



46 STAR ISLAND , MIAMI BEACH, FL 33139

Final Submittal for the Board of Adjustment, deadline July 27 2016.

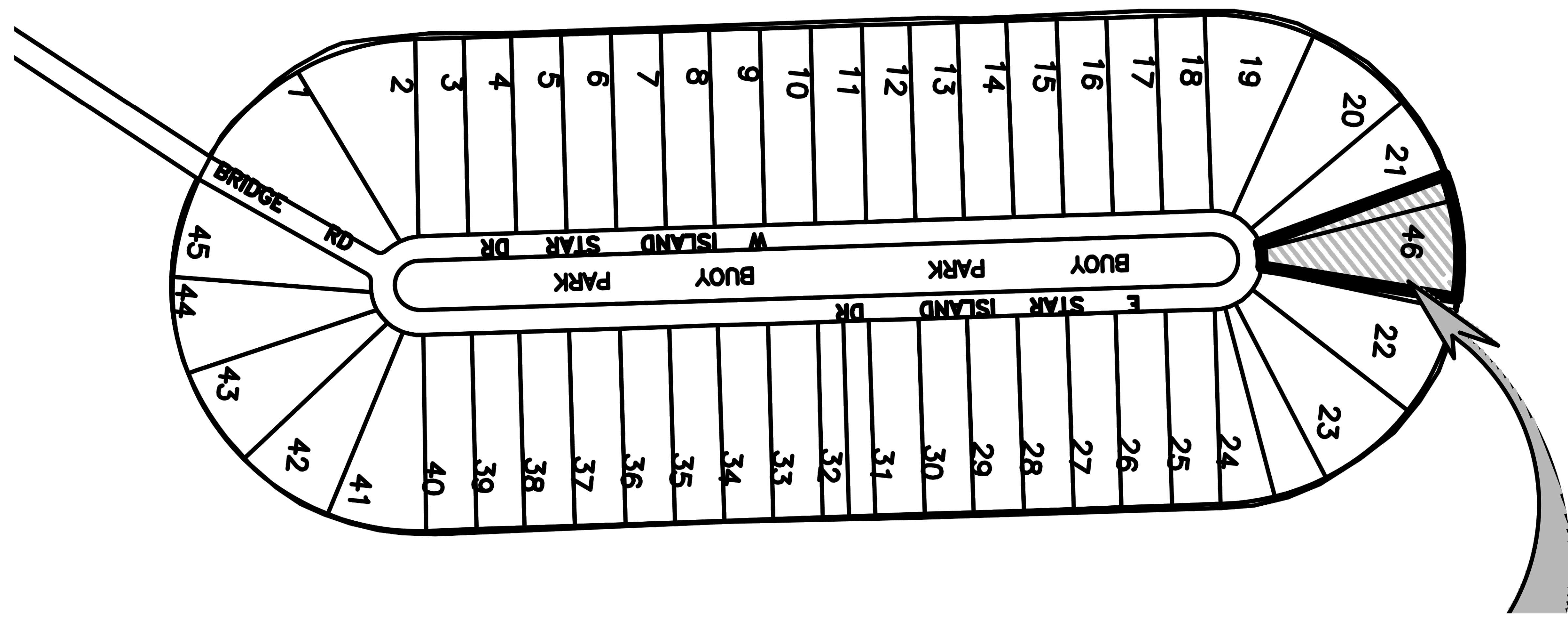
Jorge Nuche Design Group Inc.
AA-C002010
3170 SW 111 AVE. MIAMI FLA. 33165
JNUCHE1 • MAC • COM
(786)290-8616

TWO STORY MEDIA/BATH ADDITION
46 STAR ISLAND DR. MIAMI BEACH FL. 33139

1
SHEET

Jorge Nuche Design Group Inc.
AA-C002010
3170 SW 111 AVE. MIAMI FLA. 33165
JNUCHE1 • MAC • COM
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TWO STORY MEDIA/BATH ADDITION
46 STAR ISLAND DR. MIAMI BEACH FL. 33139

