

SCALE : 1" = 20'

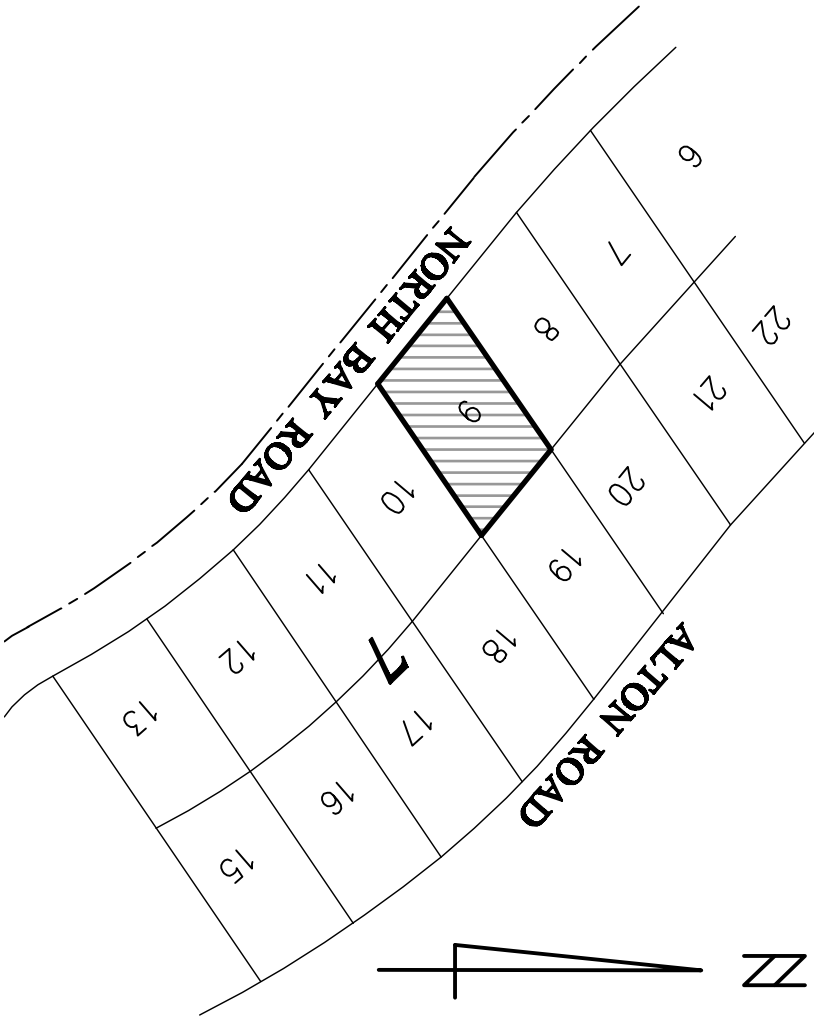
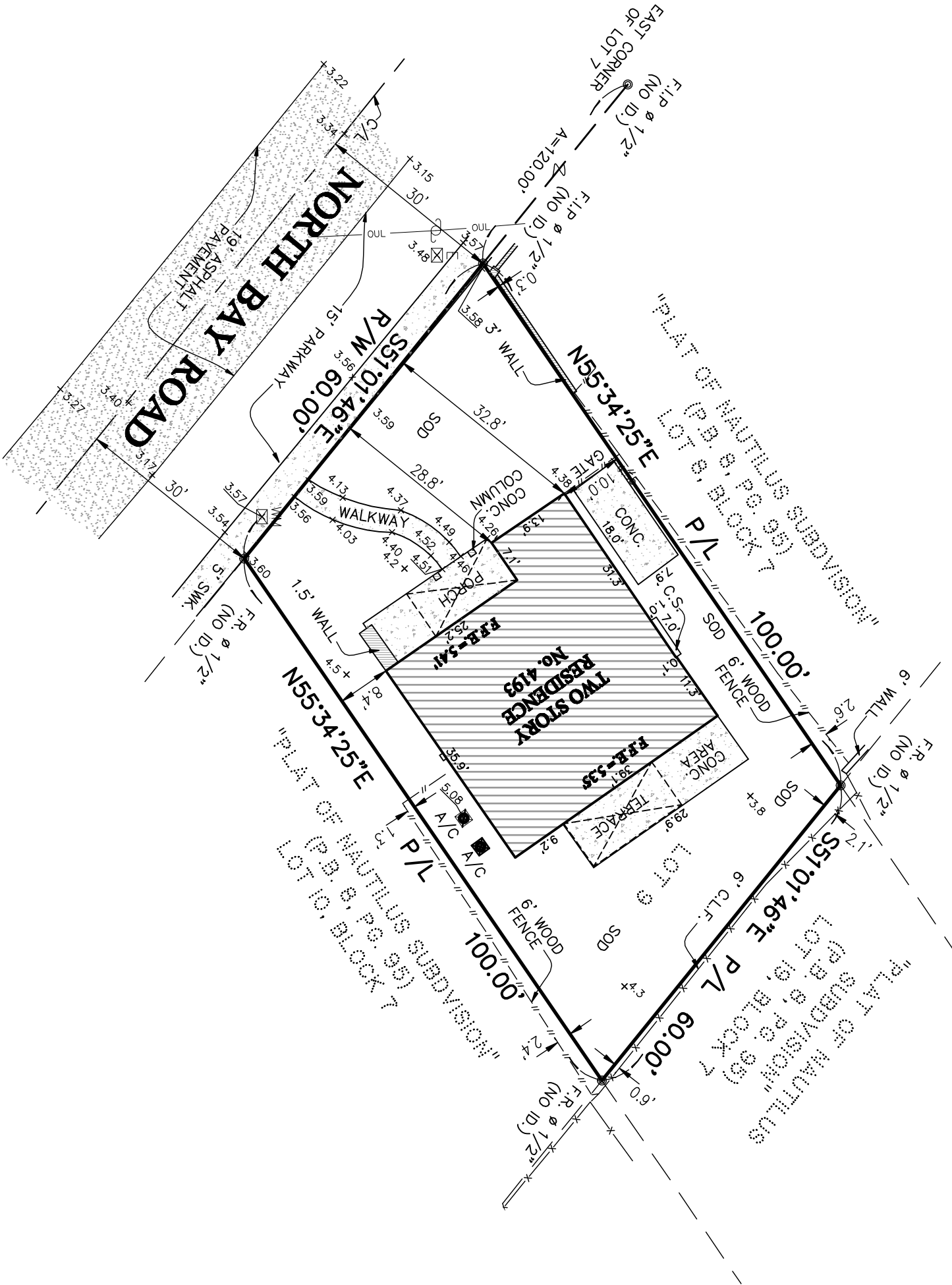
ABBREVIATIONS

