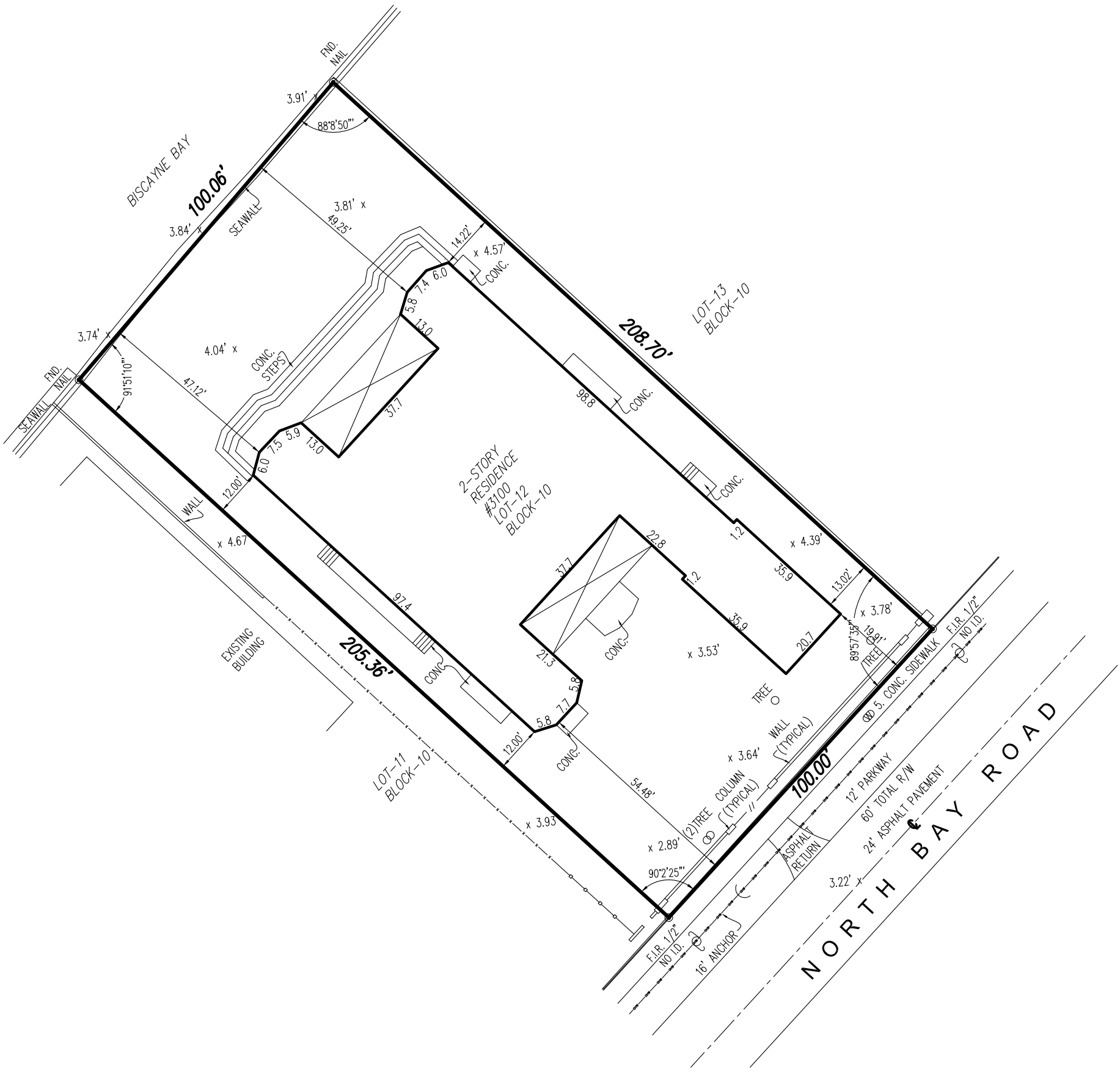
BOUNDARY SURVEY



PEDRO L MARTINEZ

Digitally signed by PEDRO L MARTINEZ
DN: c=US, o=MARTINEZ AND MARTINEZ ENTERPRISES INC, dnQualifier=A01410D0000018094F685AA000AFA1D, cn=PEDRO L MARTINEZ
Date: 2023.10.16 13:51:59 -04'00'