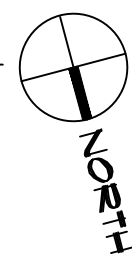




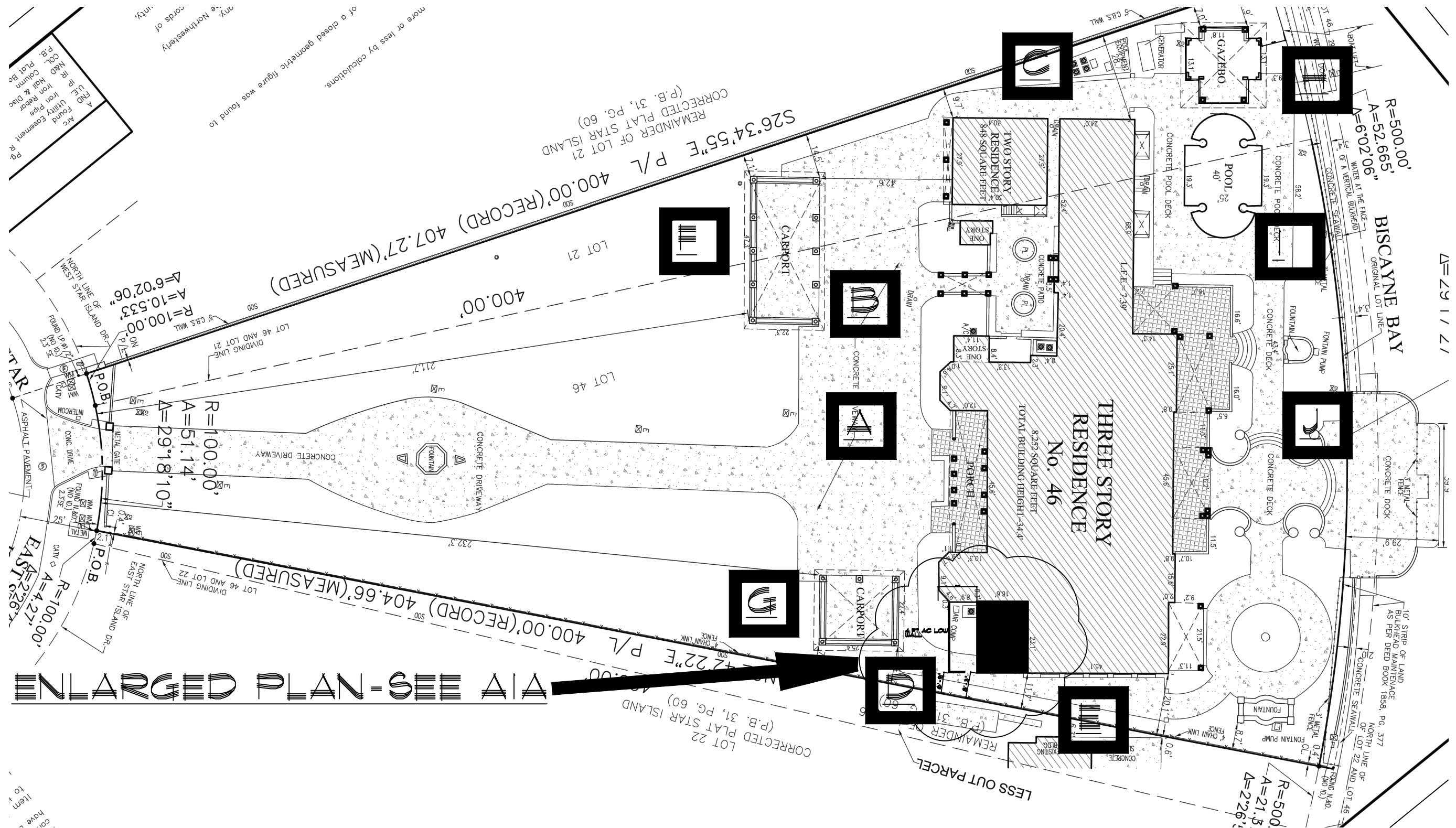
TWO STORY MEDIA/BATH ADDITION
46 STAR ISLAND DR. MIAMI BEACH FL. 33139

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SCALE = 1" = 20' - 0"

