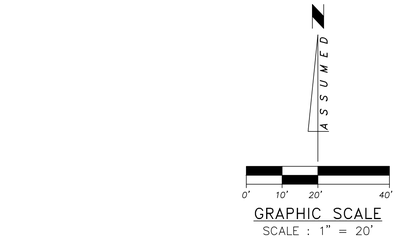
BOUNDARY SURVEY

of

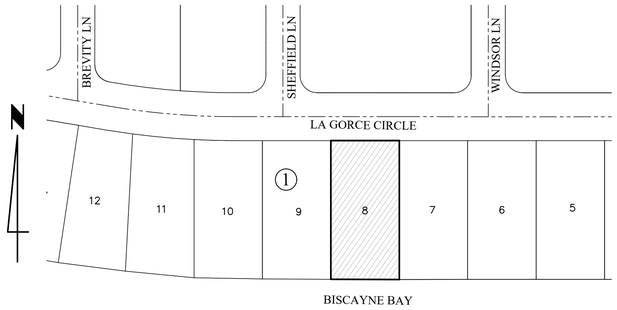
16 LA GORCE CIRCLE, MIAMI BEACH,
MIAMI-DADE COUNTY, FLORIDA 33141

for

M LEE PEARCE TRUST



GRAPHIC SCALE
SCALE : 1" = 20'



LOCATION SKETCH
NOT TO SCALE

LEGEND

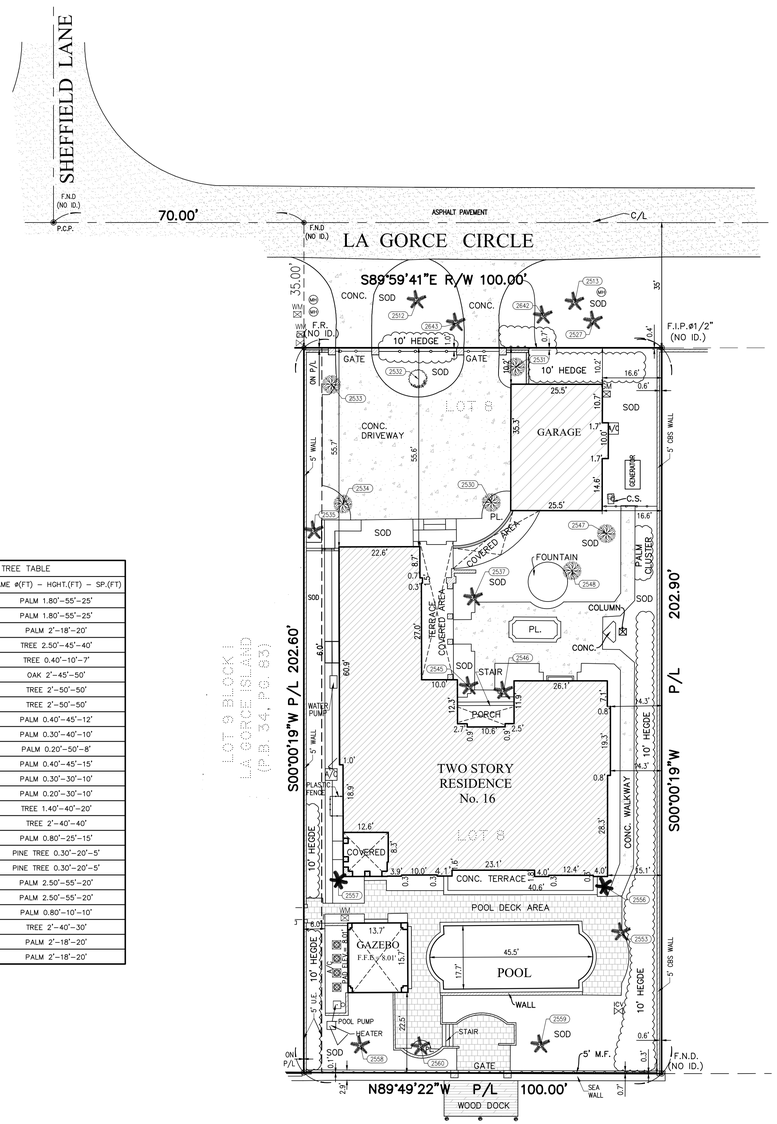
- Air Conditioner
- Back Flow Preventer
- Cable Television
- Catch Basin
- Chain Link Fence
- Clean Out
- Concrete Light Pole (CLP)
- Concrete Power Pole
- Control Valve
- C.B.S. Wall
- Diameter (Ø)
- Diameter–Height–Spread (1.5'–15'–10')
- Drain
- Drainage Manhole
- Electric Box
- Electric Meter
- Electric Motor
- Electric Panel
- Fire Hydrant
- Flag
- Floor Lamp
- Force Main Valve
- Gas Valve
- Grease Manhole
- Guard Pole
- Guy Wire
- Irrigation Control Valve
- Light Pole (LP)
- Mail Box
- Metal Fence
- Monitoring Well
- Overhead Utility Lines
- Parking Meter
- Property Corner
- Right–of–Way Lines
- Sewer Manhole
- Sewer Valve
- Temporary Benchmark
- Spot Elevation (+0.00)
- Traffic Light
- Traffic Sign
- Telephone Booth
- Telephone Box
- Telephone Manhole
- Unknown Manhole
- Utility Power Pole
- Valve (Unknown)
- Water Manhole
- Water Meter
- Water Pump
- Water Valve
- Wood Fence

