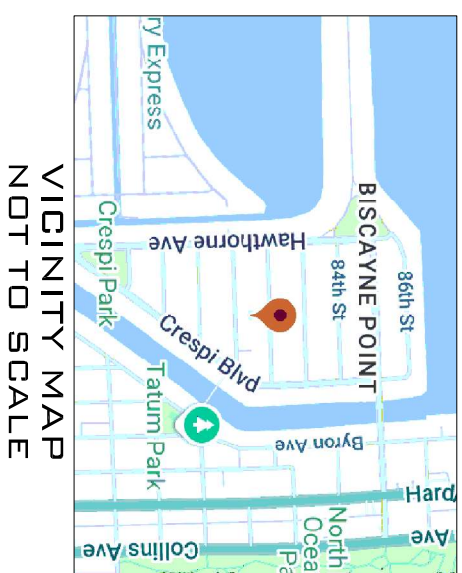


LEGAL DESCRIPTION
 LOT 31, BLOCK 5, BISCAYNE BEACH SUB., ACCORDING TO THE
 MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE
 67, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

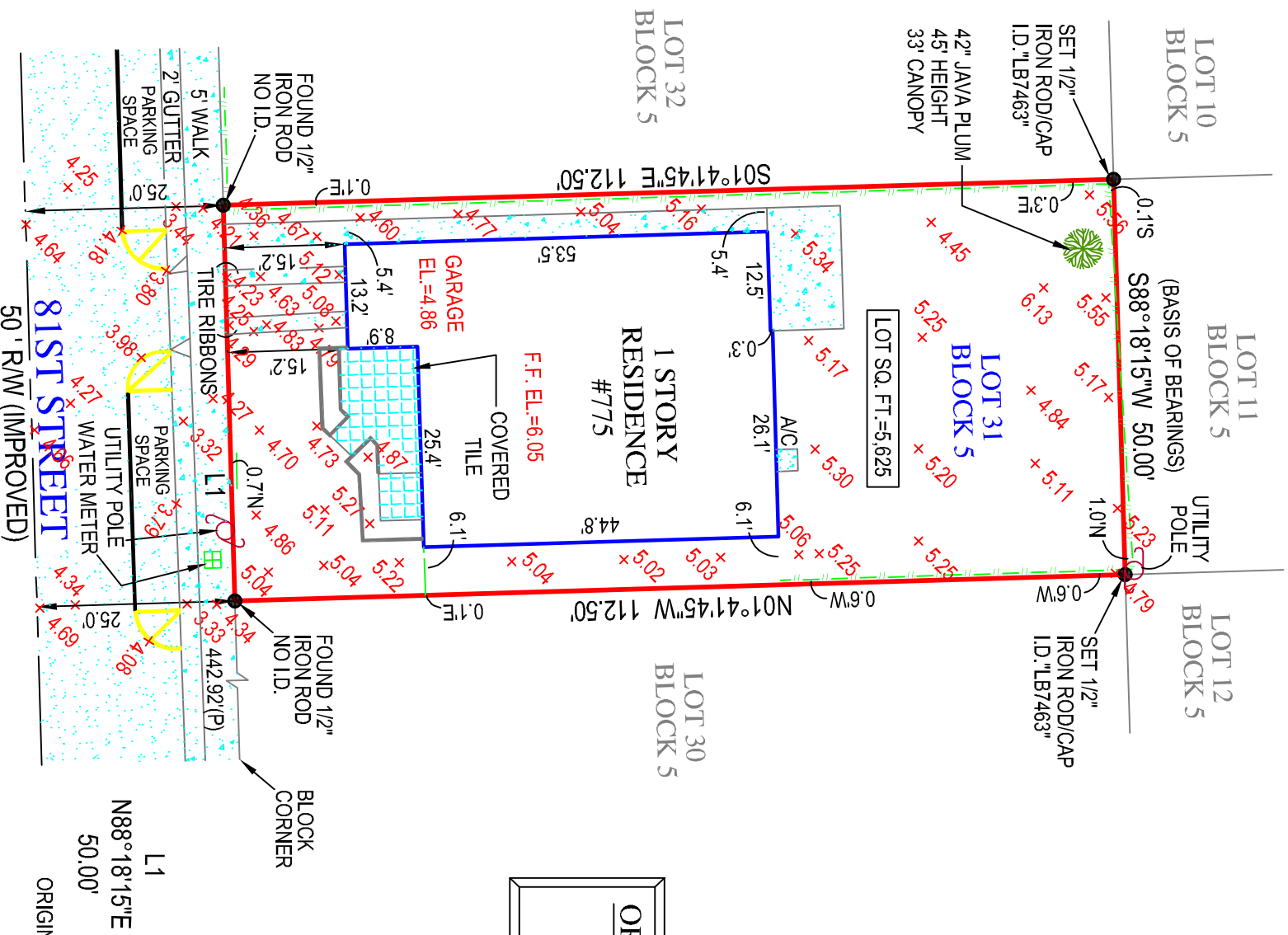
FLOOD ZONE: AE
 COMMUNITY NUMBER: 120261
 PANEL: 12086C0307
 SUFFIX: L
 BASE FLOOD ELEVATION: 8
 FIRM DATE: 09-11-2009



