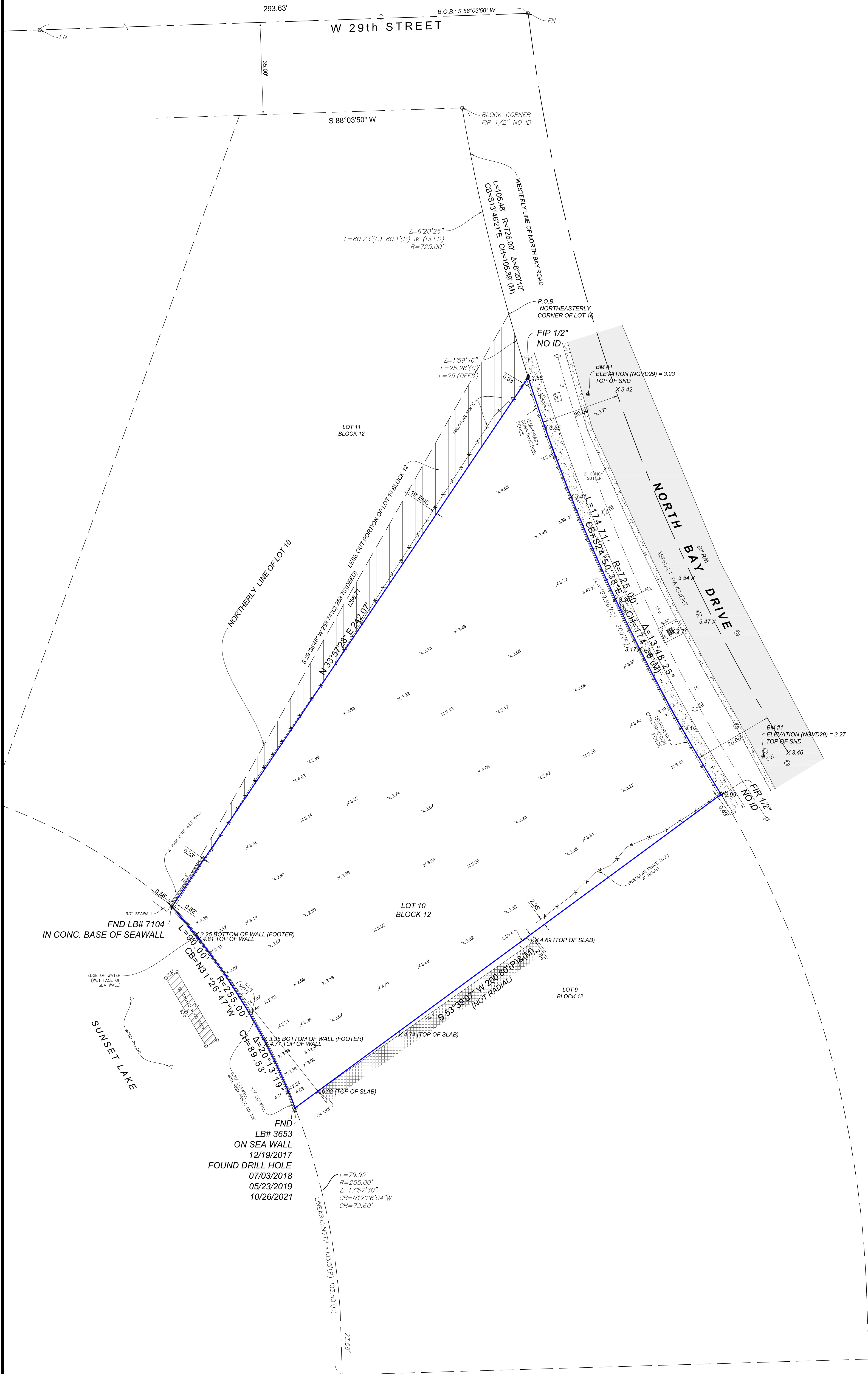
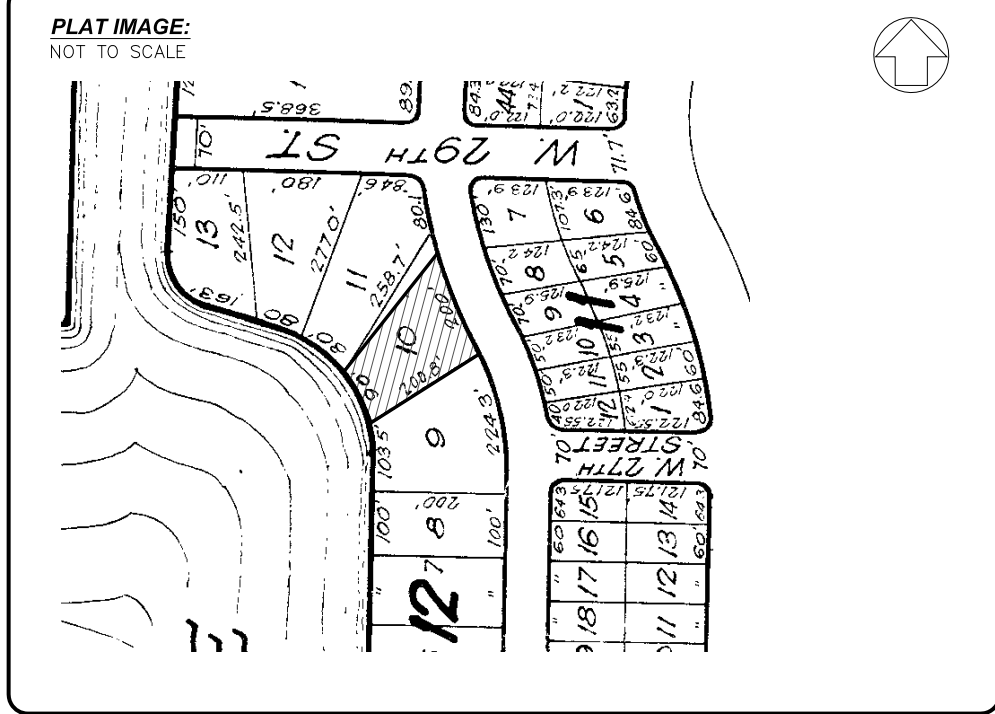
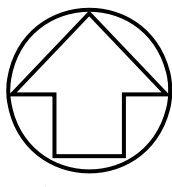


