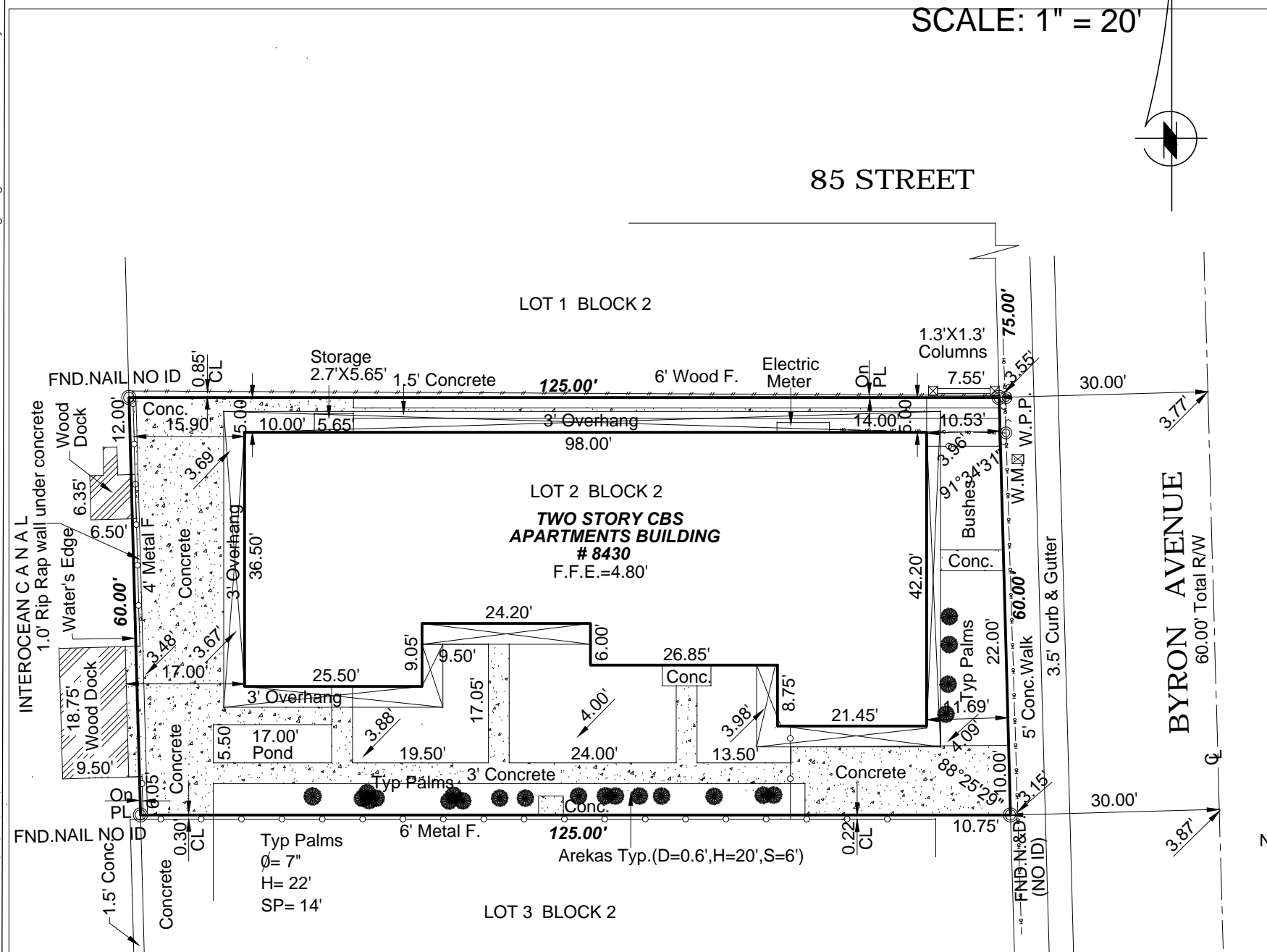
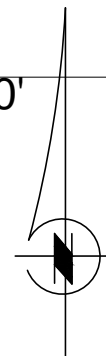


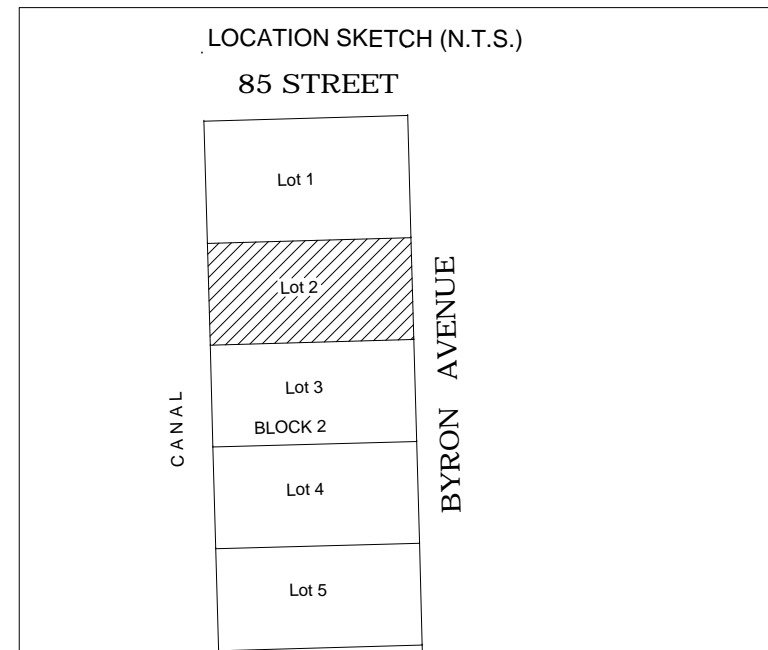
# SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 20'



LEGAL DESCRIPTION:  
 LOT 2, BLOCK 2, OF BEACH BAY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
 FOLIO: 02-3202-005-0080

CERTIFIED TO:  
 8430 BYRON LLC.