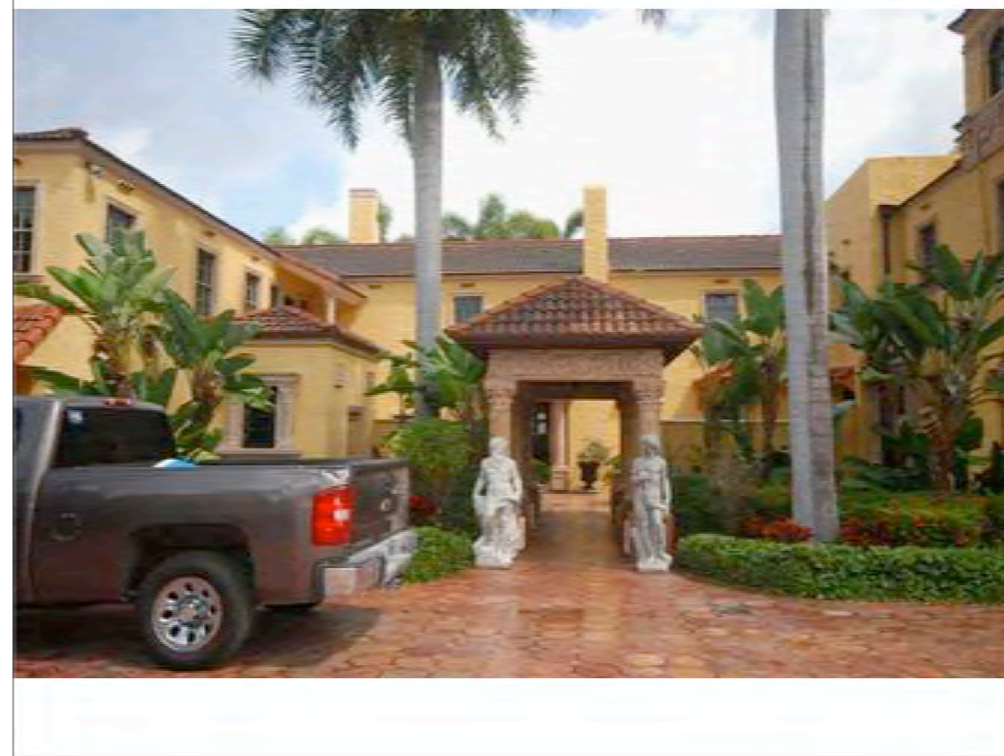


FOI/O : 02-4204-001-0410





front center



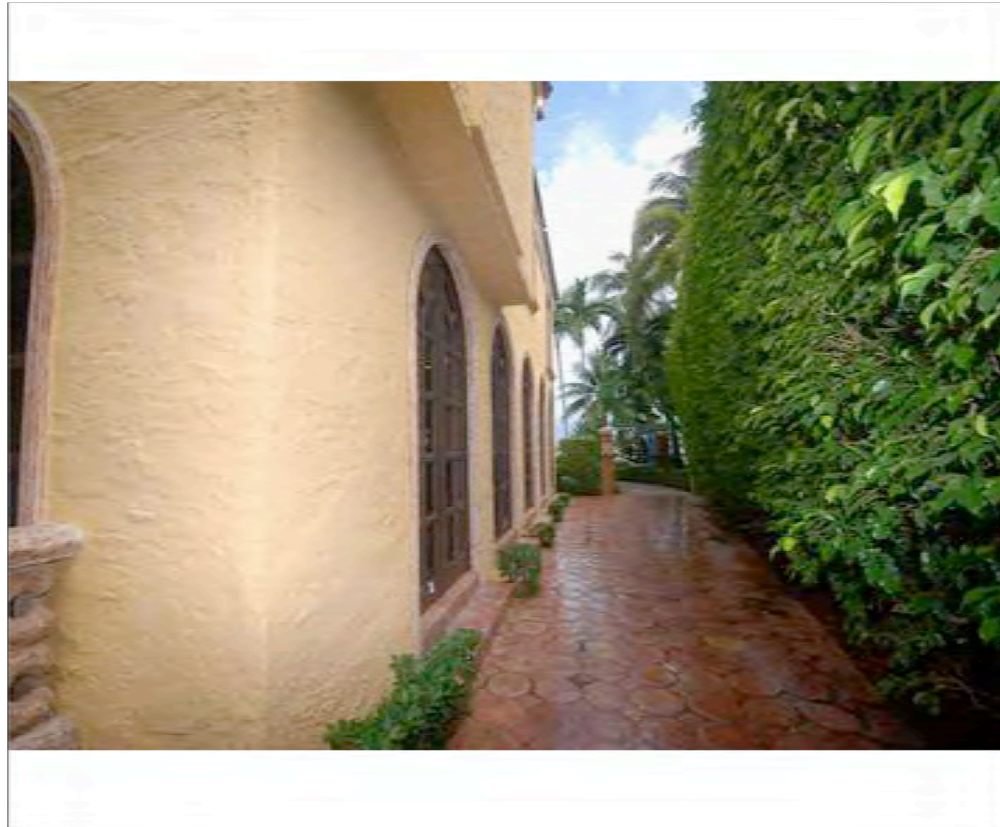
left center



left end



front right



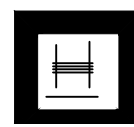
right side



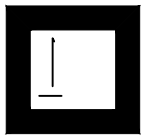
4 carport



2 carport



gazebo



pool



Richard D. Design
rear center

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.				Company NAIC Number:	
City		State		ZIP Code	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)					
A5. Latitude/Longitude: Lat. _____ Long. _____ Horizontal Datum: <input type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number _____					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) _____ sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____					
c) Total net area of flood openings in A8.b _____ sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage _____ sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____					
c) Total net area of flood openings in A9.b _____ sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number			B2. County Name		B3. State
B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.			Policy Number:
City	State	ZIP Code	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: _____ Vertical Datum: _____

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

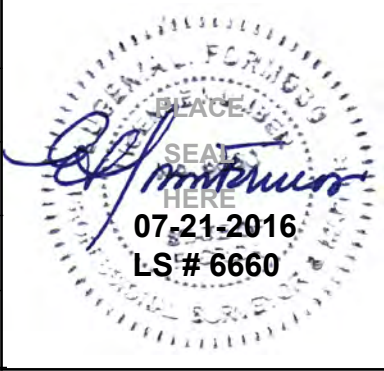
Check the measurement used.

- | | | | |
|---|---------------|-------------------------------|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | _____ . _____ | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | _____ . _____ | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | _____ . _____ | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | _____ . _____ | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | _____ . _____ | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | _____ . _____ | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | _____ . _____ | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including
structural support | _____ . _____ | <input type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☐ Yes ☐ No ☐ Check here if attachments.

Certifier's Name	License Number	
Title		
Company Name		
Address		
City	State	
Signature	Date	Telephone

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.			Policy Number:
City	State	ZIP Code	Company NAIC Number

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.			Policy Number:
City	State	ZIP Code	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
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G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

Local Official's Name	Title
-----------------------	-------

Community Name	Telephone
----------------	-----------

Signature	Date
-----------	------

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2018

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

City

State

ZIP Code

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption



Photo Two

Photo Two Caption

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

Policy Number:

