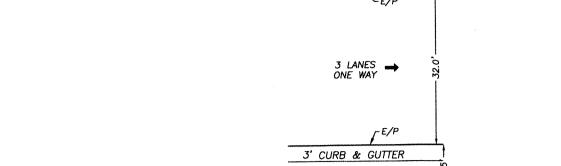
PLAT OF SURVEY

(PUBLIC-R/W WIDTH VARIES) INDIAN CREEK DRIVE (HARDING DRIVE PER PLAT)



NOTES

- 1. BEARING STRUCTURE IS BASED ON THE MONUMENTED WEST R/W LINE OF COLLINS AVENUE, BEING: S00°45'30"E (PER PLAT).
- 2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENT'S REPRESENTATIVE.
- 3. THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND
- 4. THIS BUILDING/LOT LIES IN ZONE "AE", BASED ON FLOOD INSURANCE RATE MAP NO. 12086C0326L, COMMUNITY NO. 120635 (CITY OF MIAMI,) DADE COUNTY, FLORIDA, EFFECTIVE: SEPTEMBER 11, 2009.
- 5. ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.
- 6. THIS SURVEY MADE WITHOUT BENEFIT OF COMMITMENT FOR TITLE.
- 7. THIS SURVEY IS VALID ONLY FOR THE PARTIES TO WHOM IT IS CERTIFIED.
- 8. THIS SURVEY EXCEEDS THE ACCURACY REQUIREMENTS SET FORTH IN FLORIDA

- BACK OF CURB - BACK FLOW PREVENTER - EASEMENT NUMBER RW - RIGHT OF WAY - METAL SHED - SANITARY MANHOLE - ELECTRICAL BOX - MITERED END SECTION -S- - SANITARY LINE SDO - SHOWN FOR DIRECTION ONLY - BENCHMARK - MONITORING WELL - NAIL & DISK - EDGE OF PAVEMEN - CABLE TV RISER NAVD - NORTH AMERICAN WF - STOCK WIRE FENCE CALC - CALCULATED VERTICAL DATUM x00.00 - SPOT ELEVATION NGVD - NATIONAL GEODETIC CENTRAL ANGLE - SEWER VALVE - CONCRETE BLOCK WALL NTS - NOT TO SCALE OHE - OVERHEAD ELECTRIC - FORCE MAIN - OFFICIAL RECORDS BOOK - OVERHEAD WIRE CERTIFIED CORNER RECORD UNDERGROUND TELEPHONE O FP - FLAG POLE - STORM INLET - CONCRETE HEAD WALL CHAIN LINK FENCE - POINT OF CURVATURE - PER ENGINEERING PLANS - TOP OF BANK - CENTERLINE - CONCRETE MONUMENT - GAS METER TP - TRAFFIC POLE - PAGE - POINT OF INTERSECTION - TRAFFIC SIGN - TRANSFORMER/JUNCTION BOX - HANDICAP PARKING - HIGH DENSITY - CORRUGATED METAL PIPE CO - CLEAN OUT CONC - CONCRETE COVD - COVERED CP - CONCRETE P P&M - PLAT & MEASURED - TRAFFIC SIGNAL BOX - TRAFFIC SIGNAL WIRE POB - POINT OF BEGINNING - INVERT ELEVATION POC - POINT OF COMMENCEMEN - CONCRETE PAD - TYPICAL - UTILITY EASEMENT - CONCRETE WALKWAY - IRON ROD CURVATURE - DEED/DESC & MEASURED - DRAINAGE EASEMENT - ARC LENGTH # PS - PARKING SPACES - UTILITY POLE - WATER LINE - WOOD FENCE - PROFESSIONAL SURVEYOR - LIGHT POLE - LICENSE SURVEYOR - WOOD SHED - WATER VALVE - DOT INLET PVC - PLASTIC PIPE R - CURVE RADIUS - DUMPSTER PAD