- A Arc Length
- A/C Air Conditioner Pad
- ASPH. Asphalt
- B.M. Benchmark
- C.B.S. Concrete Block Structure
- C.G. Curb & Gutter
- CH Chord Distance
- C/LF Center Line
- C/LF Chain Link Fence
- CONC. Concrete
- C.S. Concrete Slab
- D.W.T. Ductwork
- E.E. 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
- I.D. Identification
- INV. Inverts
- L.F.E. Lowest Floor Elevation
- M/L Monument Line
- P.B. Plot Book
- P.C.P. Permanent Control Point
- P.G. Page
- P.L. Plotter
- P.L. Paper Line
- P.O.B. Point of Beginning
- P.O.C. Point of Commencement
- P.R.M. Permanent Reference Monument
- R/W Right-of-Way Line
- S.W. Sidewalk
- T.B.M. Temporary Benchmark
- V.G. Valley Gutter
- W.F. Wood Fence
- W.E. Utility Easement
- P/S Parking Spaces

LEGEND

- BRNN Back Flow Preventer
- CLP Concrete Light Pole
- MLP Metal Light Pole
- Guy Wire
- Utility Power Pole
- Fire Hydrant
- Water Meter
- Electric Box
- Telephone Box
- Sewer Manhole
- Overhead Utility Lines
- Light Pole
- Gas Valve
- Water Valve
- Water Manhole
- Telephone Manhole
- Monitoring Well
- Chain Link Fence
- Parking Meter
- Unknown Manhole
- Sewer Valve
- Mail Box
- Spot Elevation
- Temporary Benchmark
- 1.5'-15'-10' Diameter-Height-Spread
- Right-of-Way Lines
- Property Corner
- Traffic Sign
- Catch Basin
- Drainage Manhole
- Wood Fence
- Iron Fence
- Irrigation Control Valve
- C.B.S. Wall
- Clean Out
- Guard Pole

BOUNDARY SURVEY
of
4193 NORTH BAY ROAD, MIAMI BEACH,
MIAMI-DADE COUNTY, FLORIDA 33140
for
SETH & ELISHEVA HELLER



SURVEYORS NOTES:

1. Field Survey was completed on: December 8th, 2015.

2. LEGAL DESCRIPTION:

Lot 9, Block 7, of PLAT OF NAUTILUS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 8, at Page 95, of the Public Records of Miami-Dade County, Florida.

Containing 5,750 Square feet or 0.13 Acres, more or less, by calculation.

3. SOURCES OF DATA:

AS TO HORIZONTAL CONTROL:

North Arrow and Bearings refer to an assumed value of S51°01'46"E along the Southerly line of the Subject Property, Miami-Dade County, Florida. Said line is considered well-established and monumented.

AS TO VERTICAL CONTROL:

By scaled determination the subject property lies in Flood Zone AE, Base Flood Elev. 7 feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651, Map No. 12086C0309, Suffix L, Revised Date: 09-11-2009.

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 (N.G.V.D.1929).

Benchmark used:

Miami-Dade County Benchmark D-106 Elevation=3.20'

Location:

43 Street --- 125' south of projected south edge of pavement
Alton Road --- 15' west of west edge of pavement

4. ACCURACY:

The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.

5. LIMITATIONS:

The above Legal Description provided by client.

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.

CERTIFY TO:

SURVEYORS CERTIFICATE:

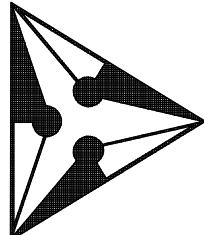
I HEREBY CERTIFY: That the Boundary Survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction. Further, there are no above ground encroachments unless shown. This survey meets the standards of practice set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17, 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 No. LB 3398

ORA JANNET SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER No. 6791
STATE OF FLORIDA

Not valid without the signature and the 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.



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
4193 NORTH BAY ROAD, MIAMI BEACH,
MIAMI-DADE COUNTY, FLORIDA 33140
for
SETH & ELISHEVA HELLER

REVISIONS BY

REVISIONS	BY

Project:	13-0097
Job:	15-0486
Date:	12-08-2015
Drawn:	G.P. J.S., A.A., C.B.
Checked:	J.S.
Scale:	AS SHOWN
Field Book:	ON FILES
SHEET 1 OF 1	