City

State

ZIP Code

Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



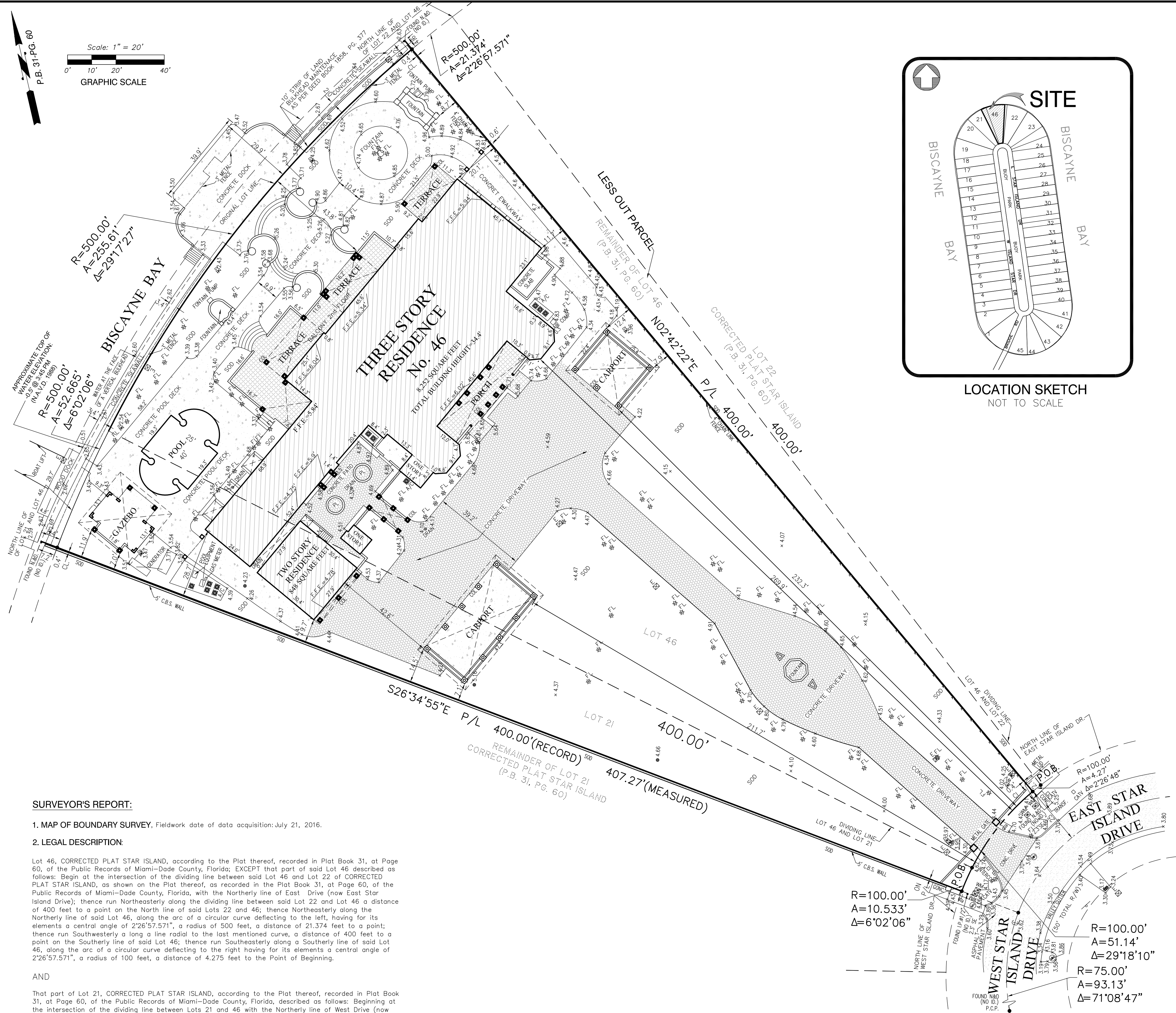
Photo One

Photo One Caption



Photo Two

Photo Two Caption



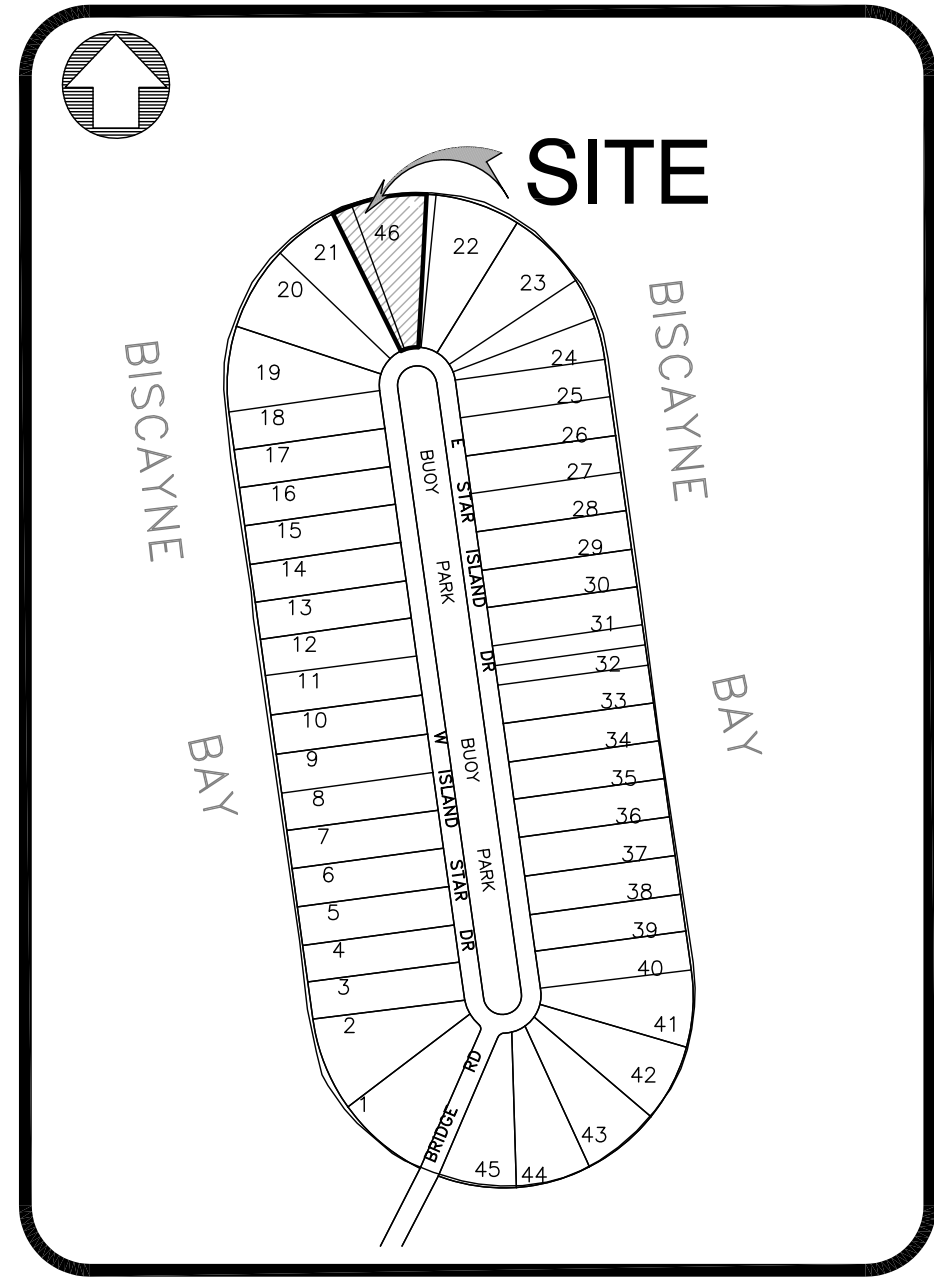
SURVEYOR'S REPORT:

1. MAP OF BOUNDARY SURVEY, Fieldwork date of data acquisition: July 21, 2016.
2. LEGAL DESCRIPTION:

Lot 46, CORRECTED PLAT STAR ISLAND, according to the Plat thereof, recorded in Plat Book 31, at Page 60, of the Public Records of Miami-Dade County, Florida; EXCEPT that part of said Lot 46 described as follows: Begin at the intersection of the dividing line between said Lot 46 and Lot 22 of CORRECTED PLAT STAR ISLAND, as shown on the Plat thereof, as recorded in the Plat Book 31, at Page 60, of the Public Records of Miami-Dade County, Florida, with the Northerly line of East Drive (now East Star Island Drive); thence run Northeasterly along the dividing line between said Lot 22 and Lot 46 a distance of 400 feet to a point on the North line of said Lots 22 and 46; thence Northeasterly along the Northerly line of said Lot 46, along the arc of a circular curve deflecting to the left, having for its elements a central angle of 2'26'57.571", a radius of 500 feet, a distance of 21.374 feet to a point; thence run Southwesterly a long a line radial to the last mentioned curve, a distance of 400 feet to a point on the Southerly line of said Lot 46; thence run Southeasterly along a Southerly line of said Lot 46, along the arc of a circular curve deflecting to the right having for its elements a central angle of 2'26'57.571", a radius of 100 feet, a distance of 4.275 feet to the Point of Beginning.

AND

That part of Lot 21, CORRECTED PLAT STAR ISLAND, according to the Plat thereof, recorded in Plat Book 31, at Page 60, of the Public Records of Miami-Dade County, Florida, described as follows: Beginning at the intersection of the dividing line between Lots 21 and 46 with the Northerly line of West Drive (now West Star Island Drive) as same is shown on a plat entitled CORRECTED PLAT STAR ISLAND, as recorded in Plat Book 31, at Page 60, of the Public Records of Miami-Dade County, Florida, run Northwestery along the dividing line between said Lots 21 and 46, said dividing line being radial, a distance of 400 feet to a point on the Northerly line of original Lots 21 and 46, CORRECTED PLAT STAR ISLAND; thence run Northwestery along the Northerly line of said Lot 21, along the arc of a circular curve deflecting to the left, having for its elements a central angle of 6'02'06", a radius of 500 feet, a distance of 52.665 feet to a point; thence run Southeasterly along a line radial to the last mentioned curve, a distance of 400 feet to a point on the Southerly line of Lot 21; thence run Northwestery along the Southerly of said Lot 21, along the arc of a circular curve deflecting to the right having for its elements a central angle of 6'2'6", a radius of 100 feet, a distance of 10.533 feet, to the Point of Beginning.



LOCATION SKETCH
NOT TO SCALE

MAP OF BOUNDARY SURVEY

46 STAR ISLAND DRIVE, CITY OF MIAMI BEACH
SECTION 4 , TOWNSHIP 54 SOUTH, RANGE 42 EAST
MIAMI-DADE COUNTY, FLORIDA 33139
FOLIO# 02-4204-001-0410

3. AREA:

Containing 61,351 Square Feet or 1.41 Acres more or less by calculations.

4. ACCURACY:

The accuracy obtained by measurement and calculations of a closed geometric figure was found to exceed this requirement.

5. DATA OF SOURCES:

HORIZONTAL CONTROL:

- 1.—The Legal Description was furnished by First American Title Insurance Company.
2.—North Arrow and Bearings refer to an assumed value of N26°34'55"E, along the Northwesterly boundary line of the Subject Property.
3.—Plat of CORRECTED PLAT STAR ISLAND, Plat Book 31, at Page 60, of the Public Records of Miami-Dade County, Florida.
4.—Plat of STAR ISLAND, Plat Book 5, at Page 52, of the Public Records of Miami-Dade County, Florida.

VERTICAL CONTROL:

Elevations are referred to N.A.V.D. 1988.
Benchmark used: City of Miami Beach Benchmark No. CMB Star 02 R, Elevation=7.13' (N.A.V.D. 1988) located @ BUOY PARK in STAR ISLAND.
PK nail & washer on top of concrete wall, e. side of water tower.

6. FLOOD INFORMATION:

By scale determination this property is located in Flood Zone AE Base Flood Elevation 10 feet, as per Federal Emergency Management Agency (FEMA), NFIP Community Name: City of Miami Beach and Community Number 120651 Map/Panel Number 12086C0319, Suffix L, FIRM Panel Effective/Revised Date 09-11-2009.

7. LIMITATIONS:

—Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami Dade County, or the records of any other public and private entities as their jurisdictions may appear.
—No determination was made as to how the site can be served with utilities.
—Fences and walls ownership by visual means only; legal ownership not determined.
—No underground utilities and/or structures(foundations) was located within or abutting the Subject property.

8. NOTES CORRESPONDING TO SCHEDULE B-SECTION II:

SUBJECT TO:

The exceptions of Schedule B—II appeared on Commitment No. 5011612-1062-3381458 prepared by First American Title Insurance Company, effective date: May 26, 2015 at 8:00 AM, and furnished to the undersigned land surveyor to show any matter of records affecting the subject property as follows:

Item # 1 to 8: Not Addressed.

Item # 9: Matters appearing on the Plat of STAR ISLAND recorded in Plat Book 5, at Page 52, and CORRECTED PLAT STAR ISLAND recorded in Plat Book 31, at Page 60. Does apply to the Subject Property as shown.

