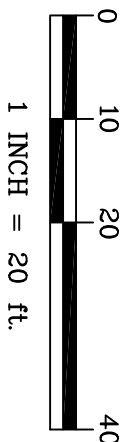


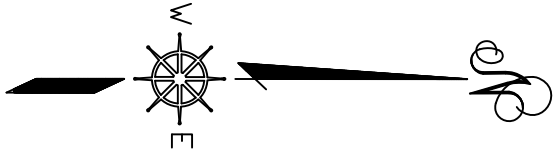
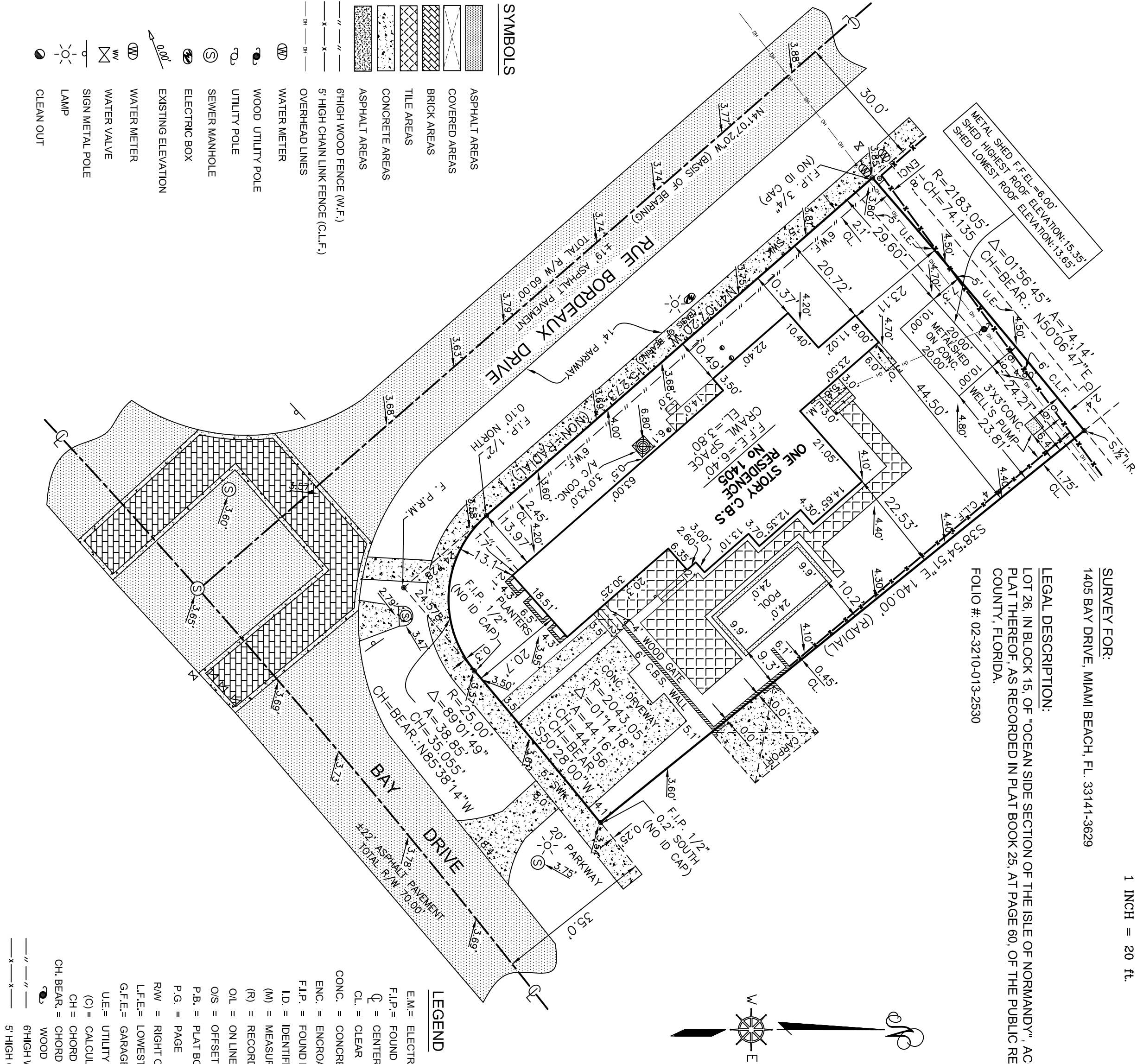
# BOUNDARY SURVEY

## LOCATION MAP NOT TO SCALE



SURVEY FOR:  
1405 BAY DRIVE, MIAMI BEACH, FL. 33141-3629

LEGAL DESCRIPTION:  
LOT 26, IN BLOCK 15, OF "OCEAN SIDE SECTION OF THE ISLE OF NORMANDY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, AT PAGE 60, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
FOLIO #: 02-3210-013-2530