* Tree types are determined to the best of our ability and should be confirmed by botanist or a trained specialist.

TREE TABLE	
POINT NUMBER	NAME #(FT) – HGHT.(FT) – SP.(FT)
2512	PALM 1.80'–55'–25'
2513	PALM 1.80'–55'–25'
2527	PALM 2'–18'–20'
2530	TREE 2.50'–45'–40'
2531	TREE 0.40'–10'–7'
2532	OAK 2'–45'–50'
2533	TREE 2'–50'–50'
2534	TREE 2'–50'–50'
2535	PALM 0.40'–45'–12'
2537	PALM 0.30'–40'–10'
2538	PALM 0.20'–50'–8'
2540	PALM 0.40'–45'–15'
2545	PALM 0.30'–30'–10'
2546	PALM 0.20'–30'–10'
2547	TREE 1.40'–40'–20'
2548	TREE 2'–40'–40'
2553	PALM 0.80'–25'–15'
2556	PINE TREE 0.30'–20'–5'
2557	PINE TREE 0.30'–20'–5'
2558	PALM 2.50'–55'–20'
2559	PALM 2.50'–55'–20'
2560	PALM 0.80'–10'–10'
2572	TREE 2'–40'–30'
2642	PALM 2'–18'–20'
2643	PALM 2'–18'–20'

ABBREVIATIONS

A	Arc Length
A/C	Air Conditioner Pad
ASPH.	Asphalt
B.M.	Benchmark
(C)	Calculated
C.B.S.	Concrete Block Structure
C.G.	Curb & Gutter
C/L	Centerline
C.L.F.	Chain Link Fence
CONC.	Concrete
C.S.	Concrete Slab
(D)	Deed
DWY.	Driveway
E.O.W.	Edge of Water
E.T.P.	Electric Transformer Pad
F.F.E.	Finished Floor Elevation
F.I.P.	Found Iron Pipe
F.N.D.	Found Nail & Disc
F.R.	Found Rebar
ID.	Identification
INV.	Inverts
L.F.E.	Lowest Floor Elevation
(M)	Measured
M.F.	Metal Fence
M/L	Monument Line
P.B.	Plat Book
P.C.P.	Permanent Control Point
PG.	Page
PL.	Planter
P/L	Property Line
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
P/S	Parking Spaces
(R)	Recorded
P.R.M.	Permanent Reference Monument
R/W	Right–of–Way Line
SWK.	Sidewalk
S.N.D.	Set Nail & Disc (LB 3398)
S.R.	Set Rebar (LB 3398)
TYP.	Typical
T.B.M.	Temporary Benchmark
T.O.B.	Top of Bank
T.O.P.	Top of Pipe Elevation
U.E.	Utility Easement
V.G.	Valley Gutter
W.E.	Wire Elevation
W.F.	Wood Fence



