

THE PART OF LOT 12, BLOCK 3-H OF ISLAND NO. 3, OF SUNSET ISLANDS, IN ACCORDANCE WITH THE THIRD REVISED PLAT OF SUNSET ISLANDS, RECORDED IN PLAT BOOK 40, PAGE 8, PUBLIC RECORDS OF MIAMI—DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON BAY AVENUE WHERE THE NORTHERLY LINE OF LOT 11, BLOCK 3-H, OF ISLAND NO. 3 OF SUNSET ISLANDS INTERSECTS SAID AVENUE; THENCE RUN SOUTHWESTERLY ALONG THE NORTHERLY LINE OF LOT 11 TO THE WATERS OF BISCAYNE BAY, A DISTANCE OF 182.25 FEET; THENCE NORTHWESTERLY ALONG A CURVE, THE RADIUS OF WHICH IS 210 FEET THE CENTRAL ANGLE OF WHICH IS 17 DEGREES 24 MINUTES 16.54 SECONDS AND CHORD DISTANCE IS 63.55 FEET: THENCE CONTINUE NORTHWESTERLY ON A TANGENT FOR A DISTANCE OF 48.95 FEET: THENCE RUN NORTHEASTERLY FOR A DISTANCE OF 175.45 FEET TO THE WESTERLY LINE OF BAY AVENUE; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF BAY AVENUE FOR A DISTANCE OF 30.54 FEET TO THE BEGINNING OF A CURVE. THE RADIUS OF WHICH IS 75 FEET; THENCE ALONG SAID CURVE A CHORD DISTANCE OF 32.45 FEET TO A POINT OF BEGINNING.

BEING OTHERWISE DESCRIBED AS ALL OF SAID LOT 12, BLOCK 3-H ISLAND NO. 3 AS PER PLAT AFORESAID, EXCEPT A TRIANGULAR PART THEREOF, DESCRIBED AS FOLLOWS:

BEGIN AT POINT OF INTERSECTION OF THE LINE DIVIDING LOTS 12 AND 13. BLOCK 3-H AFORESAID AND THE LINE WHICH SEPARATES SAID LOTS FROM THE STREET ADJOINING THEM; FROM SAID POINT OF BISCAYNE BAY: THENCE RUN 12.5 FEET ALONG THE COMMON BOUNDARY OF SAID LOT 12 AND THE WATERS OF BISCAYNE BAY: THENCE NORTHEASTERLY IN A STRAIGHT LINE TO POINT OF BEGINNING. LESS A PORTION THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEASTERLY CORNER OF LOT 12 IN BLOCK 3—H OF THE AFORESAID SUBDIVISION; THENCE RUN SOUTHEASTERLY ALONG THE WESTERLY LINE OF BAY AVENUE A DISTANCE OF 5.00 FEET TO A POINT: THENCE RUN WESTERLY IN A STRAIGHT LINE TO A POINT LOCATED ON THE SHORE LINE OF BISCAYNE BAY, SAID POINT BEING 12 1/2 FEET SOUTHWESTERLY FROM THE NORTHWESTERLY CORNER OF SAID LOT 12 IN BLOCK 3-H OF THE AFORESAID SUBDIVISION; THENCE RUN NORTHEASTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING.