### SURVEYOR'S NOTES:

- 1) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION; PROVIDED BY CLIENT.
- 2) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED
- 3) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT, MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- 4) THE ACCURACY OBTAINED FOR ALL HORIZONTAL MEASUREMENTS AND OFFICE CALCULATIONS OF CLOSED GEOMETRIC FIGURES, MEETS OR EXCEEDS THE CURRENT STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS AS CONTAINED IN CHAPTER 5-17.051 (3) (B), 15.b.II, OF 1 FOOT IN 7,500 FEET FOR SUBURBAN AREAS.
- 5) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN HEREON. UNDERGROUND ENCROACHMENTS NOT LOCATED.
- 6) 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 PARTY OR PARTIES, IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 7) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON. CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 8) IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.
- 9) AREA OF THE PROPERTY: 9870.824 SQUARE FEET OR 0.227 ACRES.
- 10) THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. OWNERSHIP SUBJECT TO OPINION OF TITLE.
- 11) TYPE OF SURVEY: BOUNDARY SURVEY
- 12) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY.
- 13) NORTH ARROW DIRECTION AND BEARINGS ARE BASED ON RECORDED PLAT BOOK 25 AT PAGE 60 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- 14) ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 15) BENCH MARK USED: A-23-R, ELEV = 3.81' OF MIAMI-DADE COUNTY, FLORIDA.
- 16) FLOOD ZONE "AE" BASE FLOOD ELEV.: 8.00' AS PER CITY OF MIAMI BEACH, FLORIDA.
- 17) THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

### CERTIFIED TO:

EZRA KASSIN

### SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION, AND THAT THIS SURVEY MEETS THE CURRENT STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

GARY B. CASTEL 04/30/2018

Registered Land Surveyor No. 4129

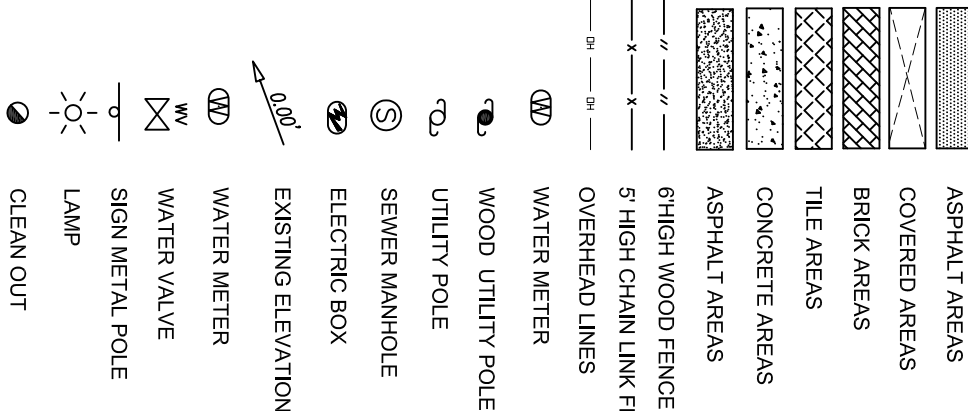
State of Florida

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

### REVISIONS

No.	REVISIONS	JOB N°: 03-2018-059
1	SHED ELEVATIONS (04/28/2018)	FIELD CREW: EDMUND
		DRAWN: A.A.
		CHECKED: G.C.
		FIELD DATE: 03/21/2018
		DATE: 03/22/2018
		SHEET 1

### SYMBOLS



### LEGEND

- E.M. = ELECTRIC METER  
F.I.P. = FOUND IRON PIPE  
CL. = CENTER LINE  
CL. = CLEAR  
CONC. = CONCRETE  
ENC. = ENCROACHMENT  
F.I.P. = FOUND IRON PIPE  
I.D. = IDENTIFICATION  
(M) = MEASURED  
(R) = RECORD  
O/L = ON LINE  
O/S = OFFSET  
P.B. = PLAT BOOK  
P.G. = PAGE  
R.W. = RIGHT OF WAY  
L.F.E. = LOWEST FLOOR ELEVATION  
G.F.E. = GARAGE FLOOR ELEVATION  
U.E. = UTILITY EASEMENT  
(C) = CALCULATED  
CH = CHORD  
CH, BEAR. = CHORD BEARING  
WOOD UTILITY POLE  
6' HIGH WOOD FENCE (W.F.)  
5' HIGH CHAIN LINK FENCE (C.L.F.)

### LEGEND AND ABBREVIATIONS:

- A.C. = AIR CONDITIONER PAD  
B.S. = BUILDING SETBACK  
C.B. = CATCH BASIN  
C.H. BEAR. = CHORD BEARING  
C.L.F. = CHAIN LINK FENCE  
M. = MONUMENT LINE  
C. = CENTER LINE  
CONC. = CONCRETE  
C.B.S. = CONCRETE BLOCK STRUCTURE  
ENG. = ENCROACHMENT  
F.F.E.L. = FINISH FLOOR ELEVATION  
F.P.C.P. = FOUND PERMANENT CONTROL POINT  
F.I.P. 1/2" = FOUND IRON PIPE 1/2"
- S.M.K. = SIDEWALK  
F.I.R. 1/2" = FOUND IRON REBAR 1/2"  
F.N. = FOUND NAIL  
F.N.A.D. = FOUND NAIL AND DISC  
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM  
O.L. = ON LINE  
P.C. = POINT OF CURVATURE  
P.C.P. = PERMANENT CONTROL POINT  
F.P.R.M. = POINT OF TANGENCY  
P.T. = POINT  
R. = RADIUS  
R.A.M. = RECORD AND MEASURE  
S.N.A.D. = SET NAIL & DISC  
TYP. = TYPICAL  
U.E. = UTILITY EASEMENT  
WM = WATER METER

## GARY B. CASTEL

## PROFESSIONAL LAND SURVEYOR

25465 S.W. 134th PLACE, HOMESTEAD, FLORIDA 33032

Mobile Phone: (786) 486-6786

E-Mail: esplandsinc@gmail.com