MAP OF BOUNDARY & TOPOGRAPHIC SURVEY



LEGAL DESCRIPTION:

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 Northeast 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 29th Street 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 238.75 feet more or less to the Northwesterly corner of said Lot 10; thence Northwesterly 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 25 feet South, as measured along the Westerly line of said North Bay Road, from the Northeast 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): SIMONE
SHEET 1 OF 1

CERTIFIED TO:
DRAY SIMONE AND MECHALI SIMONE
UPDATED TO TOPOGRAPHIC SURVEY 10/26/21 JOB #210933783
UPDATED SURVEY 09/23/19 JOB # 180629099
UPDATED SURVEY 07/03/18 JOB # 180624999
UPDATED SURVEY 12/19/17 JOB # 171206472
UPDATED TO TOPOGRAPHIC SURVEY 06/16/17 JOB #170625092
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 531-DE MIAMI BEACH 120651 MAP & PANEL NUMBER 12086C031Z 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 9J-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:
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 GEOTICHTAL VERTICAL DATUM OF 1929 (NGVD 1929).
2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
3. 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.
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
5. 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.
6. THIS IS A SURVEY OF A RESIDENTIAL PROPERTY, THE STANDARD ACCURACY FOR THE CONTROLLING DATA (BOUNDARY, CENTER, TRAVERSE, AND SURVEY TIE 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). VERTICAL FEATURES (ELEVATIONS) HAVE BEEN MEASURED TO AN ACCURACY OF 5 HUNDREDS OF A FOOT.
7. IMPROVEMENTS SHOWN HAVE BEEN MEASURED TO THE NEAREST 10TH OF A FOOT. TIES SHOWN HAVE BEEN MEASURED TO THE NEAREST 100TH OF A FOOT. ELEVATIONS WHEN SHOWN HAVE BEEN MEASURED TO NEAREST 100TH OF A FOOT ON HARD SURFACES AND NEAREST TENTH OF A FOOT FOR GROUND OR SOD SURFACES.
8. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 7104.
9. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY CLIENT OR ITS REPRESENTATIVE.
10. FENCE OWNERSHIP NOT DETERMINED.
11. 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 .
12. TYPE OF SURVEY: BOUNDARY AND TOPOGRAPHIC SURVEY.

LEGEND
ABBREVIATIONS:
A = ARC DISTANCE
AC = AIR CONDITIONER PAD
BCR = BOUNDARY CORNER RECORDS
BLDG = BUILDING
BM = BENCH MARK
BR = BASIS OF BEARINGS
CB = CONCRETE BLOCK & STUCCO
C = CALCULATED
CMB = CURB MARK
CLF = CHAIN LINK FENCE
COL = COLUMN
CONC = CONCRETE
DME = DRAINAGE & MAINTENANCE EASEMENT
DWA = DRAINAGE
E = ELEVATION
ENC = ENCROACHMENT
EP = EDGE OF PAVEMENT
EW = EDGE OF WATER
FEN = FOUND FENCE
FF = FINISHED FLOOR
FR = FOUND IRON ROD
FN = FOUND NAIL (NOID)
FND = FOUND NAIL & DRILL
FL = FLOOR POWER LIGHT TRANSFORMER PAD
LE = LAKE MAINTENANCE EASEMENT
LME = LAKE MAINTENANCE EASEMENT
MH = MAIN HOLE
ML = MONUMENT LINE
ORB = OFFICIAL RECORDS BOOK
OS = OFFSET
PI = PLAT BOOK
PC = POINT OF CURVATURE
PCP = PERMANENT CONTROL POINT
PE = POOL EQUIPMENT PAD
PD = POND
POB = POINT OF BEGINNING
PL = PLANTER
PDC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R = RADIUS DISTANCE
RI = RECORD
RW = RIGHT OF WAY
RES = RESIDENCE
SFP = SET IRON PIPE
SND = SET NAIL & DRILL (SFP)
STL = SURVEY TIE LINE
SWN = SEWER
(TYP) TYPICAL
UB = UTILITY BOX
UE = UTILITY EASEMENT
WF = WOOD FENCE

SYMBOLS:
ELECTRIC BOX
TELEPHONE RISER
CABLE RISER
WATER METER
WATER VALVE
WATER INLET
CURB INLET
FIRE HYDRANT
LIGHT POLE
ANCHOR
GUARD RAIL
WOOD FENCE
CHAIN LINK FENCE
OVERHEAD UTILITY WIRE
LIMITED ACCESS RIGHT-OF-WAY LINE
ELEVATION
ORIGINAL LOT DISTANCE
CENTRAL ANGLE
CENTERLINE
CATCH BASIN
UTILITY POLE
CONC. POLE
DRAINAGE MANHOLE
SEWER MANHOLE
SIGN

SURFACES:
ASPHALT
CONCRETE
WOOD
COVER
TILES

CERTIFICATE OF AUTHORIZATION # 18-704
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