



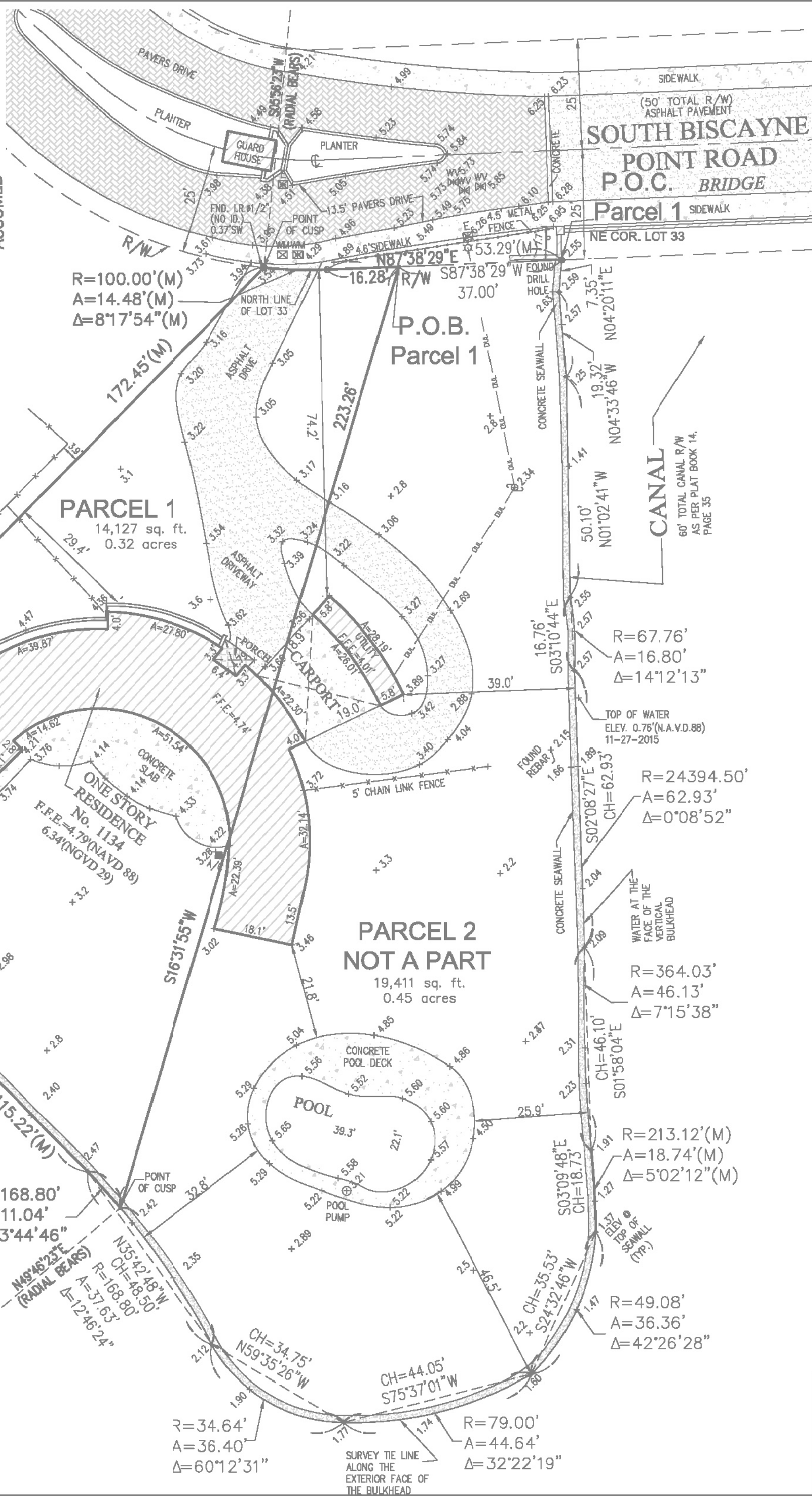
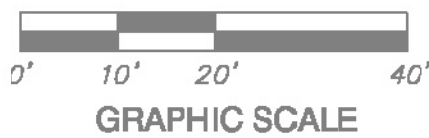
Abbreviations