TOGETHER WITH

LOT 11. BLOCK 3-H OF ISLAND NO. 3 OF THIRD REVISED PLAT OF SUNSET ISLANDS. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 8 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF N 20°08'10"W ALONG THE WESTERLY RIGHT OF WAY LINE OF BAY AVENUE ADJACENT TO LOT 12.
- 2) LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
- 3) THE AREA OF PROPERTY AS DESCRIBED HEREON: 30,941± SQ.FT. (0.710± ACRES). 4) UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS.
- 5) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- 6) THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE "AE (EL 8)" PER FLOOD INSURANCE RATE MAP NO. 12086C0317L, COMMUNITY NO. 120651, MAP DATED SEPTEMBER 11, 2009. INDEX MAP DATED
- 7) VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
- 8) DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED. 9) THIS SURVEY IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY THAT WOULD BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT LANDS
- 10) ELEVATIONS, IF SHOWN HEREON, REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988) 11) BENCHMARKS:
- A)NAME: CMB S3-02. PK NAIL & WASHER, ELEVATION 2.99', LOCATION DRIVEWAY@ 2324 W 24TH STREET 12)MIAMI-DADE COUNTY PROPERTY APPRAISER FOLIO NUMBER: 02-3228-001-1760 AND 02-3228-001-1750 13) PROPERTY ADDRESS #2300 BAY AVENUE AND 1844 W 23RD ST. MIAMI BEACH FL, 33140-4521
- 14) THE SPECIFIC PURPOSE OF THIS SURVEY IS TO SHOW THE LOCATION AND ELEVATION OF THE NEWLY CONSTRUCTED DOCK.

SURVEYOR'S CERTIFICATION:

STORM SEWE? MANHOLE

SWALE INLET

STREET LIGH HAND HOLE

TELEPHONE PAND HOLE

TELEPHONE | AYPHONE TRAFFIC HAND HOLE

TRAFFIC UTILITY BOX

WATER MANHOLE

WOOD POWEF POLE

HANDICAP PARKING

STROLLER P, RKING

R denotes RADIUS

A denotes DELTA ANG E
L denotes ARC DISTAI CE
T denotes FERMANEN. CONTROL POINT
PRM denotes PERMANEN. CONTROL POINT
PB denotes PLAT BOOK
PG denotes POINT OF OMMENCEMENT
POB denotes POINT OF OMMENCEMENT
OHW denotes POINT OF OMMENCEMENT
OHW denotes OVERHEAD JTILITY WIRES
OHW denotes OFFICIAL R. CORDS BOOK
PC denotes POINT OF URVATURE
CBS denotes CONCRETE 3LOCK STRUCTURE
CHONC denotes CONCRETE 3LOCK STRUCTURE
CONC denotes CONCRETE
FI.P. denotes WOOD FENL E
F.I.P. denotes FOUND IRO | PIPE
S.I.P. denotes FOUND IRO | PIPE
S.I.P. denotes SET IRON | IPE & LB-87 CAP
F.N.D. denotes SET IBON | IPE & LB-87 CAP
F.N.D. denotes SET IBON | IPE & LB-87 CAP
CONC DENOTED CONCRETE
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CO

denotes DISTANCE BY LEGAL DESCRIPTION

denotes RECORD OR PLATTED DISTANCE

PAINTED UNDERGROUND UTILITIES (APPROXIMATE)

CL. denotes CLEAR ENCR. denotes ENCROACHILENT

CIP denotes CORRUGATED IRON PIPE

denotes MEASURED L'STANCE

COMM COMMUNICATION -----DRAIN ------ DRAINACE

----- SM ----- SANITAF Y SEWER

CERTIFIED TO:

— GEORGE L. L'NDERMANN JR COASTAL CONSTRUCTION

-----FPL ----- ELECTRIC

---- WM ---- WATER

FM FORCE VAIN

----- IRRIG------ IRRIGATI IN GAS ---- NATURA GAS

denotes DEED DISTANCE

WATER METE!

WATER VALVE WOOD LIGHT ₽OLE

ABBREVIATIONS:

TRAFFIC SIGNAL POST

TELEPHONE LOX (SOUTHERN BELL)

TELEPHONE M'ANHOLE (SO. BELL)

UNDERGROUND UTILITY MARKER

UNKNOWN UTLITY HAND HOLE

UNKNOWN UTLITY MANHOLE

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARL) OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLOFIDA ADMINISTRATIVE CODE.

Schwebke-Shiskin & Associates, Inc.

MARK STEVEN JOHNSON, PRINCIPAL PROFESSIONAL LAND SURVEYOR No. 4775 STATE OF FLORIDA.



AJ-5210A