Item # 10: Oil, gas and mineral reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida contained in Deed No. 16,547, recorded March 28, 1917, in Deed Book 162, at Page 398. Note: The right of entry and exploration have been released pursuant to §270.11, F.S.

Item # 11: Terms and conditions contained in Dedication, recorded January 11, 1938, in Deed Book 1858, Page 377. Does apply to the Subject Property as shown.

Item # 12: Miami-Dade County Ordinance No. 81-76 establishing a special taxing district known as Star Island Security Guard Special Taxing District, recorded July 31, 1981, in Official Records Book 11174, at Page 165, as amended by Ordinance No. 88-19, recorded April 12, 1988, in Official Records Book 13640, at Page 3057. Does apply to the Subject Property, containing blanket conditions.

Item # 13 and 14: Not Addressed.

All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated.

9. CERTIFICATIONS:

MARCO R. IACOVELLI
FLORIDA COMMUNITY BANK, N.A., ISAOA/ATIMA.
FIRST AMERICAN TITLE INSURANCE COMPANY
HOLLAND & KNIGHT, LLP

SURVEYOR'S CERTIFICATION:

I certify: This Map of Boundary Survey meets all applicable requirements of the Florida Minimum Technical Standards as contained Chapter 5J-17. Unless indicated to the contrary, the measured distance and directions shown on the Map of Boundary Survey are the same as the deed distances and directions.
Not valid without the signature and the original raised seal of Florida Licensed Surveyor and Mapper. Additions or deletions to Map of Boundary Survey by other than signing party or parties is prohibited without written consent of the signing party or parties.

ABBREVIATIONS & LEGEND

A Arc	Pg Page	⊙ Unknown Manhole	⚡ Chain Link Fence
FND Found	R/W Right-of-Way	⊙ Sewer Manhole	— Wood Fence
U.E. Utility Easement	C Center Line	⊙ Telephone Manhole	— Metal or plastic Fence
IP Iron Pipe	M Monument Line	⊙ Water Meter	— Overhead Utility line
IR Iron Rebar	TBM Temporary Benchmark	⊙ Water Valve	— Spot Elevation
N&D Nail & Disc	WP Water Pump	⊙ Catch basin	— Floor Light
COL Column	ENC Encroachment		
P.B. Plat Book			
		⊙ Fire Hydrant	
		⊙ Electric Box	
		⊙ Light Pole	
		⊙ Utility Pole	
		⊙ Concrete Light Pole	
		⊙ Property Corner	