PEDRO LUIS MARTINEZ LICENSE No. 5443 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

ABBREVIATIONS AND LEGEND:

A/C	=DENOTES AIR CONDITIONING UNIT
B.C.	=DENOTES BLOCK CORNER
B.M.	=DENOTES BENCH MARK
C.B.S.	=DENOTES CONCRETE BLOCK STUCCO
C & G	=DENOTES CURVE & GUTTER
V.G.	=DENOTES VALLEY GUTTER
℄	=DENOTES CENTERLINE
M	=DENOTES MONUMENT LINE
F. I/2"IP NO ID	=DENOTES FOUND IRON PIPE NOT IDENTIFIED
F.F.E.	=DENOTES FINISH FLOOR ELEVATION
E.M.	=DENOTES ELECTRIC METER
D.H.	=DENOTES DRILL HOLE
(M)	=DENOTES MEASURE
(R)	=DENOTES RECORD
R/W	=DENOTES RIGHT-OF-WAY
U.E.	=DENOTES UTILITY EASEMENT
P.B.	=DENOTES PLAT BOOK
PG.	=DENOTES PAGE
P.C.P.	=DENOTES PERMANENT CONTROL POINT
	=DENOTES LIGHT POLE
x 0.00'	=DENOTES EXISTING ELEVATION
	=DENOTES CATCH BASIN
W	=DENOTES WATER METER
—//—//—	=DENOTES WOOD FENCE
—x—x—	=DENOTES CHAIN LINK FENCE
—o—o—	=DENOTES IRON FENCE
OHW—OHW	=DENOTES OVERHEAD_LINE
	=DENOTES FOUND IRON PIPE (NO ID.)
	=DENOTES FOUND NAIL AND DISC
	=DENOTES WOOD POWER POLE
S	=DENOTES MANHOLE SANITARY
D	=DENOTES MANHOLE STORM
	=DENOTES ASPHALT
	=DENOTES BRICK
	=DENOTES CONCRETE PAD
	=DENOTES TILE

GENERAL NOTES:

LEGAL DESCRIPTION PROVIDED BY OTHERS.
EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECT THIS PROPERTY.
THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBERANCES NOT SHOWN ON THE PLAT.
UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
WALL TIES ARE THE FACE OF THE WALL.
FENCE OWNERSHIP NOT DETERMINED.
BEARINGS REFERENCED TO LINE NOTED AS B.R.
BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
NOT VALID UNLESS SEALED WITH THE SIGNINGS SURVEYORS EMBOSSED SEAL.
DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.
THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

PROPERTY ADDRESS:

3100 NORTH BAY ROAD, MIAMI BEACH, FLORIDA, 33140

LEGAL DESCRIPTION:

LOT 12, BLOCK 10, 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,.

CERTIFIED TO:

3100 North Bay Road LLC, a Delaware limited liability company

Union Title Services, Inc.

Commonwealth Land Title Insurance Company, Inc.

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.

FIELD DATE OF SURVEY	08-04-2023	FLOOD ZONE:	COMMUNITY:	PANEL:
		AE	120651	0317
BENCH MARK:	D-131	ELEVATION:	DATE OF FIRM:	SUFFIX:
ELEVATION:	8.73'	8.0'	09-11-09	L

BOUNDARY SURVEY

DATE	DRAWN BY	SCALE
08-04-2023	I.C.	1"=30'

REVISION / UPDATE OF SURVEY

DATE	DESCRIPTION
09-14-2023	UPDATE

PROFESSIONAL SURVEYORS & MAPPERS — MARTINEZ & MARTINEZ INC.

MARTINEZ & MARTINEZ ENTERPRISES, INC.
LICENSE BUSINESS NO. 7702
6901 SW. 16TH STREET, PEMBROKE PINES, FL 33023
PH: (786) 277-4851 PLSPSM@GMAIL.COM
WEBSITE: MARTINEZ AND MARTINEZ.COM

SIGNED _____ 09-15-2023 FOR THE FIRM
PEDRO LUIS MARTINEZ , LS No 5443-STATE OF FLORIDA NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.