

**SURVEYOR'S NOTES:**

SECTION 1) DATE OF FIELD SURVEY:

Last day of field work was performed on June 22, 2018.

SECTION 2) LEGAL DESCRIPTION:

Lot 5, Block 1, of HIBISCUS ISLAND, according to the Plat thereof recorded in Plat Book 8, Page 75, of the Public Records of County, Florida.

Also, a strip of land (part of which is submerged) lying southerly of and contiguous to the Southerly boundary line of Lot 5, in Block 1, of HIBISCUS ISLAND, said Hibiscus Island being shown on Plat recorded in Plat Book 8, at Page 75, of the Public Records of Miami-Dade County, Florida. Said strip of land being more particularly described as follows:

Beginning at a point where the dividing line of Lots 5 and 6, of Block 1, intersects the Southerly line of Block 1 of Hibiscus Island, thence Southwesterly along the Extension of the Westerly boundary line of Lot 5, in Block 1, extending Southwesterly for a distance of 20 feet more or less to the Southerly boundary line of that certain strip of land as shown in Deed recorded in Deed Book 1501, page 479, in the Public Records of Miami-Dade County, Florida, thence Southeasterly along the Southerly boundary of that certain strip of land as shown in Deed Book 1501, at page 479, a distance of 60 feet more or less to a point where the easterly boundary line of Lot 5, in Block 1, extended Southwesterly intersects the said last mentioned line, thence Northeasterly along the said easterly extended boundary line of Lot 5, in Block 1, for a distance of 60 feet more or less to the Point of Beginning. Said strip of land being a part of the 20 feet strip of land conveyed by "Trustees of the Internal Improvement Fund" to Biscayne Bay Islands company, by deed dated September 14, 1932, and recorded in Deed Book 1501, page 479, of the Public Records of Miami-Dade County, Florida.

### SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the "Standards of Practice for Land Surveying in the State of Florida", require for this Type of Survey, as defined in Rule 5J-17.051, Florida Administrative Code.

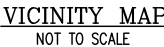
Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=20') or smaller.

#### SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Centerline of South Hibiscus Drive with an assumed bearing of S64°53'10"E, said line to be considered a well established and monumented line.



This property is to be located in Flood Zone "AE", Elev.=10.00 feet, as per Federal Emergency Management Agency (FEMA) Community Number 120651 (City of Miami Beach), Map Panel No. 12086C316, Suffix L, Map Revised Date: September 11, 2009.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number E-01, Elevation 5.35 feet.

SECTION 5) LIMITATIONS:

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) CLIENT INFORMATION:

This Boundary Survey was prepared at the request of and certified to:

MAICAR REALTY LLC

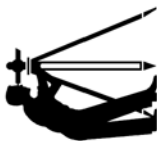
**SECTION 7) SURVEYOR'S CERTIFICATE:**

I hereby certify: that this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

**BENNY SUAREZ SURVEYING INC.**, a Florida Corporation  
Florida Certificate of Authorization Number LB8104

By: Benigno J. Suarez, PSM Date: \_\_\_\_\_  
Registered Surveyor and Mapper LS6583  
State of Florida

**NOTICE:** Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.



No.	DATE	DESCRIPTION

BOUNDARY SURVEY  
266 SOUTH HIBISCUS DRIVE  
MIAMI BEACH, FL 33139

DATE:
06/26/2018
SCALE:
1"=20'
SHEET
1
OF 1 SHEETS