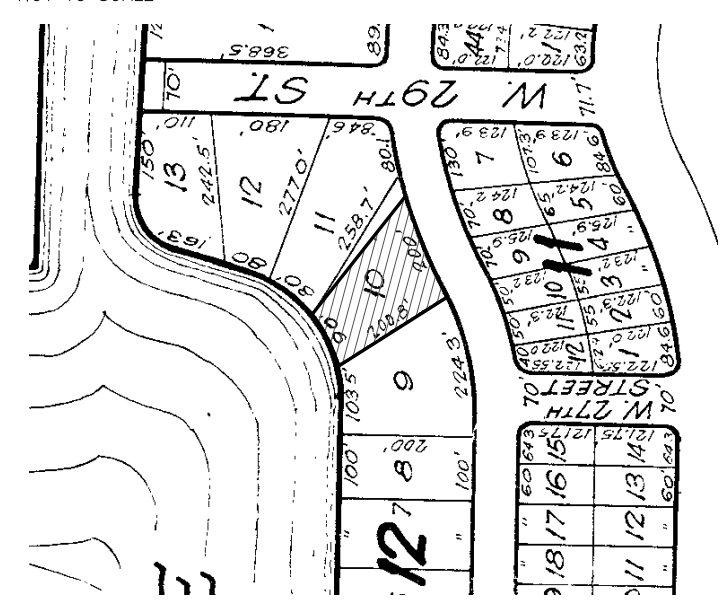


NORTH
SCALE: 1"=20'



Lot 10, Block 12, of AMENDED PLAT OF SUNSET LAKE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 8, Page 52, of the Public Records of Miami-Dade County, Florida, excepting the following described parcel of land:

beginning at the Northerly corner of Lot 10, Block 12, of SUNSET LAKE SUBDIVISION, according to the Amended Plat thereof, as recorded in Plat Book 8, Page 52, of the Public Records of Miami-Dade County, Florida, said corner being in the Westerly line of North Bay Road at a distance of 80.1 feet South from the intersection of the Southerly line of West 29 North Bay and the Westerly line of North Bay Road, as measured along the Westerly line of said North Bay Road; thence Southwesterly along the Northerly line of said Lot 10, Block 12, for a distance of 258.75 feet more or less to the Northwest corner of said Lot 10; thence Northerly for a distance of 241.88 feet more or less to a point in the Westerly line of said North Bay Road, said point being 241.88 feet more or less from the Northerly corner of said Lot 10, Block 12, to the Northerly corner of said Lot 10; thence Northerly along the Westerly line of said North Bay Road for a distance of 25 feet to the point and place of beginning.

DATE OF SURVEY:
01/06/2015
JOB #: 151022426
FILE #: C-2059
PROJECT NAME:
SUAREZ 2015
CAD FILE(P): SIMON
SHEET 1 OF 1

CERTIFIED TO:
DRAY SIMONE AND MECHALI SIMONE

UPDATED TO TOPOGRAPHIC SURVEY 10/26/21 JOB #21093378
UPDATED SURVEY 05/23/19 JOB# 180528089
UPDATED SURVEY 07/03/18 JOB# 180627499
UPDATED SURVEY 12/19/17 JOB# 171226472
UPDATED TO TOPOGRAPHIC SURVEY 06/16/17 JOB#170625592

REVISIONS:

PROPERTY ADDRESS:
2740 N BAY ROAD, MIAMI BEACH, FL 33140

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 & COMMUNITY NAME & NUMBER CITY OF
MIAMI BEACH 120651 MAP & PANEL NUMBER 12086C0317 SUFFIX L

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



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

BENCHMARK REFERENCE:

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NAVD1988 BENCHMARK: CMB S1 03
BM_NAME      CMB S1 03
ELEVATION    6.02
LOCATION       W 29th ST, SUNSET IS. NO. 1
COMMENTS     PK N&W IN CB, S.W. COR. OF BRIDGE
Status Survey

```

SURVEYOR'S NOTES:

1. ELEVATIONS WHEN SHOWN REFER TO NORTH GEODESIC VERTICAL DATUM OF 1929 (NGVD 1929).

2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.

3. THIS SURVEY IS CONDUCTED FOR THE PURPOSES OF ABSTRACTING IN REGARDS MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAY, AND INTERESTS IN REAL PROPERTY.

4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.

5. IF ANY PERSON OR ENTITY HAS A CLAIM AGAINST ANY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF ME.

6. THIS IS A SURVEY OF A RESIDENTIAL PROPERTY, THE STANDARD ACCURACY REQUIREMENT FOR THIS TYPE OF SURVEY IS ONE HUNDREDTH (0.01") PER HORIZONTAL FOOT. THE HORIZONTAL DISTANCE BETWEEN ADJACENT POINTS (LINE LINES) FOR THIS TYPE OF SURVEY AND ITS EXPECTED USE (SUBURBAN) IS 1 FOOT IN 7,500 FEET (THIS SURVEY DOES NOT EXCEED THAT STANDARD).

7. THE TOTAL LENGTH OF ALL LINE SEGMENTS MEASURED ON THIS SURVEY IS APPROXIMATELY FIVE HUNDREDS OF A FOOT.

8. THE TOTAL LENGTH OF ALL CURVED SEGMENTS MEASURED ON THIS SURVEY IS APPROXIMATELY TWO HUNDREDS OF A FOOT.

9. THE TOTAL LENGTH OF ALL BEARING MEASUREMENTS TO THE NEAREST TENTH OF A DEGREE IS APPROXIMATELY TWO HUNDREDS OF A FOOT.

10. THE TOTAL LENGTH OF ALL BEARING MEASUREMENTS TO THE NEAREST TENTH OF A DEGREE IS APPROXIMATELY TWO HUNDREDS OF A FOOT.

11. ELEVATIONS WHEN SHOWN HAVE BEEN MEASURED TO NEAREST TENTH OF A FOOT ON HARD SURFACES AND NEAREST TENTH OF A FOOT FOR GROUND OR ROADS.

12. ALL BOUNDARY LINE INDICATORS SET ARE STAMPED LBL 7/04.

13. THIS SURVEY IS BASED ON THE ASSUMPTION THAT THE INFORMATION BASED ON THE LEGAL DESCRIPTION PROVIDED BY CLIENT OR ITS REPRESENTATIVE.

14. TO FENCE CORNER.

15. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN, THE CENTERLINE OF W 24TH STREET HAS BEEN ASSIGNED A BEARING OF S 88°03'50" W.

LEGEND

ABBREVIATIONS:

[illegible]

SYMBOLS:

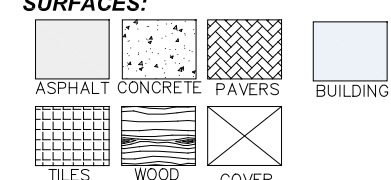
SYMBOLS:

	= ELECTRIC BOX
	= TELEPHONE ROOM
	= CABLE TV ROOM
	= WATER METER
	= WATER VALVE
	= CURB INLET
	= FIRE HYDRANT
	= LIGHT POLE
	= DRAINAGE

	= ANCHOR
	= GUARD
	= IRON FENCE
	= WOOD FENCE
	= CHAIN LINK
	= OVERHEAD
	= LIMIT

X 0.00 = ELEVATION
(00) = ORIGINAL LOT DISTANCE
Δ = CENTRAL ANGLE
C = CENTER LINE
■ = CATCH BASIN
⊙ = UTILITY POLE
⊗ = CONC. POLE
Ⓢ = DRAINAGE MANHOLE
Ⓢ = SEWER MANHOLE
— = SIGN

SURFACES-



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