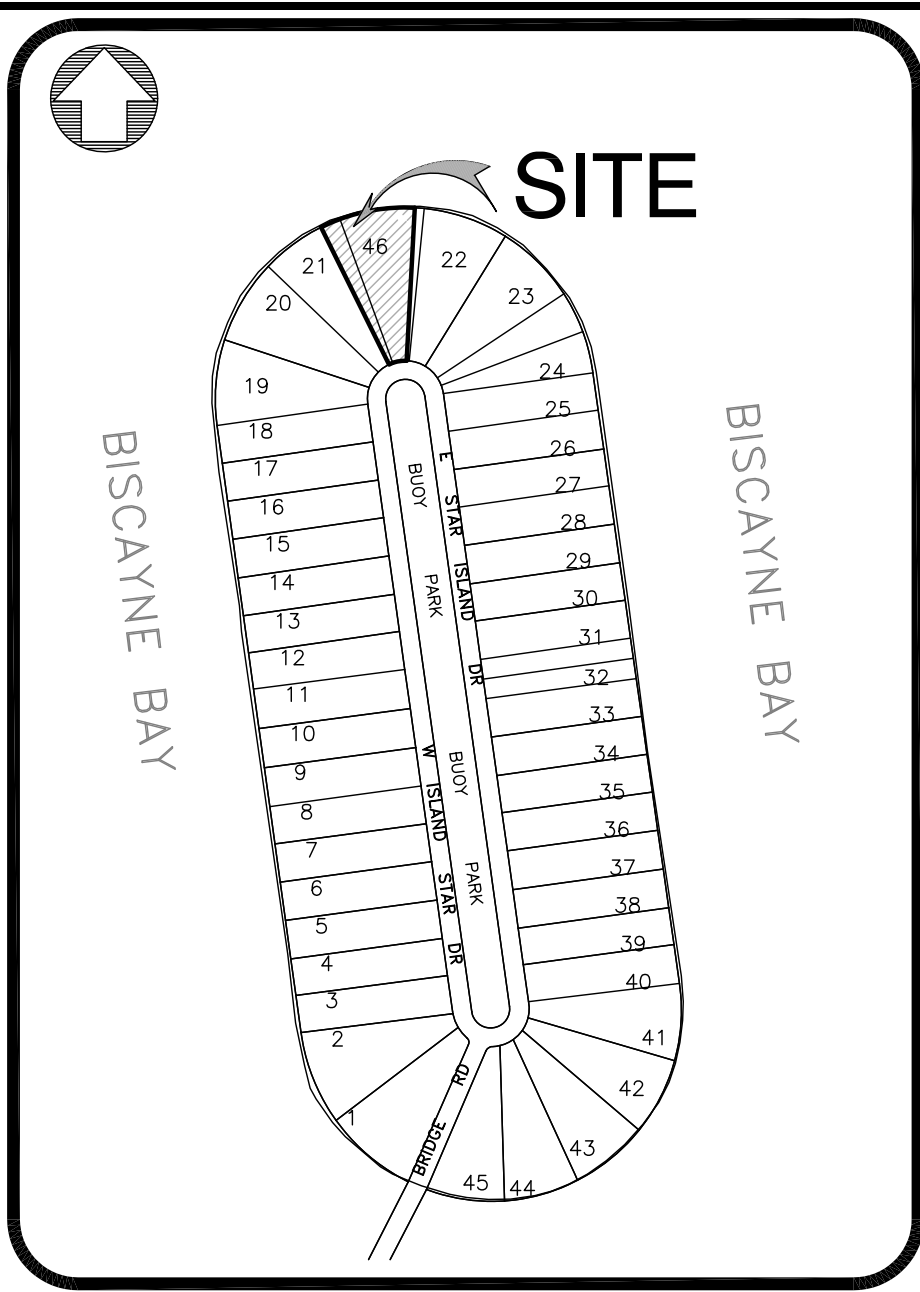
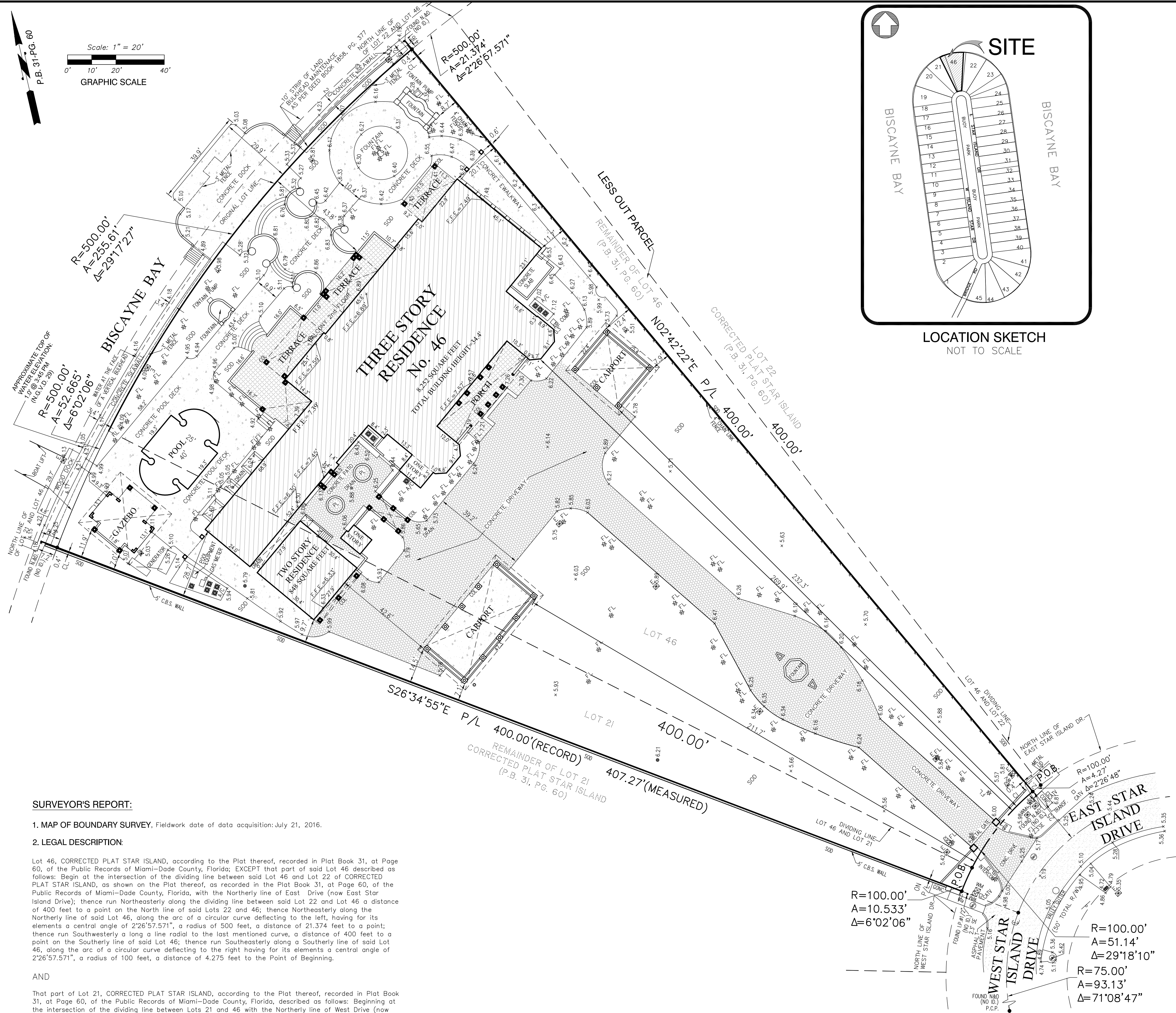


FormTech
Land Surveying, Inc.

State of Florida LB # 7980
12209 S.W. 129th Court, Miami, Florida, 33186
Ph:(786)429-3029, (786)443-0285 and (786)443-0678
www.formtechsurveyors.com email:info@formtechsurveyors.com

Seal: Project # 15-0655
Job # 16-0744
(NAVD 88)

Date: 07-21-2016
Eugenia L. Formoso, P.S.M.
State of Florida LS # 6660



LOCATION SKETCH
NOT TO SCALE

MAP OF BOUNDARY SURVEY

46 STAR ISLAND DRIVE, CITY OF MIAMI BEACH
SECTION 4 , TOWNSHIP 54 SOUTH, RANGE 42 EAST
MIAMI-DADE COUNTY, FLORIDA 33139
FOLIO# 02-4204-001-0410

3. AREA:

Containing 61,351 Square Feet or 1.41 Acres more or less by calculations.

4. ACCURACY:

The accuracy obtained by measurement and calculations of a closed geometric figure was found to exceed this requirement.

