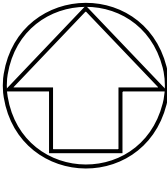
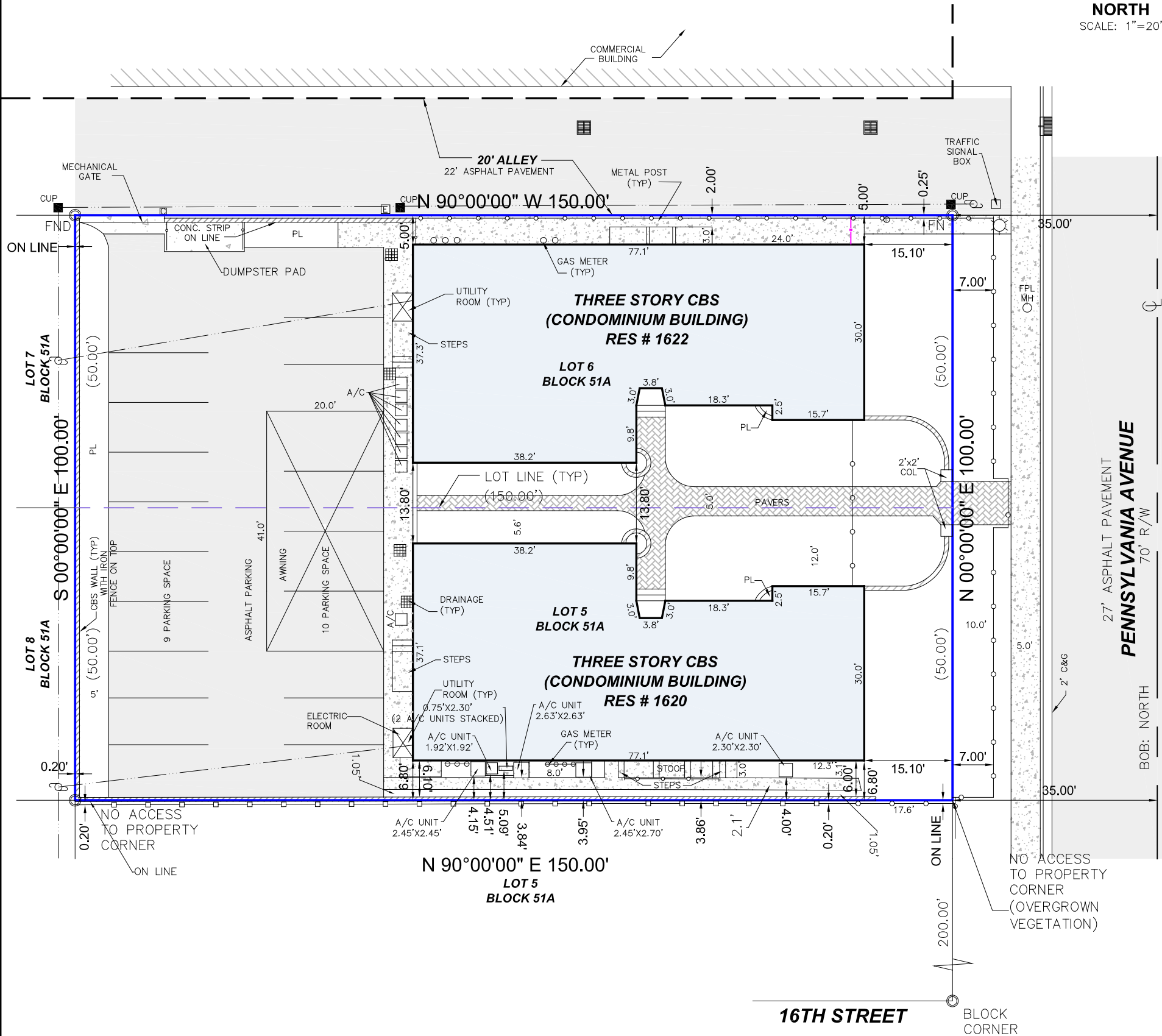


MAP OF BOUNDARY SURVEY



SCALE: 1"=20'



LEGEND

ABBREVIATIONS:

- A = ARC DISTANCE
- A/C = AIR CONDITIONER PAD
- BCR = BROWARD COUNTY RECORDS
- BLDG = BUILDING
- BM = BENCH MARK
- BOB = BASIS OF BEARINGS
- CBS = CONCRETE BLOCK & STUCCO
- (C) = CALCULATED
- C&G = CURB & GUTTER
- CLF = CHAIN LINK FENCE
- COL = COLUMN
- CONC = CONCRETE
- CUP = CONCRETE UTILITY POLE
- DE = DRAINAGE EASEMENT
- DME = DRAINAGE & MAINTENANCE EASEMENT
- D/W = DRIVE-WAY
- EB = ELECTRIC BOX
- ENC. = ENCROACHMENT
- EP = EDGE OF PAVEMENT
- EW = EDGE OF WATER
- FDH = FOUND DRILL HOLE
- FF = FINISHED FLOOR
- FIP = FOUND IRON PIPE
- FIR = FOUND IRON ROD
- FN = FOUND NAIL (NO ID)
- FND = FOUND NAIL & DISK
- FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
- LE = LANDSCAPE EASEMENT
- LME = LAKE MAINTENANCE EASEMENT
- (M) = MEASURED
- MDCR = MIAMI-DADE COUNTY RECORDS
- MH = MAN HOLE
- ML = MONUMENT LINE
- (P) = PLAT
- PB = PLAT BOOK
- PC = POINT OF CURVATURE
- PCP = PERMANENT CONTROL POINT
- PE = POOL EQUIPMENT PAD
- PG = PAGE
- PI = POINT OF INTERSECTION
- PL = PLANTER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRC = POINT OF REVERSE CURVATURE
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT OF TANGENCY
- R = RADIUS DISTANCE
- (R) = RECORD
- R/W = RIGHT OF WAY
- RES. = RESIDENCE
- SIP = SET IRON PIPE
- SND = SET NAIL & DISK (PK)
- STL = SURVEY TIE LINE
- SWK = SIDEWALK
- (TYP) = TYPICAL
- UB = UTILITY BOX
- UE = UTILITY EASEMENT
- W/F = WOOD FENCE

SYMBOLS:

- [Symbol] = TELEPHONE RISER
- [Symbol] = CABLE TV RISER
- [Symbol] = WATER METER
- X 0.00 = ELEVATION
- (00') = ORIGINAL LOT DISTANCE
- Δ = CENTRAL ANGLE
- C = CENTER LINE
- [Symbol] = WATER VALVE
- [Symbol] = CURB INLET
- [Symbol] = FIRE HYDRANT
- [Symbol] = CONC LIGHT POLE
- [Symbol] = CATCH BASIN
- [Symbol] = UTILITY POLE
- [Symbol] = DRAINAGE MANHOLE
- [Symbol] = SEWER MANHOLE
- [Symbol] = IRON FENCE
- [Symbol] = WOOD FENCE
- [Symbol] = CHAIN LINK FENCE
- [Symbol] = OVERHEAD UTILITY WIRE
- [Symbol] = ASPHALT
- [Symbol] = CONCRETE
- [Symbol] = PAVERS
- [Symbol] = TILES
- [Symbol] = COVER

SURVEYOR'S CERTIFICATE:

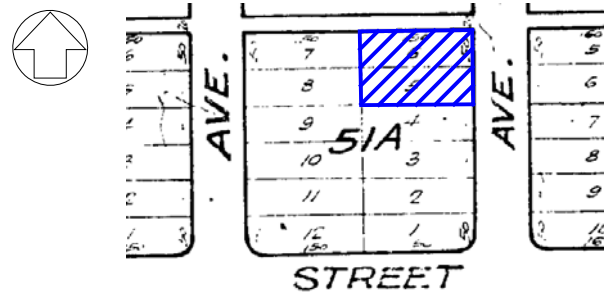
I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER



suarez surveying & mapping, inc.
13350 SW 131st Street, Suite 103, Miami, Florida 33186
Tel: 305.596.1799 Fax: 305.596.1886
www.suarezsurveying.com

PLAT IMAGE:
NOT TO SCALE



PROPERTY ADDRESS:

1620 PENNSYLVANIA AVENUE, MIAMI BEACH, FLORIDA 33139

LEGAL DESCRIPTION:

LOTS 5 & 6, BLOCK 51A, OF LINCOLN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 69, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY REVISED ON 09/11/09 AND INDEX MAP REVISED ON 09/11/09 THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE BASE FLOOD ELEVATION 8 COMMUNITY NAME & NUMBER CITY OF MIAMI BEACH 120651 MAP & PANEL NUMBER 12086C0317 SUFFIX L

SURVEYOR'S NOTES:

- ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
- NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
- THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
- THE INTENT OF THIS SURVEY AS COMMUNICATED BY THE CERTIFIED PARTIES IS FOR REAL-ESTATE TRANSACTION OR MORTGAGE REFINANCING, THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSE OR PARTY(IES) WITHOUT THE AUTHORIZATION OF THIS FIRM.
- THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES, FOR THOSE PURPOSES, A TOPOGRAPHIC SURVEY MAY BE REQUIRED.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 7104.
- THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY CLIENT OR ITS REPRESENTATIVE.
- FENCE OWNERSHIP NOT DETERMINED.
- BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN, THE CENTERLINE OF PENNSYLVANIA AVENUE HAS BEEN ASSIGNED A BEARING OF NORTH.
- TYPE OF SURVEY: BOUNDARY

CERTIFIED TO:

LES JARDINS OF SOUTH BEACH CONDOMINIUM ASSOCIATION, INC.

10/11/2022-UPDATED BOUNDARY SURVEY - JOB# 220935836
01/25/2022-ADDED DIMENSIONS FROM A/C TO PROPERTY LINE ALONG SOUTH SIDE OF PROPERTY JOB# 220134348
02/08/2021-UPDATED BOUNDARY SURVEY AND RE-CERTIFIED JOB# 210132260
REVISION(S):

DATE OF SURVEY:
06/30/2014
JOB #: 140619965
FILE #: C-15001
CAD FILE(T): STEVE
SHEET 1 OF 1

JUAN A. SUAREZ
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6220