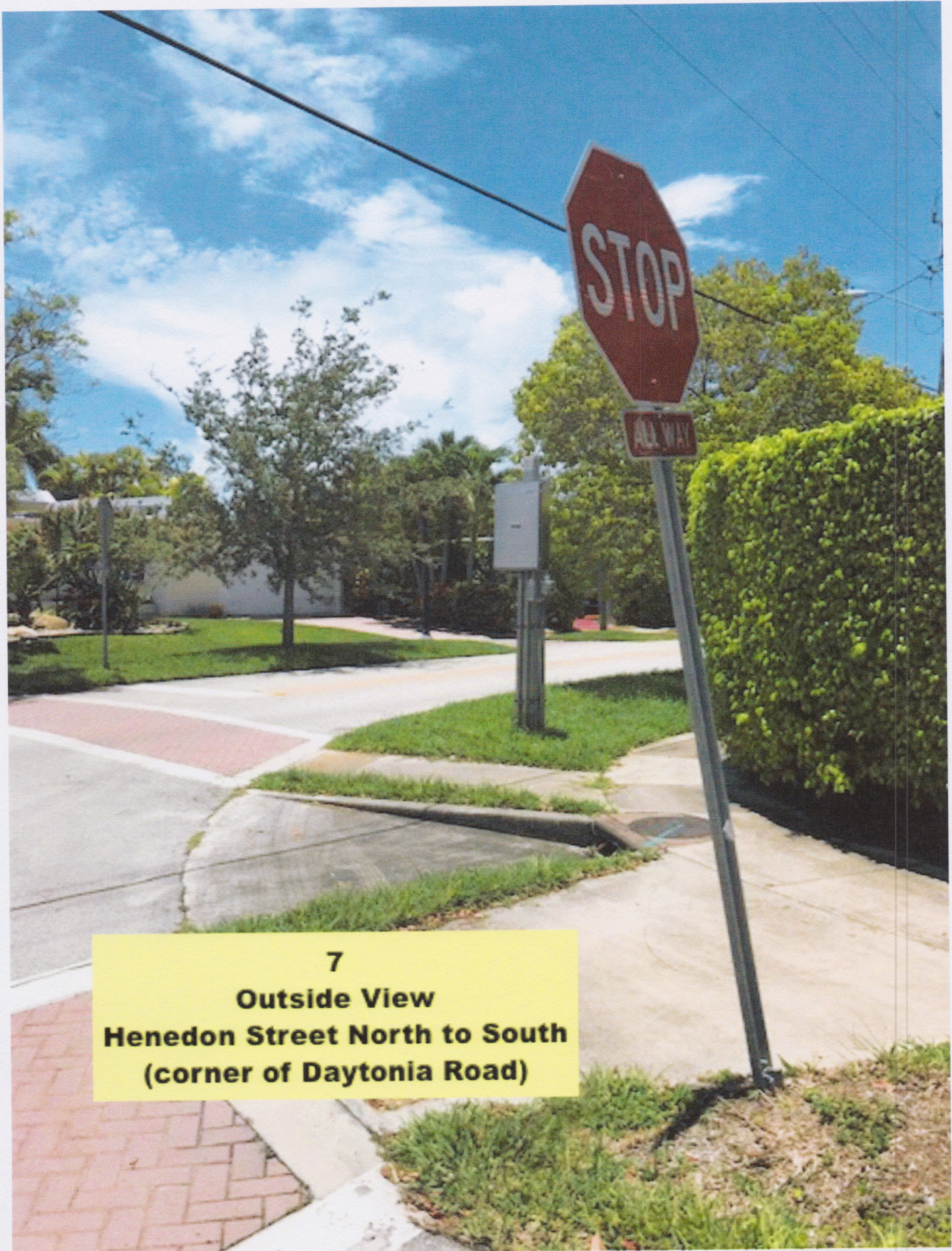




5
Outside View
NE to SW (Centered)



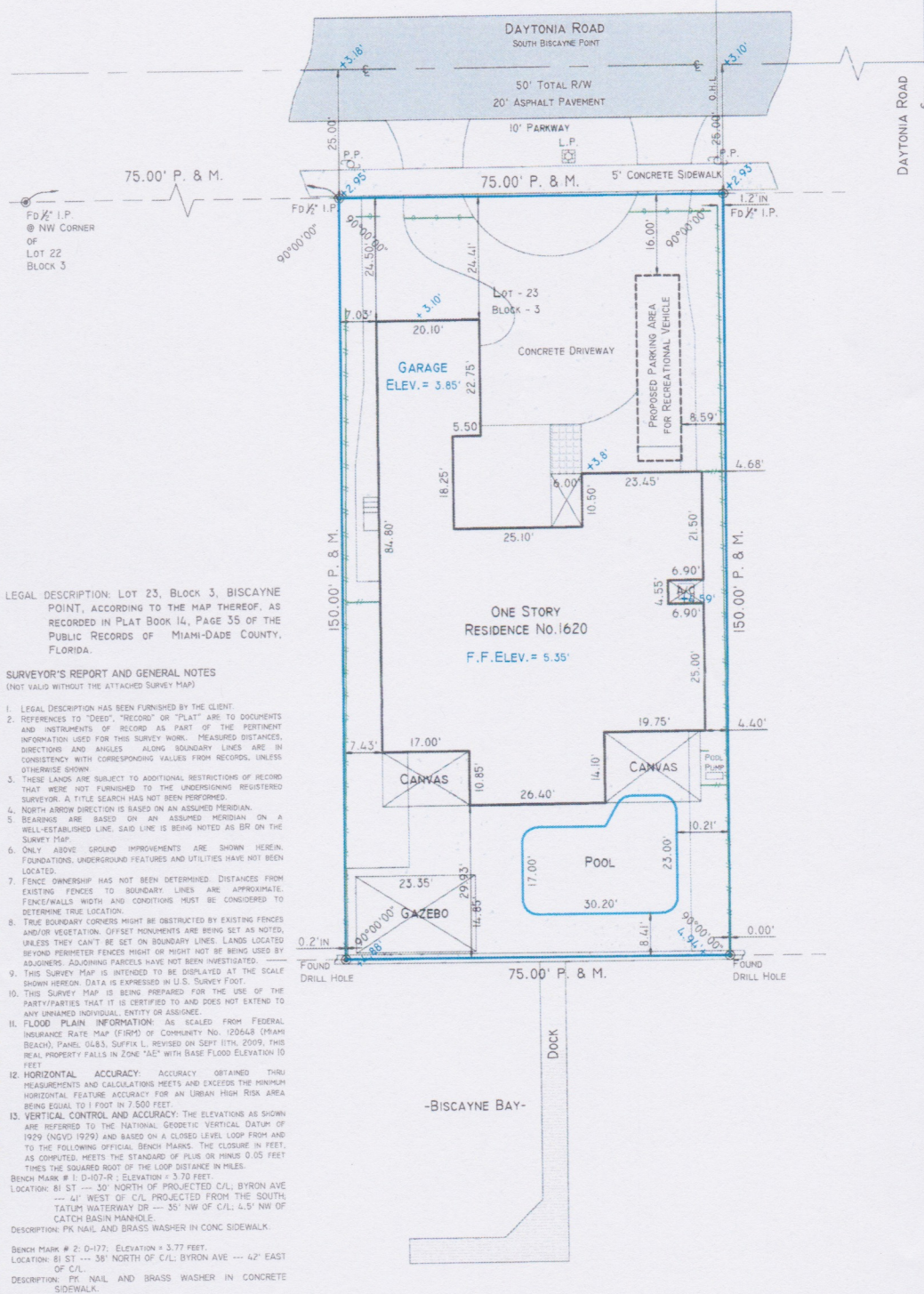
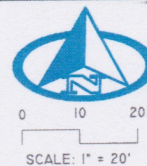
6
Outside View
Daytonia Road East to West
(corner of Henedon)



7

**Outside View
Henedon Street North to South
(corner of Daytona Road)**

SITE PLAN WITH SETBACKS (EXISTING & PROPOSED)



LEGAL DESCRIPTION: LOT 23, BLOCK 3, BISCAYNE POINT, ACCORDING TO THE MAP THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 35 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S REPORT AND GENERAL NOTES (NOT VALID WITHOUT THE ATTACHED SURVEY MAP)

