MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY

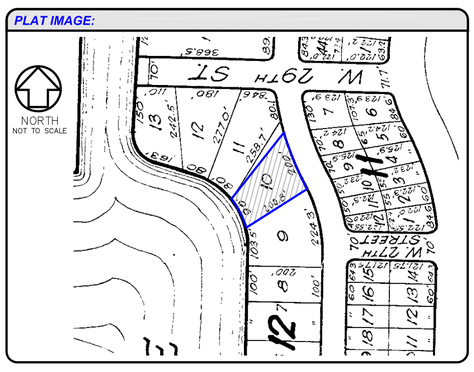
NORTH

GRAPHIC SCALE

20 0 10 20 40 80

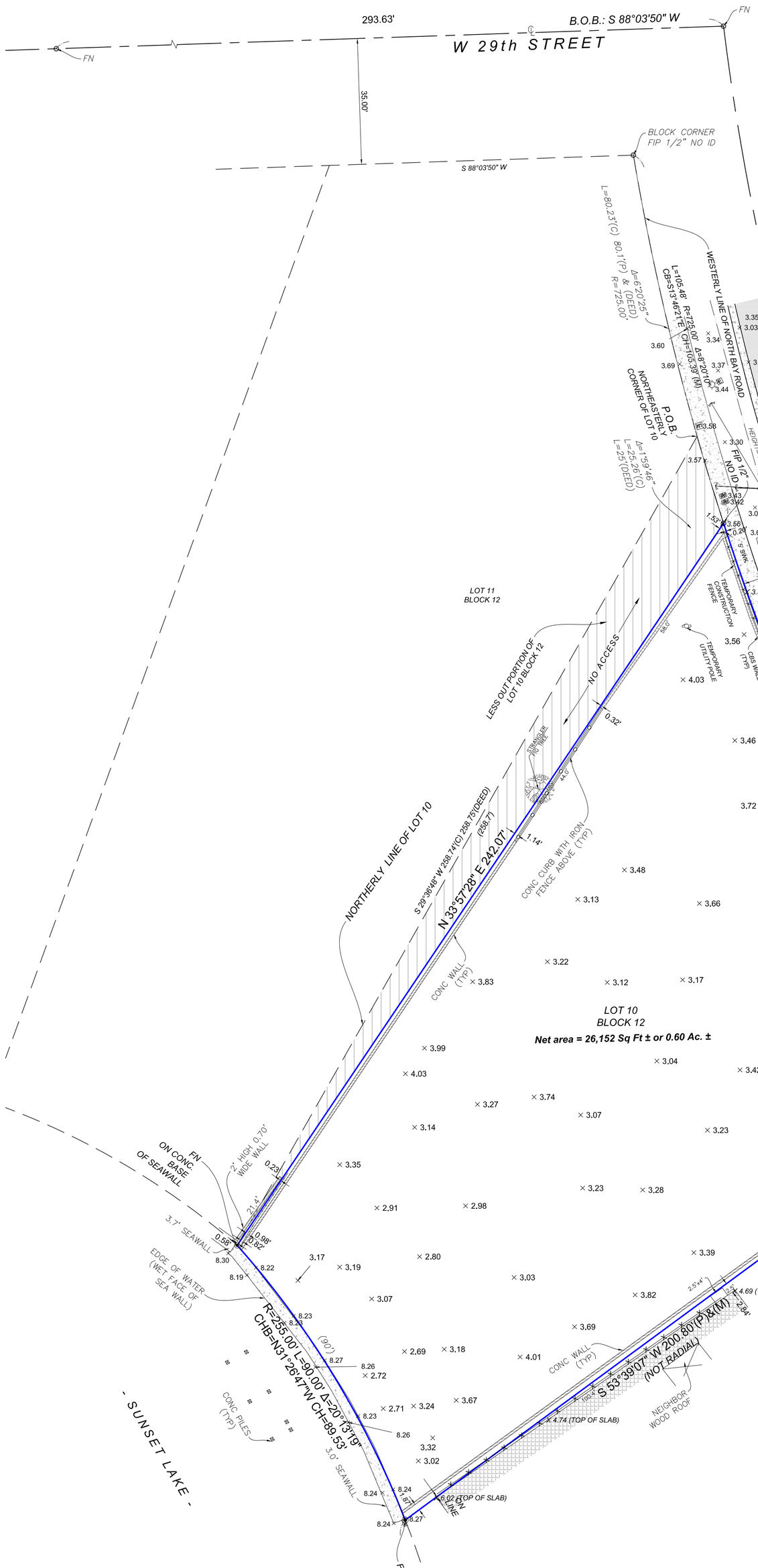
(IN FEET)
1 inch = 20 ft.

