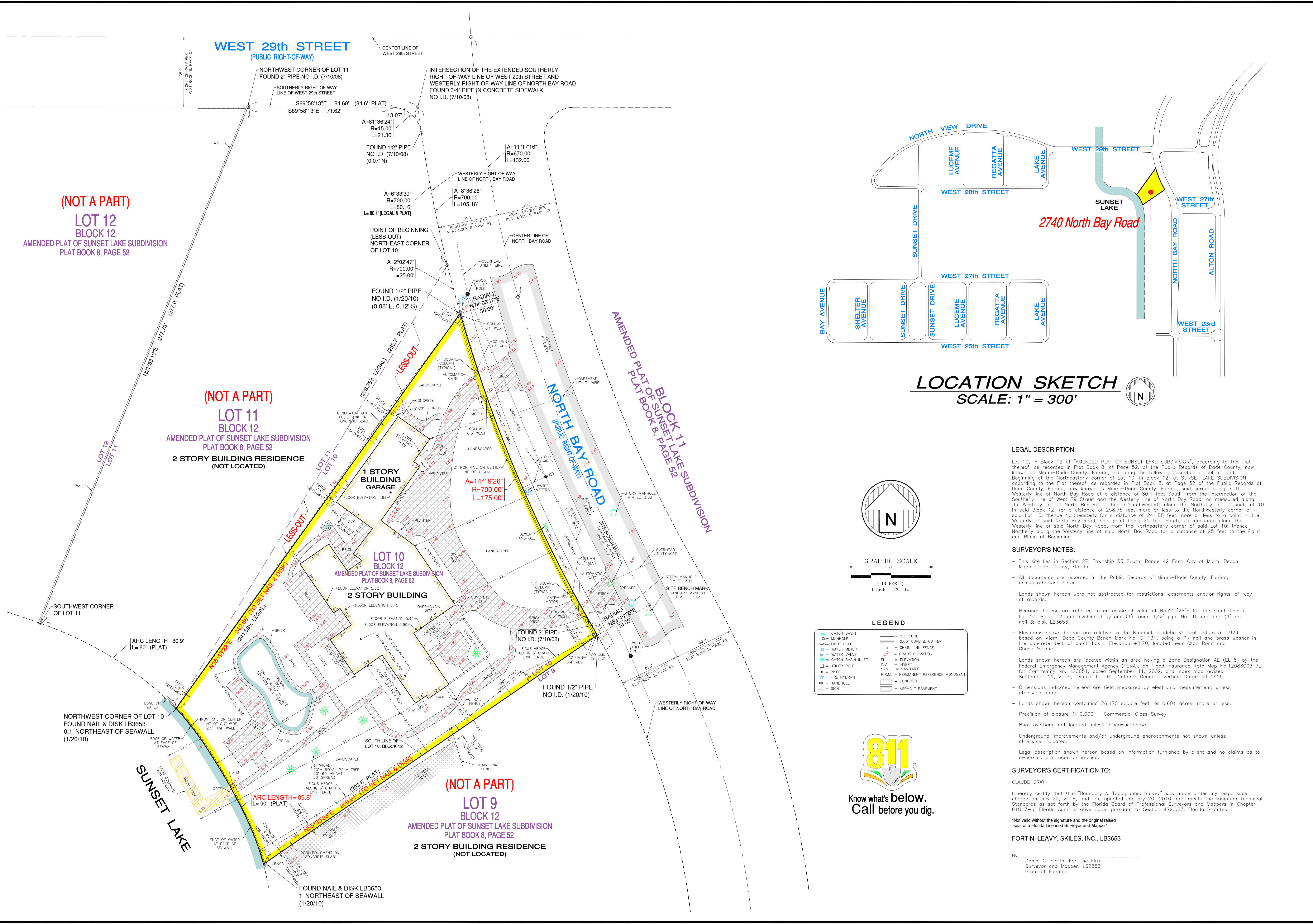


No.	1	100014	UPDATE SURVEY (1/20/10)	SJD	DWF
O.N.					

FORTIN, LEAVY, SKILES, INC.
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
 180 Northeast 168th Street / North Miami Beach, Florida 33162
 Phone: 305-653-4493 / Fax: 305-651-7152 / Email: fls@flsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
2740 NORTH BAY ROAD
 CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Date	7/22/08
Scale	1" = 20'
Drawn By	JJB/GEM
Cad. No.	080829
Plotted:	7/29/08 8:51a
Ref. Dwg.	2098D-040-3
Field Book	604/38 & F.S. SJD
Job. No.	080829
Dwg. No.	2008-094
Sheet	1 of 1



LOCATION SKETCH
 SCALE: 1" = 300'

LEGAL DESCRIPTION:

Lot 10, in Block 12 of "AMENDED PLAT OF SUNSET LAKE SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 8, at Page 52, of the Public Records of Dade County, now known as Miami-Dade County, Florida, excepting the following described parcel of land: Beginning at the Northeast corner of Lot 10, in Block 12, at SUNSET LAKE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 8, at Page 52 of the Public Records of Dade County, Florida, now known as Miami-Dade County, Florida, said corner being in the Westerly line of North Bay Road at a distance of 80.1 feet South from the intersection of the Southerly line of West 29 Street and the Westerly line of North Bay Road, as measured along the Westerly line of North Bay Road; thence Southwesterly along the Northerly line of said Lot 10 in said Block 12, for a distance of 258.75 feet more or less to the Northwest corner of said Lot 10; thence Northerly for a distance of 241.88 feet more or less to a point in the Westerly line of said North Bay Road, said point being 25 feet South, as measured along the Westerly line of said North Bay Road, from the Northeast corner of said Lot 10; thence Northerly along the Westerly line of said North Bay Road for a distance of 25 feet to the Point and Place of Beginning.

SURVEYOR'S NOTES:

- This site lies in Section 27, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida, unless otherwise noted.
- Lands shown hereon were not abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of N55°33'28"E for the South line of Lot 10, Block 12, and evidenced by one (1) found 1/2" pipe no I.D. and one (1) set nail & disk LB3653.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. D-131, being a PK nail and brass washer in the concrete deck of catch basin, Elevation +8.70, located near Alton Road and Chasse Avenue.
- Lands shown hereon are located within an area having a Zone Designation AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0317L, for Community No. 120851, dated September 11, 2009, and index map revised September 11, 2009, relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 26,170 square feet, or 0.601 acres, more or less.
- Precision of closure 1:10,000 - Commercial Class Survey.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.

SURVEYOR'S CERTIFICATION TO:

CLAUDE DRAY
 I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on July 22, 2008, and last updated January 20, 2010, and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
 Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper
FORTIN, LEAVY, SKILES, INC., LB3653
 By: Daniel C. Fortin, For The Firm
 Surveyor and Mapper, LS2853
 State of Florida.