SURVEYOR'S NOTES:

1. MAP OF BOUNDARY SURVEY:

Field Survey was completed on: April 29th, 2024.

2. LEGAL DESCRIPTION:

Lot 8, Block 1, of LA GORCE ISLAND, according to the Plat thereof, as recorded in Plat Book 34, Page 83, of the Public Records of Miami–Dade County, Florida.

Containing 20,275 Square feet or 0.47 Acres, more or less, by calculation.

The above captioned property was surveyed based on the above Legal Description furnished by the client.

3. SOURCES OF DATA:

AS TO VERTICAL CONTROL:

By scaled determination the subject property lies in Flood Zone AE, Base Flood Elev. 8 feet, as per Federal Emergency Management Agency (FEMA) Community–Panel Number 120651, Map No. 12086C0307, Suffix L, Revised Date: 09–11–2009. Base Flood Elevations on Flood Insurance Rate Map (FIRM) for Miami–Dade County are referenced to National Geodetic Vertical Datum of 1929 (N.G.V.D. 1929). These flood elevations must be compared to elevations referenced to the same vertical datum.

An accurate Zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".

AS TO HORIZONTAL CONTROL:

North Arrow and Bearings refer to an assumed value of S89°59'41"E along the North line of the Subject property, Miami–Dade County, Florida. Said line is considered well established and monumented.

4. ACCURACY:

Horizontal Accuracy:
The accuracy obtained for all horizontal control measurements, based on a 95% confidence level and office calculations of closed geometric figures, verified by redundant measurements (based on the direct distance measurement between the two corners being tested), meets or exceeds the commonly accepted value in the Construction and Surveying Industry equivalent to a linear standard closure of 1 foot in 7,500 feet for Suburban Areas.

5. LIMITATIONS:

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami–Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records. No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon. This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Rule 5J–17 of the Florida Administrative Code.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1–800–432–4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101–111 of the Florida Statutes.

CERTIFY TO:

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: That the Boundary Survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction. Further, there are no above ground encroachments unless shown. This survey meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J–17.050 through 5J–17.052, Florida Administrative Code, pursuant to section 472.027 Florida Statutes. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting the property. Location and identification of utilities adjacent to the property were not secured as such information was not requested. Ownership is subject to opinion of title.

THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED.

J. Bonfill & Associates, Inc.
Florida Certificate of Authorization Number LB 3398

By: Oria J Suarez — Digitally signed by Oria J Suarez Date: 2024.05.06 16:03:35 -04'00'

Oria Jannet Suarez, P.S.M. for the firm
Professional Surveyor and Mapper No. 6781
State of Florida

ORIA JANNET SUAREZ LICENSE NUMBER No. 6781 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY ORIA JANNET SUAREZ, PSM ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. 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.

J. Bonfill & Associates, Inc.
REGISTERED LAND SURVEYORS & MAPPERS
Florida Certificate of Authorization LB3398
7100 S.W. 99th Avenue Suite 104
Miami, Florida 33173 (305) 598-8383

BOUNDARY SURVEY
of
16 LA GORCE CIRCLE, MIAMI BEACH,
MIAMI-DADE COUNTY, FLORIDA 33141
for
M LEE PEARCE TRUST

REVISIONS	BY

Proj:	21-0153
Job:	24-0074
Date:	04-29-2024
Drawn:	G.P., J.S., O.B.
Checked:	J.S.
Scale:	AS SHOWN
Field Book:	FILE
SHEET 1 OF 1	