PLAT IMAGE:



PROPERTY ADDRESS:

2740 N BAY ROAD, MIAMI BEACH, FL 33140



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

SURVEYOR'S NOTES:

1. ELEVATIONS WHEN SHOWN REFER TO NORTH GEOTHICAL 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
A/C = AIR CONDITIONER PAD
BCR =BROWARD COUNTY RECORDS
BLDG= BUILDING
BM = BENCH MARK
BOB = BASIS OF BEARINGS
CBS = CONCRETE BLOCK & STUCCO
(C) = CALCULATED
CB = CATCH BASIN
CHB = CHORD BEARING
C&G = CURB & GUTTER
CLF = CHAIN LINK FENCE
COL = COLUMN
CONC = CONCRETE
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 ELEVATION
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
ORB = OFFICIAL RECORDS BOOK
O/S = OFF-SET
(P) = PLAT
PBC = PALM BEACH COUNTY
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCP = PERMANENT CONTROL POINT
PE = POOL EQUIPMENT PAD
PG = PAGE
PI = POINT OF INTERSECTION
PK = PARKER KAELON (SURVEY NAIL)
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
WMDE = WALL MAINTENANCE DRAINAGE EASEMENT

SYMBOLS:

= HAND HOLE
= ELECTRIC BOX
= TELEPHONE RISER
= CABLE TV RISER
= WATER METER
= WATER VALVE
= CURB INLET
= FIRE HYDRANT
= LIGHT POLE
= DRAIN
= VALVE
= GAS VALVE
= BACKFLOW PREVENTER
= BOLLARDS
(00') = ORIGINAL LOT DISTANCE
Δ = CENTRAL ANGLE
= CENTER LINE
= CATCH BASIN
= UTILITY POLE
= CONC. POLE
= DRAINAGE (STORM) MANHOLE
= SANITARY (SEWER) MANHOLE
= GREASE TRAP MANHOLE
= COMMUNICATION MANHOLE
= FPL MANHOLE
= SIGN
= ANCHOR
= GUARD RAIL
= IRON FENCE
= WOOD FENCE
= CHAIN LINK FENCE
= OVERHEAD UTILITY WIRE
= LIMITED ACCESS RIGHT-OF-WAY LINE
= BOUNDARY LINE
x 0.00 = ELEVATION
(#) = ENCROACHMENT NOTE (SEE SURVEYORS NOTES)

SURFACE:

ASPHALT, CONCRETE, PAVERS, BUILDING, TILES, WOOD, COVER

TREE LEGEND:

(SYMBOL NOT TO SCALE)

TREE COMMON NAME
TRUNK DIAMETER-HEIGHT-CANOPY SPREAD (IN FEET)

PALM SYMBOL
TRUNK DIAMETER-HEIGHT-CANOPY SPREAD (IN FEET)

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 LAND:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 10, BLOCK 12, OF SUNSET LAKE SUBDIVISION 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 DISTANCE OF 80.1 FEET SOUTH FROM THE INTERSECTION OF THE SOUTHERLY LINE OF WEST 29 STREET AND THE WESTERLY LINE OF 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 NORTHWESTERLY CORNER OF SAID LOT 10; THENCE NORTHEASTERLY 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 NORTHEASTERLY 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.

PROJECT:

DATE OF FIELD SURVEY: 01/06/2015
JOB #: 151022426
FILE #: E-2059
PROJECT NAME: SURVEYS 2019
CAD FILE(T): SIMONE
PARTY CHIEF: SARRIA
F.B.: E PG. E
SHEET 1 OF 1

CERTIFIED TO:

2740 NORTH BAY ROAD LLC

06/08/2023 – UPDATED BOUNDARY, TOPOGRAPHIC & TREE SURVEY – JOB # 230637048
10/26/2021 – UPDATED TO TOPOGRAPHIC SURVEY – JOB # 210933783
05/23/2019 – UPDATED SURVEY – JOB # 190529099
07/03/2018 – UPDATED SURVEY – JOB # 180627499
12/19/2017 – UPDATED SURVEY – JOB # 171226472
06/16/2017 – UPDATED TO TOPOGRAPHIC SURVEY – JOB # 170625592
REVISIONS:

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 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 STATUE.

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

JUAN A. SUAREZ No. 6220 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Juan A. Suarez, License No. LS6220

Digitally signed by Juan A. Suarez, License No. LS6220
DN: c=US, st=Florida, l=MIAMI, ou=Professional Surveyor and Mapper, o=Suarez Surveying & Mapping Inc, cn=Juan A. Suarez, License No. LS6220, email=suarezsurveying@gmail.com
Date: 2023.06.20 10:12:33 -04'00'

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

CERTIFICATE OF AUTHORIZATION # LB-7104
suarez surveying & mapping, inc.
13350 SW 131st Street, Suite 103, Miami, Florida 33186
Tel: 305.596.1799 Fax: 305.596.1886
www.suarezsurveying.com