.3	30
8	ROYAL PALM	25	1.3	30
9	ROYAL PALM	25	1	30
10	ROYAL PALM	25	1	30
11	ROYAL PALM	25	1	30
12	ROYAL PALM	25	1	30
13	ROYAL PALM	25	1	30
14	ROYAL PALM	25	1	30



**AERIAL MAP**  
(NOT TO SCALE)

## LEGEND OF SURVEY ABBREVIATIONS

A = ARC LENGTH A/C = AIR CONDITIONING PAD BLDG = BUILDING B/C = BLOCK CORNER C.B. = CATCH BASIN C.B.S. = CONCRETE BLOCK STRUCTURE CH. = CHORD DISTANCE CL. = CLEAR CLF = CHAIN LINK FENCE	CLP = CONC. LIGHT POLE CONC. = CONCRETE D = CENTRAL ANGLE E = ELECTRIC SERVICE BOX EM = ELECTRIC METER (CAN) F.D.H. = FOUND DRILL HOLE F.H. = FIRE HYDRANT F.L.P. = FOUND IRON PIPE F.R. = FOUND REBAR F.N. = FOUND NAIL G = GAS METER L.P. = LIGHT POLE	MH = MAN HOLE (M) = MEASURED M.L. = MONUMENT LINE N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM N.T.S. = NOT TO SCALE OE = OVERHEAD ELECTRIC LINES P.B. = PLAT BOOK P.C.P. = PERMANENT CONTROL POINT PQ. = PAGE PRKW. = PARKWAY P.R.M. = PERMANENT REFERENCE MONUMENT	P.L. = PROPERTY LINE (R) = RECORDED R = RADIUS RAD. = RADIAL RES. = RESIDENCE R/W = RIGHT OF WAY S = SEWER MANHOLE SEC. = SECTION S.L.P. = SET IRON PIPE NO. SL. = SET BACK LINE STY. = STORY	SWK. = SIDEWALK T = TELEPHONE SERVICE BOX TV = TV CABLE SERVICE BOX U.D.E. = UTILITY & DRAINAGE EASEMENT U.E. = UTILITY EASEMENT U.M.E. = UTILITY & MAINTENANCE EASEMENT U.P. = UTILITY POLE W. = WATER WELL WM. = WATER METER	⊗ MW - GAS MONITORING WELL ⊕ MH - STORM DRAIN MANHOLE ⊙ UP - WOOD UTILITY POLE ⊖ CUP - CONC. UTILITY POLE ⊞ CB - CATCH BASIN	TILES BRICK ASPHALT BLDG. CONC. WALL
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ELEVATIONS  
712.69

**REVISIONS AND/OR UP-DATES**  
09-28-2020 REVISED LEGAL AND ADD 5' RESERVATION  
11-02-2020 ADD TREES  
03-23-2021 ADD ELEVATIONS

ORIGINAL FIELD DATE 08-25-2020

JOB NO. 2008-00748

SHEET

1/1