ORIGNATION BENCHMARK
 MIAMI-DADE COUNTY
 BENCHMARK "D-180"
 N.G.V.D. ELEVATION = 3.51'



SCALE: 1"=20'



- NOTES:**
1. LEGAL DESCRIPTION PROVIDED BY CLIENT
 2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
 3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
 4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
 5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.
 6. THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTHERLY PROPERTY LINE, HAVING A BEARING OF S88°18'15\"/>

L1
 N88°18'15\"/>

ORIGINAL FIELD WORK COMPLETED BY
 TARGET SURVEYING, LLC.
 SURVEY #: 682779 DATED: 04-01-2025
 DATE OF FIELD WORK: 05-01-2025
 DATE OF MAP: 05-16-2025

- REVISIONS:**
1. UPDATED BOUNDARY 08-04-2025

LEGEND

- AC AIR CONDITIONER
- B.F.P. BACKFLOW PREVENTER
- C.B.S. CONCRETE BLOCK STRUCTURE
- EL. ELEVATION
- F.F. FINISHED FLOOR
- I.D. IDENTIFICATION
- L. LENGTH
- L.B. LICENSED BUSINESS
- M. MEASURED
- NA.V.D. NORTH AMERICAN VERTICAL DATUM
- NG.V.D. NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. OFFICIAL RECORDS BOOK
- P. PLAT
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- P.R.M. PERMANENT REFERENCE MONUMENT
- PG. PAGE
- P.B. PARKER KYLON NAIL
- PK. PLAT BOOK
- R. RADIUS
- R.W. RIGHT OF WAY
- DE. DRAINAGE EASEMENT
- UE. UTILITY EASEMENT
- C. CENTERLINE
- Δ & # AND NUMBER
- Δ DELTA OR CENTRAL ANGLE
- CONCRETE CONCRETE
- CHAIN LINK FENCE CHAIN LINK FENCE
- WOOD FENCE WOOD FENCE
- MISCELLANEOUS FENCE MISCELLANEOUS FENCE
- TOPOGRAPHIC ELEVATION TOPOGRAPHIC ELEVATION

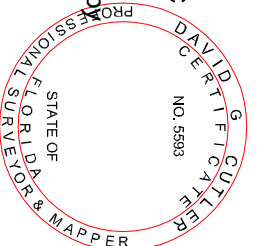
SURVEYORS CERTIFICATE
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

David

Cutler

Digitally signed by
 David Cutler
 Date: 2025.09.04
 16:54:20 -04'00'

(SIGNED) DAVID G CUTLER
 PROFESSIONAL SURVEYOR AND MAPPER #5593



BOUNDARY AND TREE SURVEY WITH TOPOGRAPHIC ELEVATIONS OF
775 81ST STREET
 MIAMI BEACH, FL. 33141
 PREPARED FOR
SEBASTIAN BOSCH

Project	C-6888040	Sheet	1 of 1
Date	05-01-2025		
Scale	1"=20'		

6250 N. MILITARY TRAIL SUITE 102
 WEST PALM BEACH, FL 33407
 www.compassurveying.net

COMPASS SURVEYING

LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576