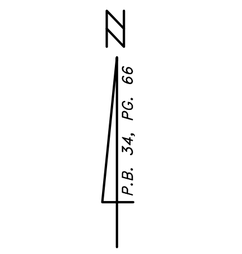
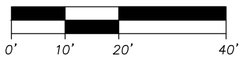
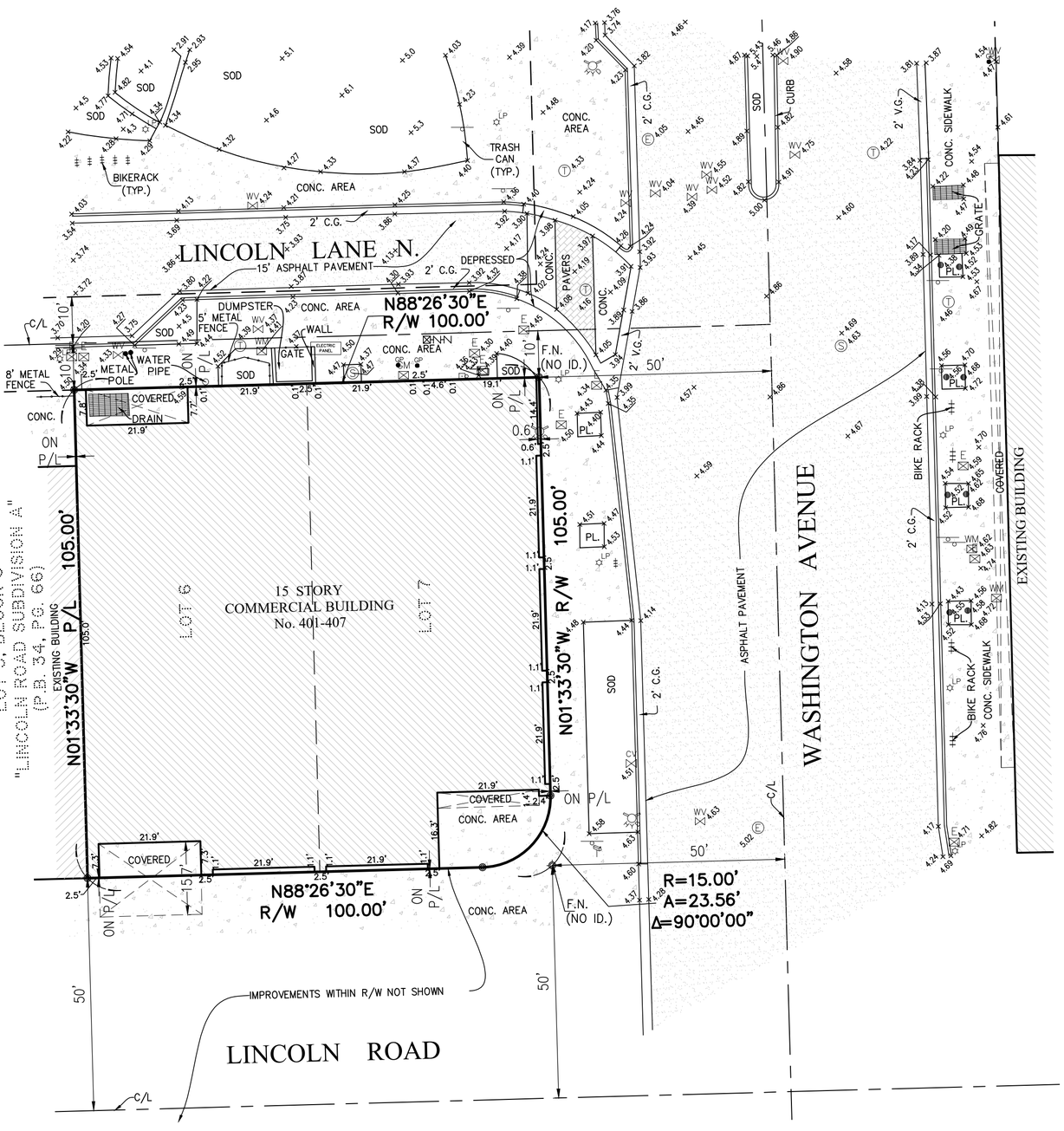
BOUNDARY SURVEY





GRAPHIC SCALE

SCALE : 1" = 20'