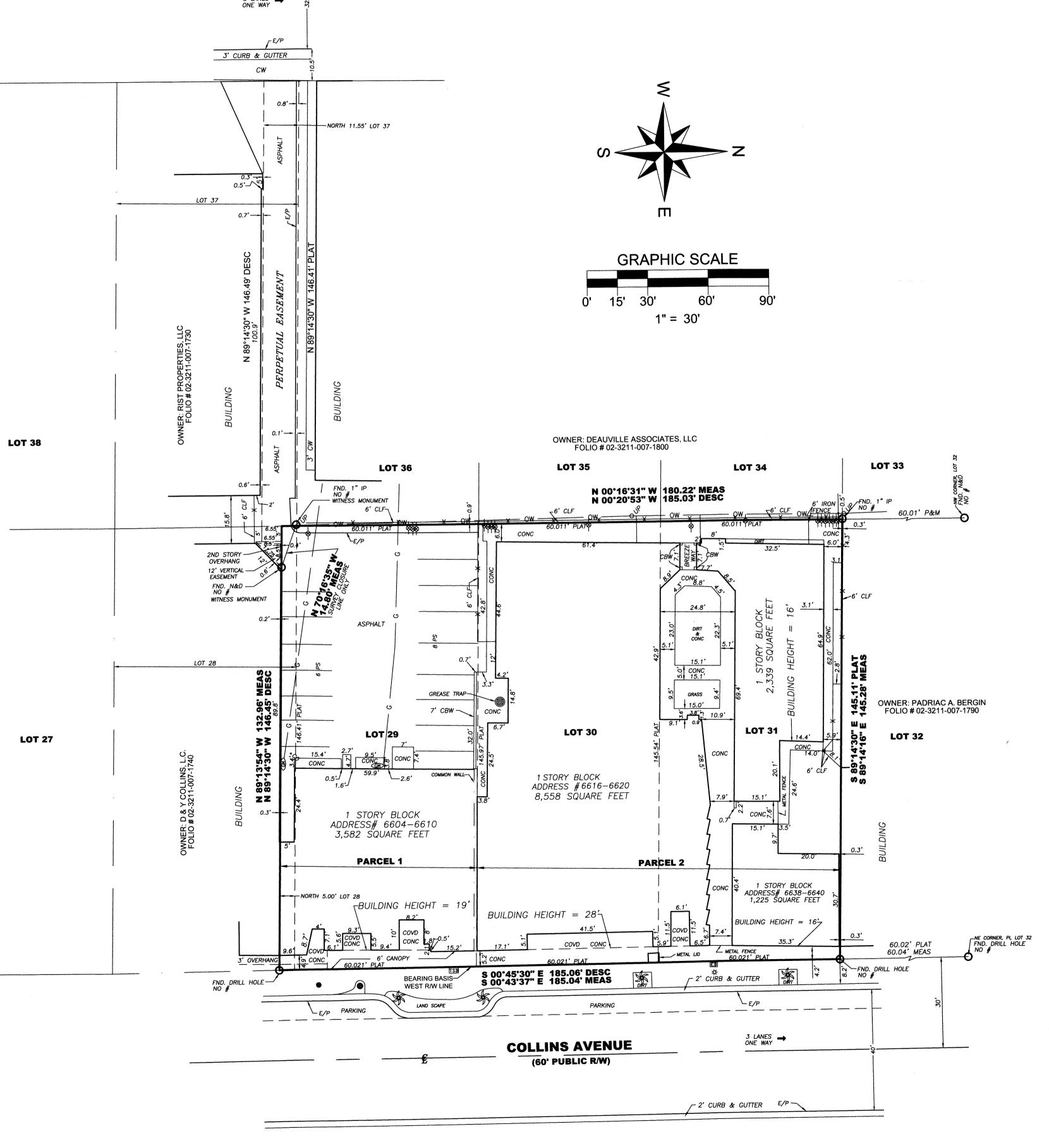
ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475 2012 E. Robinson Street, Orlando, Florida 32803 www.AccurightSurveys.net ACCU@AccurightSurveys.net PHONE: (407) 894-6314

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER."