A	Arc
FND	Found
U.E.	Utility Easement
IP	Iron Pipe
IR	Rebar
N&D	Nail & Disc
COL	Column
P.B.	Plot Book
Pg.	Page
ENC	Encroachment
R/W	Right-of-Way
CL	Center Line
CL	Clear
M	Monument Line
TBM	Temporary Benchmark
W/P	Water Pump
PWY	Parkway
R	Record Plat
C.S.	Concrete slab
CH	Chord

Legend

Unknown Manhole
Electric Box
Light Pole
Property Corner
Fire Hydrant
Catch basin
Water Meter
Water Valve
Utility Pole
CLP Concrete Light Pole
Drain
Control Valve
Gasoline Valve
Back Flood Preventer
Chain Link Fence
Wood Fence
Metal Fence
Overhead Utility line

Scale: 1" = 20'



MAP OF BOUNDARY SURVEY

PARCEL 1

1134 South Biscayne Point Road, Miami Beach,
Miami-Dade County, FL 33141
Folio# 02-3203-001-1461

SURVEYOR'S REPORT:

1. MAP OF BOUNDARY SURVEY, Fieldwork date of data acquisition: December 2nd, 2015.

2. LEGAL DESCRIPTION:

Parcel 1:
The West portion of Lot 33, Block 7, of BISCAYNE POINT, according to the plat thereof as recorded in Plot Book 14, at Page 35, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:
Commence at the Northeast corner of Lot 33, Block 7, of BISCAYNE POINT, thence S87°38'29"W, along the North line of said Lot 33, also being the South right-of-way line of South Biscayne Point Road, a distance of 37.00 feet to the Point of Beginning; thence S16°31'15"W, a distance of 223.26 feet to a point of cusp with a non tangent curve concave to the Southwest, having a radius of 168.80 feet, the initial radial of which bears N49°26'23"E, said point also lying on the exterior face of the exiting bulkhead; thence Northwesterly along said exterior face of the exiting bulkhead; an arc distance of 11.04 feet, through a central angle of 3°44'46" to a point; thence N44°18'37"W, along the exterior face of the exiting bulkhead, a distance of 115.22 feet to the Southwest corner of aforesaid Lot 33; thence N44°24'58"E, along the Northwesterly boundary line of said Lot 33, a distance of 172.45 feet to a point of cusp with a non tangent curve concave to the Northeast, having a radius of 100.00 feet, the initial radial of which bears S05°56'23"W, said point being also the Northwest corner of said Lot 33 and lying on the South right-of-way line of South Biscayne Point Road; thence in a southeasterly direction, along said curve, an arc distance of 14.48 feet through a central angle of 8°17'54" to the point of tangency; thence continue along the North line of aforesaid Lot 33, also being the South right-of-way line of South Biscayne Point Road, N87°38'29"E, a distance of 16.28 feet to the Point of Beginning.

3. AREA:

Containing 14,127 Square Feet or 0.32 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. Linear 1 foot in 7,500 feet.

5. DATA OF SOURCES:

HORIZONTAL CONTROL:

—The Legal Description was furnished by client.
—North Arrow and Bearings refer to an assumed value of N87°38'29"E, along the Southerly line of the S Biscayne Point Road right-of-way, of Miami-Dade County, Florida. (This line is considered well-established and monumented.)

VERTICAL CONTROL:

Elevations are referred to N.A.V.D. 1988.
Benchmark used: City of Miami Beach No. 78—02, Elevation=3.96' (N.A.V.D. 1988)=5.512' (N.G.V.D. 29)
Conversion factor: 1.552 feet.
located @ Crespi Boulevard and Hawthorne Avenue
Pk N&W on concrete curb.

6. FLOOD INFORMATION:

By scale determination this property is located in Flood Zone AE, Base Flood Elevation 8 feet, as per Federal Emergency Management Agency (FEMA), NFIP Community Name: City of Miami Beach and Community Number 120651 Map/Panel Number 12086C0307, Suffix L, FIRM Panel Effective/Revised Date 09—11—2009.

7. LIMITATIONS:

No research was made for other instruments than the existing in the plat and provided by client.
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.

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.



