

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.

RATE MAP NO. 12086C0317L, COMMUNITY NO. 120651, MAP DATED SEPTEMBER 11, 2009. INDEX MAP DATED

2) LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT. 3) THE AREA OF PROPERTY AS DESCRIBED HEREON: 15,790± SQ.FT. (0.362± 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
- SEPTEMBER 11, 2009. 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 NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929)

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

CERTIFIED TO: - GEORGE L. LINDERMANN JR

TELEPHONE MANHOLE (SO. BELL)

TELEPHONE PAYPHONE TRAFFIC HAND HOLE TRAFFIC UTILITY BOX

UNDERGROUND UTILITY MARKER UNKNOWN UTILITY MANHOLE UNKNOWN UTILITY HAND HOLE

*** TRAFFIC SIGNAL POST

WM WATER METER

ABBREVIATIONS:

WATER MANHOLE

WOOD LIGHT POLE WOOD POWER POLE HANDICAP PARKING STROLLER PARKING

ABBREVIATIONS:

R denotes RADIUS

Δ denotes DELTA ANGLE

L denotes ARC DISTANCE

T denotes TANGENT DISTANCE

PCP denotes PERMANENT CONTROL POINT

PRM denotes PERMANENT REFERENCE MONUMENT

PB denotes PLAT BOOK

PG denotes POINT OF COMMENCEMENT

POB denotes POINT OF BEGINNING

OHW denotes OVERHEAD UTILITY WIRES

ORB denotes OFFICIAL RECORDS BOOK

PC denotes CONCRETE BLOCK STRUCTURE

CBS denotes CONCRETE

CELF denotes CONCRETE

CONC denotes WOOD FENCE

F.I.P. denotes FOUND IRON PIPE

S.I.P. denotes FOUND IRON PIPE

S.I.P. denotes SET LB—87 NAIL & BRASS DISC

CL. denotes CLEAR

ENCR. denotes CORROLGHENIT

CIP denotes CORROLGHENIT

CIP denotes CORROLGHENIT

CIP denotes CORRUGATED IRON PIPE

denotes CORRUGATED IRON PIPE

denotes DISTANCE BY LEGAL DESCRIPTION

denotes RECORD OR PLATTED DISTANCE

PAINTED UNDERGROUND UTILITIES (APPROXIMATE)

denotes DEED DISTANCE

denotes MEASURFD DISTANCE

—— COMM —— COMMUNICATION

---- DRAIN ---- DRAINAGE

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

----- FM ------ FORCE MAIN ---- IRRIG ---- IRRIGATION

---- GAS ----- NATURAL GAS

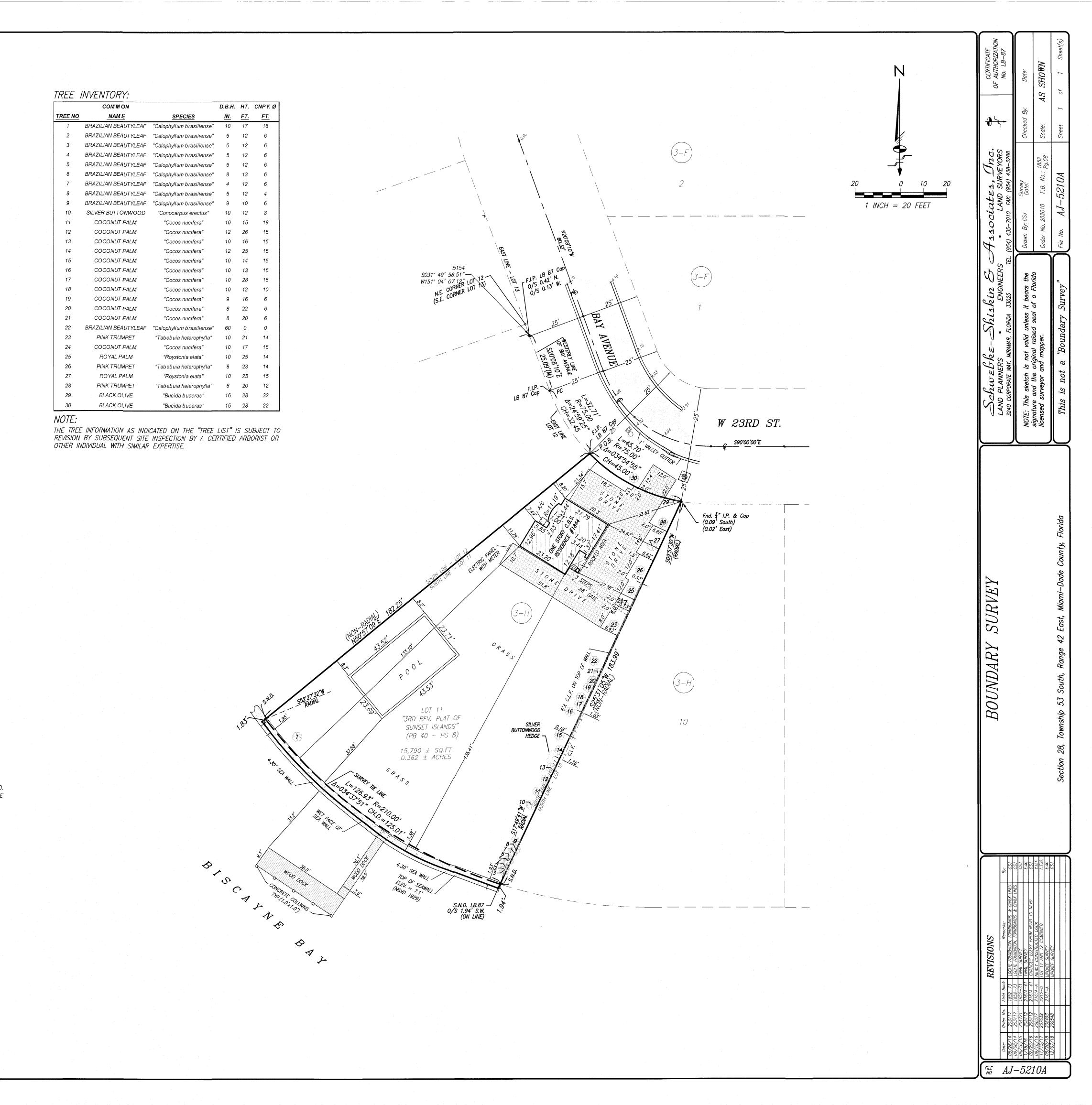
----- WM ----- WATER

----- SM ----- SANITARY SEWER

SURVEYOR'S CERTIFICATION: 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 BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

Schwebke-Shiskin & Associates, Inc.

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



K:\285342\SUNSET ISLAND NO 3 BLOCK 3H\SURVEY\DWC\LOT 11 UPDATE SURVEY (12-06-18).dwg