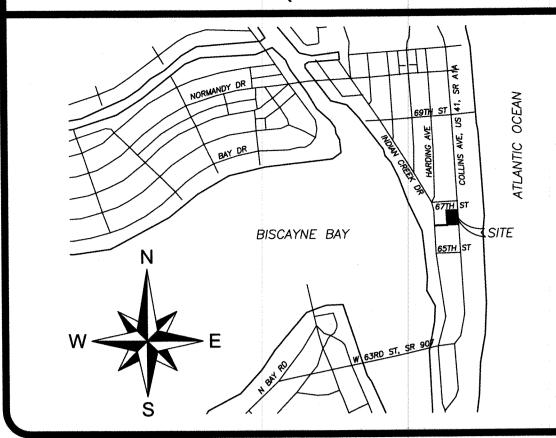
THIS SURVEY MEETS THE "STANDARDS OF

PRACTICE" AS REQUIRED BY CHAPTER 5J-17 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO

SECTION 472.027 OF THE FLORIDA STATUTES.



VICINITY MAP (NOT TO SCALE)



LEGAL DESCRIPTION

DESCRIPTION

The North 5 feet of Lot 28 and all of Lot 29, Block 7, of SECOND OCEAN FRONT SUBDIVISION, of the Miami Bay Shore Company, according to the amended Plat thereof, as recorded in Plat Book 28, Page 28, of the Public Records of Miami—Dade County, Florida, AND a perpetual easement described as the North 11.55 feet, MORE or LESS, on the entire Northern part of Lot 37, in Block 7, of SECOND OCEAN FRONT SUBDIVISION, according to the Plat thereof, recorded in Plat Book 28, Page 28, of the Public Records of Miami-Dade County, Florida, from Indian Creek Drive (formerly Harding Drive) to the back lines of Lots 28 and 29, plus a triangular piece of land on Lot 28 at the Northwest corner of the Rowe Motel Building, the North side of said triangle being approximately 8.5 feet long, and the base (back) side of said triangle being approximately 8.5 feet long, and the hypotenuse of the triangle being approximately 11.75 feet long, Plus a parallelogram of land on Lot 28 contiguous to the aforementioned triangular piece of land being immediately West thereof, the North and South sides of said parallelogram being 5 feet wide, and the East and West sides each approximately 6.55 feet wide. The height clearance over the triangular piece of land described above shall be twelve (12) feet for vehicular traffic. The said triangle and parallelogram are situated at the Northwest corner of Lot 28 as it now exists, that is, LESS the North five (5) feet thereof, and the Northern edges or lines of said triangle and parallelogram run along the Northern line of Lot 28 as It now exists, that is, LESS the North five (5) feet of Lot 28, said triangle and parrallelogram being a continuation of the driveway along the Northern 11.55 feet of Lot 37.

PARCEL 2:

Lots 30 and 31, in Block 7, of AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION, according to the Map or Plat thereof, as recorded in Plat Book 28, Page 28, of the Public Records of Miami-Dade County, Florida.

CONTAINS 26,968 SQUARE FEET OR 0.6191 ACRES MORE OR LESS. (NOT INCLUDING PERPETUAL EASEMENT)

BOUNDARY SURVEY DATE: per 5J-17.051(3)(b)3 Florida Administrative Code

	REVISION	JOB#	DATE:
\			
	7		
:			***************************************

BOUNDARY SURVEY

SCALE: 1" = 30' CF# DC28-28LOTS30&31 FIELD DATE: 10-3-16

D & Y COLLINS, L.C.

LOCATION: 6616 COLLINS AVENUE, MIAMI, FLORIDA.

SUBDIVISION NAME: SECOND OCEAN FRONT SUBDIVISION