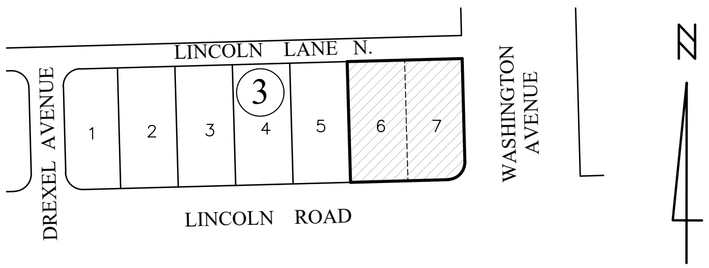


LEGEND

Ø	Diameter
BFP	Back Flow Preventer
CLP	Concrete Light Pole
MLP	Metal Light Pole
	Guy Wire
	Utility Power Pole
	Fire Hydrant
WM	Water Meter
E	Electric Box
	Telephone Box
S	Sewer Manhole
OUL	Overhead Utility Lines
LP	Light Pole
GV	Gas Valve
WV	Water Valve
W	Water Manhole
T	Telephone Manhole
MW	Monitoring Well
	Chain Link Fence
	Air Conditioning
	Parking Meter
UM	Unknown Manhole
	Sewer Valve
	Mail Box
+10.00	Spot Elevation
	Temporary Benchmark
1.5'–15'–10'	Diameter–Height–Spread
	Right–of–Way Lines
	Property Corner
	Traffic Sign
	Catch Basin
D	Drainage Manhole
	Wood Fence
	Iron Fence
ICV	Irrigation Control Valve
	C.B.S. Wall
	Clean Out
GP	Guard Pole
	Water Pump

ABBREVIATIONS

A	Arc Length
A/C	Air Conditioner Pad
ASPH.	Asphalt
B.M.	Benchmark
C.B.S.	Concrete Block Structure
C.G.	Curb & Gutter
CH	Chord Distance
C/L	Center Line
C.L.F.	Chain Link Fence
CONC.	Concrete
C.S.	Concrete Slab
DWY.	Driveway
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
I.D.	Identification
INV.	Inverts
L.F.E.	Lowest Floor Elevation
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.R.M.	Permanent Reference Monument
R/W	Right–of–Way Line
SWK.	Sidewalk
T.B.M.	Temporary Benchmark
V.G.	Valley Gutter
W.F.	Wood Fence
U.E.	Utility Easement
P/S	Parking Spaces



LOCATION SKETCH

NOT TO SCALE

SURVEYOR'S NOTES:

1. Field Survey was completed on: October 30th, 2023.

2. LEGAL DESCRIPTION:

Lots 6 and 7, Block 3, of LINCOLN ROAD SUBDIVISION A, according to the Plat thereof, as recorded in Plat Book 34, at Page 66, of the Public Records of Miami–Dade County, Florida.

Containing 10,452 Square feet or 0.24 Acres, more or less, by calculation.

3. SOURCES OF DATA:

AS TO HORIZONTAL CONTROL:

North Arrow and Bearings refer to an assumed value of N01°33'30"Wt along the Southerly line of the Subject Property, as per Plat Book 34, Page 66 of the Public Records of Miami–Dade County, Florida. Said line is considered well–established and monumented.

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. 12086C0317, 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".

The vertical control element of this survey was derived from the National Geodetic Vertical Datum 1929 (N.G.V.D.1929).

Benchmarks used:

City of Miami Beach Benchmark 17 12 88
Elevation: 3.44 feet
Location: SW corner of intersection 17th ST & WASHINGTON AVE

Miami Dade County Benchmark A371
Elevation: 3.83 feet
Location: SW corner of intersection 17th ST & WASHINGTON AVE

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.

Vertical Accuracy:
The elevations as shown are based on a closed level loop to the benchmarks noted above and meets or exceed a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles, a commonly accepted value in the Construction and Surveying Industry.

5. LIMITATIONS:

The above Legal Description provided by client.

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.

J. BONFILL & ASSOCIATES, INC.
Florida Certificate of Authorization No. LB 3398

Oria J Suarez — Digitally signed by Oria J Suarez Date: 2023.11.14 14:26:51 -05'00'

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

Not valid without the signature and the 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
401 LINCOLN ROAD , MIAMI BEACH,
MIAMI-DADE COUNTY, FLORIDA 33139
for
EUROAMERICAN GROUP INC

REVISIONS	BY

Project:	17-0223
Job:	23-0213
Date:	10-30-2023
Drawn:	G.P., J.S., O.B.
Checked:	J.S.
Scale:	AS SHOWN
Field Book:	ON FILE

SHEET 1 OF 1