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Ph: (786) 429-3034 (786) 413-0285 (786) 413-0678
www.formtechsurveyors.com email:info@formtechsurveyors.com

Seal: Project # 15-1158
Job # 16-0905 Parcel 1
Date: 09-05-2018
Eugenia L. Formosa, P.S.M.
State of Florida License # 6560

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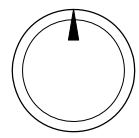
DESIGN HOUSE & BUILTWORKS
610 733 4295 AA26002729
6248 CONAL WAY MIAMI FLORIDA 33166

CLIENT	GAMMA CONSTRUCTION	305 000 0000
LANDSCAPE	ALL LANDSCAPE DATA	305 000 0000
STRUCTURE	---	305 000 0000
MEP	---	305 000 0000
CIVIL	---	305 000 0000
LIGHTING DESIGN	---	305 000 0000
LOW VOLTAGE DESIGN	---	305 000 0000
POOL DESIGN	---	305 000 0000

REVISED

SCALE
1"=20'
DESIGNATION
SURVEY DATA

GN102



1 SP

AERIAL SITE PLAN

NOT TO SCALE



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INC.

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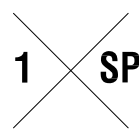
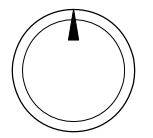
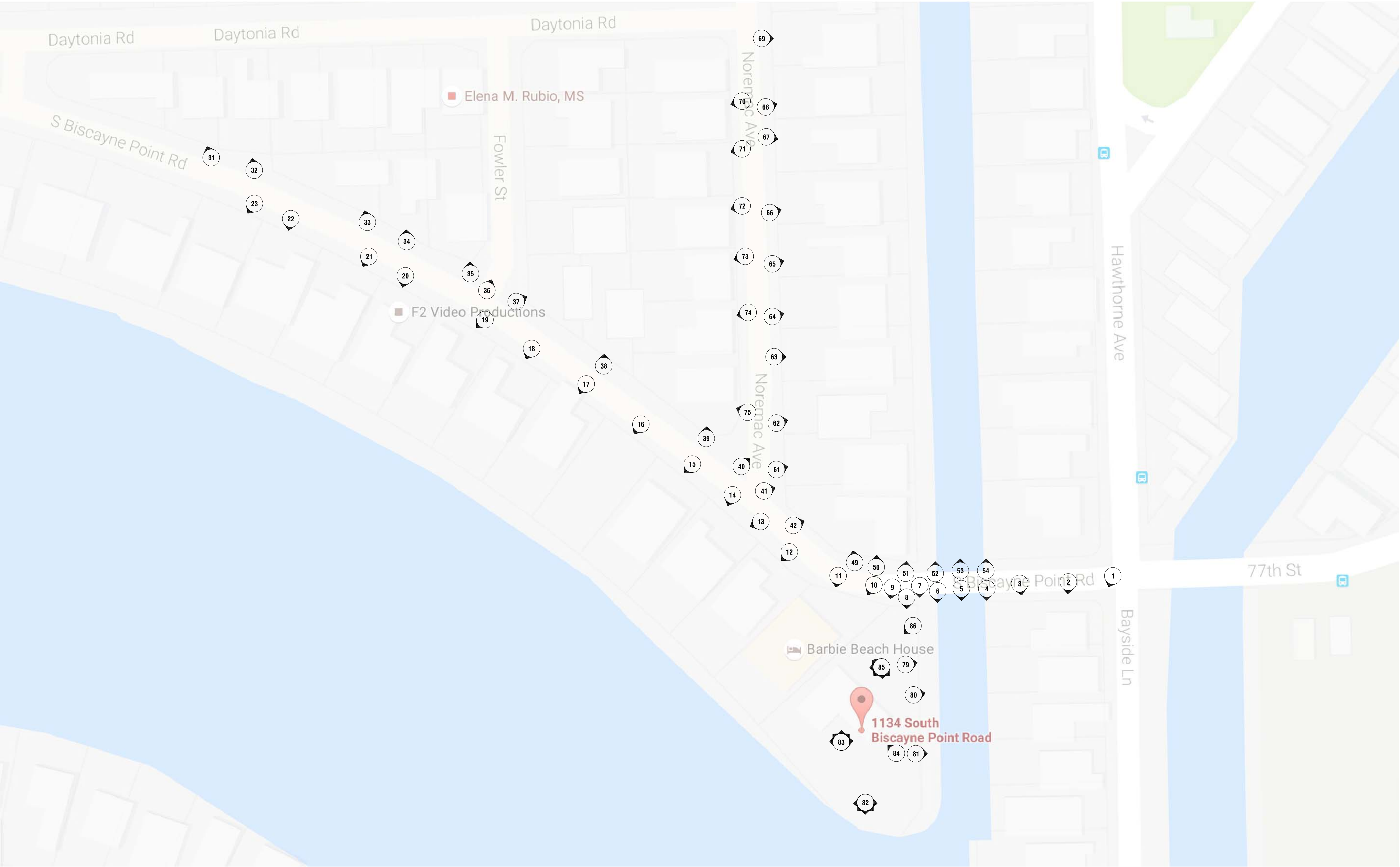
1134 S. BISCAYNE POINT RD, MIAMI BEACH, FLORIDA 33141 (LOT 1)