5. DATA OF SOURCES:

HORIZONTAL CONTROL:

- 1.-The Legal Description was furnished by First American Title Insurance Company.
- 2.-North Arrow and Bearings refer to an assumed value of N26°34'55"E, along the Northwesterly boundary line of the Subject Property.
- 3.-Plat of CORRECTED PLAT STAR ISLAND, Plat Book 31, at Page 60, of the Public Records of Miami-Dade County, Florida.
- 4.-Plat of STAR ISLAND, Plat Book 5, at Page 52, of the Public Records of Miami-Dade County, Florida.

VERTICAL CONTROL:

Elevations are referred to N.G.V.D. 1929.
Benchmark used: City of Miami Beach Benchmark No. CMB Star 02 R, Elevation=7.13' (N.A.V.D. 1988)=8.68'(N.G.V.D. 1929).
located @ BUOY PARK in STAR ISLAND.
PK nail & washer on top of concrete wall, e. side of water tower.

6. FLOOD INFORMATION:

By scale determination this property is located in Flood Zone AE Base Flood Elevation 10 feet, as per Federal Emergency Management Agency (FEMA), NFIP Community Name: City of Miami Beach and Community Number 120651 Map/Panel Number 12086C0319, Suffix L, FIRM Panel Effective/Revised Date 09-11-2009.

7. LIMITATIONS:

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- No determination was made as to how the site can be served with utilities.
- Fences and walls ownership by visual means only; legal ownership not determined.
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SUBJECT TO:

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Item # 13 and 14: Not Addressed.

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9. CERTIFICATIONS:

MARCO R. IACOVELLI
FLORIDA COMMUNITY BANK, N.A., ISAOA/ATIMA.
FIRST AMERICAN TITLE INSURANCE COMPANY
HOLLAND & KNIGHT, LLP

SURVEYOR'S CERTIFICATION:

I certify: This Map of Boundary Survey meets all applicable requirements of the Florida Minimum Technical Standards as contained Chapter 5J-17. Unless indicated to the contrary, the measured distance and directions shown on the Map of Boundary Survey are the same as the deed distances and directions.
Not valid without the signature and the original raised seal of Florida Licensed Surveyor and Mapper. Additions or deletions to Map of Boundary Survey by other than signing party or parties is prohibited without written consent of the signing party or parties.

SURVEYOR'S REPORT:

1. MAP OF BOUNDARY SURVEY, Fieldwork date of data acquisition: July 21, 2016.

2. LEGAL DESCRIPTION:

Lot 46, CORRECTED PLAT STAR ISLAND, according to the Plat thereof, recorded in Plat Book 31, at Page 60, of the Public Records of Miami-Dade County, Florida; EXCEPT that part of said Lot 46 described as follows: Begin at the intersection of the dividing line between said Lot 46 and Lot 22 of CORRECTED PLAT STAR ISLAND, as shown on the Plat thereof, as recorded in the Plat Book 31, at Page 60, of the Public Records of Miami-Dade County, Florida, with the Northerly line of East Drive (now East Star Island Drive); thence run Northeasterly along the dividing line between said Lot 22 and Lot 46 a distance of 400 feet to a point on the North line of said Lots 22 and 46; thence Northeasterly along the Northerly line of said Lot 46, along the arc of a circular curve deflecting to the left, having for its elements a central angle of 2°26'57.571", a radius of 500 feet, a distance of 21.374 feet to a point; thence run Southwesterly a long a line radial to the last mentioned curve, a distance of 400 feet to a point on the Southerly line of said Lot 46; thence run Southeasterly along a Southerly line of said Lot 46, along the arc of a circular curve deflecting to the right having for its elements a central angle of 2°26'57.571", a radius of 100 feet, a distance of 4.275 feet to the Point of Beginning.

AND

That part of Lot 21, CORRECTED PLAT STAR ISLAND, according to the Plat thereof, recorded in Plat Book 31, at Page 60, of the Public Records of Miami-Dade County, Florida, described as follows: Beginning at the intersection of the dividing line between Lots 21 and 46 with the Northerly line of West Drive (now West Star Island Drive) as same is shown on a plat entitled CORRECTED PLAT STAR ISLAND, as recorded in Plat Book 31, at Page 60, of the Public Records of Miami-Dade County, Florida, run Northwesterly along the dividing line between said Lots 21 and 46, said dividing line being radial, a distance of 400 feet to a point on the Northerly line of original Lots 21 and 46, CORRECTED PLAT STAR ISLAND; thence run Northwesterly along the Northerly line of said Lot 21, along the arc of a circular curve deflecting to the left, having for its elements a central angle of 6°02'06", a radius of 500 feet, a distance of 52.665 feet to a point; thence run Southeasterly along a line radial to the last mentioned curve, a distance of 400 feet to a point on the Southerly line of Lot 21; thence run Northwesterly along the Southerly of said Lot 21, along the arc of a circular curve deflecting to the right having for its elements a central angle of 6°2'6", a radius of 100 feet, a distance of 10.533 feet, to the Point of Beginning.

ABBREVIATIONS & LEGEND

A Arc	Pg Page	⊙ Unknown Manhole	⚡ Chain Link Fence
FND Found	R/W Right-of-Way	⊙ Sewer Manhole	— Wood Fence
U.E. Utility Easement	C Center Line	⊙ Telephone Manhole	— Metal or plastic Fence
IP Iron Pipe	M Monument Line	⊙ Water Meter	— Overhead Utility line
IR Iron Rebar	TBM Temporary Benchmark	⊙ Water Valve	⊕ Spot Elevation
N&D Nail & Disc	W/P Water Pump	⊙ Catch basin	⊕ Floor Light
COL Column	ENC Entrenchment		
P.B. Plat Book			



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Seal: Project # 15-0655
Job # 16-0744
(NGVD 29)

Date: 07-21-2016
Eugenia L. Formoso, P.S.M.
State of Florida LS # 6660