- LEGAL DESCRIPTION HAS BEEN FURNISHED BY THE CLIENT.
- REFERENCES TO "DEED", "RECORD" OR "PLAT" ARE TO DOCUMENTS AND INSTRUMENTS OF RECORD AS PART OF THE PERTINENT INFORMATION USED FOR THIS SURVEY WORK. MEASURED DISTANCES, DIRECTIONS AND ANGLES ALONG BOUNDARY LINES ARE IN CONSISTENCY WITH CORRESPONDING VALUES FROM RECORDS, UNLESS OTHERWISE SHOWN.
- THESE LANDS ARE SUBJECT TO ADDITIONAL RESTRICTIONS OF RECORD THAT WERE NOT FURNISHED TO THE UNDERSIGNED REGISTERED SURVEYOR. A TITLE SEARCH HAS NOT BEEN PERFORMED.
- NORTH ARROW DIRECTION IS BASED ON AN ASSUMED MERIDIAN.
- BEARINGS ARE BASED ON AN ASSUMED MERIDIAN ON A WELL-ESTABLISHED LINE. SAID LINE IS BEING NOTED AS BR ON THE SURVEY MAP.
- ONLY ABOVE GROUND IMPROVEMENTS ARE SHOWN HEREIN. FOUNDATIONS, UNDERGROUND FEATURES AND UTILITIES HAVE NOT BEEN LOCATED.
- FENCE OWNERSHIP HAS NOT BEEN DETERMINED. DISTANCES FROM EXISTING FENCES TO BOUNDARY LINES ARE APPROXIMATE. FENCE WALLS WIDTH AND CONDITIONS MUST BE CONSIDERED TO DETERMINE TRUE LOCATION.
- TRUE BOUNDARY CORNERS MIGHT BE OBSTRUCTED BY EXISTING FENCES AND/OR VEGETATION. OFFSET MONUMENTS ARE BEING SET AS NOTED, UNLESS THEY CAN'T BE SET ON BOUNDARY LINES. LANDS LOCATED BEYOND PERIMETER FENCES MIGHT OR MIGHT NOT BE BEING USED BY ADJOINERS. ADJOINING PARCELS HAVE NOT BEEN INVESTIGATED.
- THIS SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE SCALE SHOWN HEREIN. DATA IS EXPRESSED IN U.S. SURVEY FOOT.
- THIS SURVEY MAP IS PREPARED FOR THE USE OF THE PARTY/PARTIES THAT IT IS CERTIFIED TO AND DOES NOT EXTEND TO ANY UNNAMED INDIVIDUAL, ENTITY OR ASSIGNEE.
- FLOOD PLAIN INFORMATION: AS SCALED FROM FEDERAL INSURANCE RATE MAP (FIRM) OF COMMUNITY NO. 12064-B (MIAMI BEACH), PANEL 04-83, SUPPLEMENT L, REVISED ON SEPTEMBER 2009, THIS REAL PROPERTY FALLS IN ZONE "AE" WITH BASE FLOOD ELEVATION 10 FEET.
- HORIZONTAL ACCURACY: ACCURACY OBTAINED THRU MEASUREMENTS AND CALCULATIONS MEETS AND EXCEEDS THE MINIMUM HORIZONTAL FEATURE ACCURACY FOR AN URBAN HIGH RISK AREA BEING EQUAL TO 1 FOOT IN 7,500 FEET.
- VERTICAL CONTROL AND ACCURACY: THE ELEVATIONS AS SHOWN ARE REFERRED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929) AND BASED ON A CLOSED LEVEL LOOP FROM AND TO THE FOLLOWING OFFICIAL BENCH MARKS. THE CLOSURE IN FEET, AS COMPUTED, MEETS THE STANDARD OF PLUS OR MINUS 0.05 FEET TIMES THE SQUARED ROOT OF THE LOOP DISTANCE IN MILES.
BENCH MARK # 1: D-107-R; ELEVATION = 3.70 FEET
LOCATION: 81 ST --- 50' NORTH OF PROJECTED C/L BYRON AVE
--- 41' WEST OF C/L PROJECTED FROM THE SOUTH TATUM WATERWAY DR --- 35' NW OF C/L; 4.5' NW OF CATCH BASIN MANHOLE
DESCRIPTION: PK NAIL AND BRASS WASHER IN CONC SIDEWALK.
BENCH MARK # 2: D-177; ELEVATION = 3.77 FEET
LOCATION: 81 ST --- 38' NORTH OF C/L BYRON AVE --- 42' EAST OF C/L
DESCRIPTION: PK NAIL AND BRASS WASHER IN CONCRETE SIDEWALK.

I HEREBY CERTIFY TO: YOHAMA LORENZO.

THAT THIS SURVEY CONFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN APPLICABLE PROVISIONS OF CHAPTER 5-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THIS SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ODALYS C. BELLO-IZNAGA
PROFESSIONAL SURVEYOR AND MAPPER L56169, STATE OF FLORIDA
FIELD WORK DATE: 09/26/2016

ADDITIONS AND DELETIONS TO THIS SURVEY MAP ARE PROHIBITED. THIS SURVEY MAP AND REPORT ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR WITHOUT THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER.

MAP OF BOUNDARY SURVEY

PROPERTY ADDRESS:
5312 S.W. 141ST PLACE, MIAMI, FLORIDA 33175
PROJECT NO. 17451

PAGE 1 OF 1

LEGEND & ABBREVIATIONS	SYMBOL	DESCRIPTION
EXISTING BOUNDARY	---	EXISTING BOUNDARY LINE
PROPOSED BOUNDARY	---	PROPOSED BOUNDARY LINE
EXISTING EASEMENT	---	EXISTING EASEMENT LINE
PROPOSED EASEMENT	---	PROPOSED EASEMENT LINE
EXISTING SETBACK	---	EXISTING SETBACK LINE
PROPOSED SETBACK	---	PROPOSED SETBACK LINE
EXISTING DRIVEWAY	---	EXISTING DRIVEWAY
PROPOSED DRIVEWAY	---	PROPOSED DRIVEWAY
EXISTING POOL	---	EXISTING POOL
PROPOSED POOL	---	PROPOSED POOL
EXISTING GAZEBO	---	EXISTING GAZEBO
PROPOSED GAZEBO	---	PROPOSED GAZEBO
EXISTING DOCK	---	EXISTING DOCK
PROPOSED DOCK	---	PROPOSED DOCK
EXISTING FOUND DRILL HOLE	---	EXISTING FOUND DRILL HOLE
PROPOSED FOUND DRILL HOLE	---	PROPOSED FOUND DRILL HOLE

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