CLIENT	GAMMA CONSTRUCTION	305 000 0000
LANDSCAPE	ALL LANDSCAPE DATA	305 000 0000
STRUCTURE	---	305 000 0000
MEP	---	305 000 0000
CIVIL	---	305 000 0000
LIGHTING DESIGN	---	305 000 0000
LOW VOLTAGE DESIGN	---	305 000 0000
POOL DESIGN	---	305 000 0000

REVISED

SCALE
NO SCALE
DESIGNATION
AERIAL SITE

GN103



SITE PHOTO KEY PLAN
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POOL DESIGN	---	305 000 0000

REVISED

SCALE
NO SCALE
DESIGNATION
SITE PHOTO KEY

IM00



1 7678 BAYSIDE LANE (CORNER INTERSECTION)

2016/09/24



2 7678 BAYSIDE LANE (EAST ALONG BRIDGE)

2016/09/24



3 7678 BAYSIDE LANE (REAR YARD BY CANAL)

2016/09/24



4 SOUTH BISCAINE POINT ROAD BRIDGE

2016/09/24



5 SOUTH BISCAINE POINT ROAD BRIDGE

2016/09/24



6 SOUTH BISCAINE POINT ROAD BRIDGE

2016/09/24



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LANDSCAPE	ALL LANDSCAPE DATA	305 000 0000
STRUCTURE	---	305 000 0000
MEP	---	305 000 0000
CIVIL	---	305 000 0000
LIGHTING DESIGN	---	305 000 0000
LOW VOLTAGE DESIGN	---	305 000 0000
POOL DESIGN	---	305 000 0000

REVISED

SCALE
NO SCALE
DESIGNATION
NEIGHBORHOOD

IM01



7 1134 S. BISCAYNE POINT RD (SUBJECT PROPERTY)

2016/09/24



8 1134 S. BISCAYNE POINT RD (SUBJECT PROPERTY)

2016/09/24



9 1134 S. BISCAYNE POINT RD (SUBJECT PROPERTY)

2016/09/24



10 1150 S. BISCAYNE POINT RD

2016/09/24




11 1150 S. BISCAYNE POINT RD

2016/09/24



12 1158 S. BISCAYNE POINT RD

2016/09/24



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STRUCTURE	---	305 000 0000
MEP	---	305 000 0000
CIVIL	---	305 000 0000
LIGHTING DESIGN	---	305 000 0000
LOW VOLTAGE DESIGN	---	305 000 0000
POOL DESIGN	---	305 000 0000

REVISED

SCALE
NO SCALE
DESIGNATION
NEIGHBORHOOD

IM02



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	CLIENT	GAMMA CONSTRUCTION
	LANDSCAPE STRUCTURE	ALL LANDSCAPE DATA
	MEP	30x5 000 0000
CIVIL	30x5 000 0000	
LIGHTING DESIGN	30x5 000 0000	
LOW VOLTAGE DESIGN	30x5 000 0000	
POOL DESIGN	30x5 000 0000	
<p>SCHEDULE NO SCALE DESIGNATION NEIGHBORHOOD</p>		