NOTES: NO ENCROACHMENTS FOUND AT THE TIME OF THIS SURVEY



NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER	BOUNDARY SURVEY I hereby certify that this Survey meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17 of Florida Administrative Code, pursuant to Section 472.027 Florida Statutes. Field Date: <u>12-22-2020</u>	STATE OF <b>GUILLERMO A. GUERRERO</b> Professional Surveyor & Mapper No. 6453 682 East 21st Street, Hialeah, FL 33013 (305)333-3328 Cell guerrerops@aol.com
	GUILLERMO A. GUERRERO PROFESSIONAL SURVEYOR & MAPPER No. 6453	
NOTES\REVISIONS	BASIS OF BEARINGS: N/A	SCALE: 1"=20'
		JOB No. GG-20-8430

h) Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.  
 i) All roads shown hereon are public unless otherwise noted.  
 j) No identification cap found on property corners unless otherwise noted.  
 k) Distance along boundary are recorded and measured unless otherwise noted.  
 l) The graphic portions of this document are intended to be displayed at the graphic/nome scales as depicted. Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.

(NGVD) unless otherwise noted. Underground features, if any, not identified nor located except as may be indicated hereon.  
 d) All clearances and/or encroachments shown hereon are of the apparent nature, fence legal ownership not determined.  
 e) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the Certification.  
 f) Code restrictions and title search not reflected in this survey.  
 g) Underground utilities and encroachments, if any, not located.

a) The flood information shown hereon does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof for any damage that results from reliance on said information.  
 b) The survey shows platted easements and right-of-ways. There may exist additional restrictions and/or encroachments which affect this property.  
 c) Elevations shown hereon are with references to the National Geodetic Vertical Datum

Abbreviations:  
 M.H.=Man Hole  
 WF=Wood Fence  
 R=Radius  
 F.R.=Found Rebar  
 A/C=Air Conditioner  
 C.B.=Catch Basin

Abbreviations:  
 U.E.=Utility Easement  
 CONC.=Concrete  
 CL=Clear  
 ENCR.=Encroaching  
 Q.=Center Line  
 A.=Arc Length  
 Ch.=Chord

Abbreviations:  
 P.=Property Line  
 B.C.=Block Corner  
 R/W=Right-of-Way  
 O.U.L.=Overhead Utility Line  
 F.N.&D.=Found Nail & Disc  
 CBS.=Concrete Block Stucco  
 O/H=Roof Overhang

Abbreviations:  
 BM=Bench Mark  
 Chatta.=Chattahoochee  
 F.D.H.=Found Drill Hole  
 W/M=Water Meter  
 F.I.P.=Found Iron Pipe  
 F.N.=Found Nail  
 A.=Central Angle

Abbreviations:  
 Comm.=Community  
 P.C.=Point of Curvature  
 P.T.=Point of Tangency  
 P.S.P.=Permanent Control Point  
 P.L.S.=Professional Land Surveyor  
 Res.=Residence  
 CLF=Chain Link Fence

Abbreviations:  
 P.O.B.=Point of Beginning  
 M=Monument  
 N/A=Not applicable  
 O/S=Off Set  
 B.G.=Barbecue  
 P.P.=Power Pole  
 R/R=Railroad  
 S.W.K.=Sidewalk

Abbreviations:  
 F.H.=Fire Hydrant  
 M=Measured  
 D=Deed  
 P=Plat  
 Asp.=Asphalt  
 Q=Diometer  
 S.I.P.=Set Iron Pipe & cap  
 No.=Number

Abbreviations:  
 P.O.C.=Point of Commencement  
 P.C.C.=Point of Compound Curvature  
 D.M.E.=Drainage Maintenance Easement  
 P.R.M.=Permanent Reference Monument  
 P.R.C.=Point of Reverse Curvature  
 F.P.L.=Florida Power & Light  
 D.E.=Drainage Easement

NOTES:  
 This Survey Declaration is made on the Field Date indicated, to the Owner(s) listed. It is not transferable to additional institutions or subsequent Owners.  
 The intended use of this survey is for Mortgage purposes only, any other use is not valid without the written consent of the signing Professional Surveyor and Mapper.

PROPERTY ADDRESS: 8430 BYRON AVENUE, MIAMI BEACH, FL 33141

LOWEST FLOOR ELEVATION 4.80' FLOOD ZONE AE COMM/PANEL No. 120651/12086C0326L BENCH MARK USED D-180  
 LOWEST ADJACENT GRADE 3.69' BASE FLOOD ELEV. 8.0' DATE OF FIRM 09/11/09 ELEVATION 3.51' COUNTY MIAMI-DADE