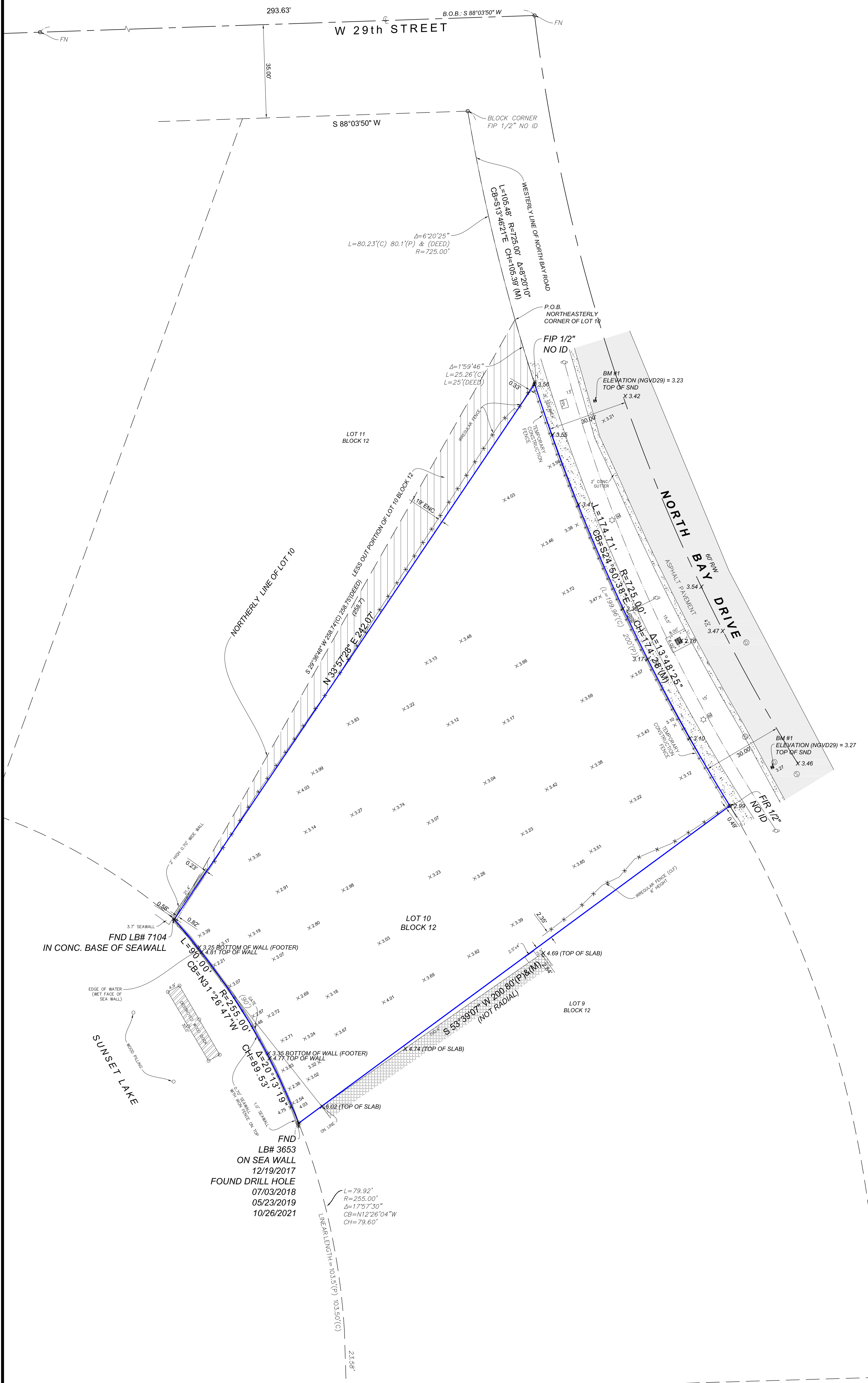
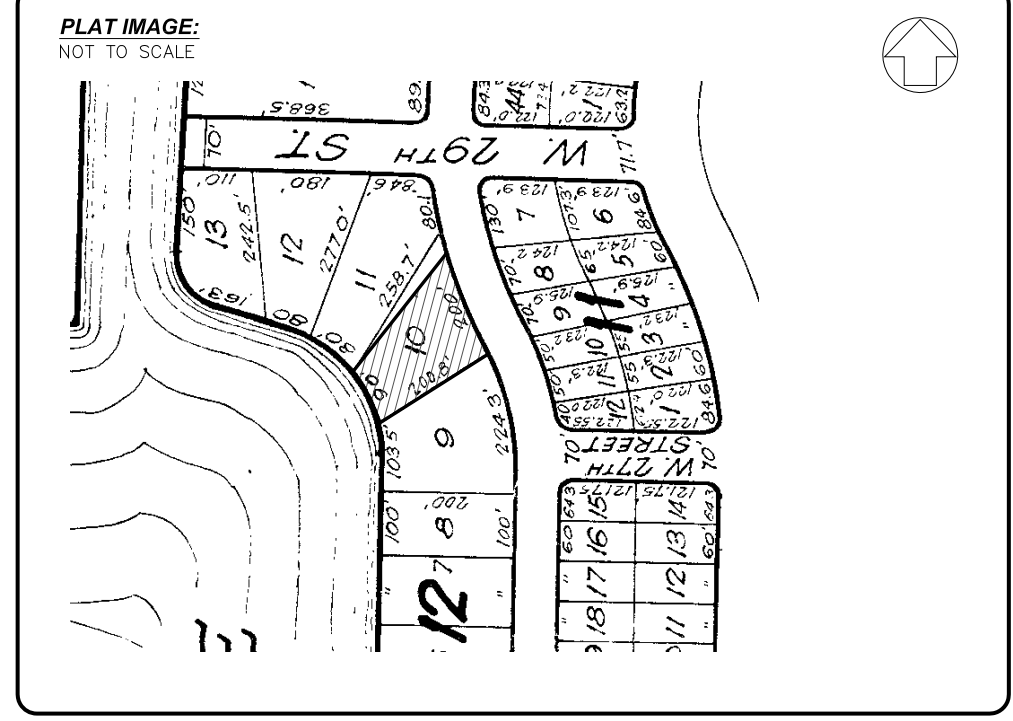


MAP OF BOUNDARY & TOPOGRAPHIC SURVEY



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 GEOTHELOCAL 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 WAY, 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 HUNDRETHS 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 HAND SURFACES AND NEAREST TENTH OF A FOOT FOR GROUND OR SOO 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 = BENCH MARK RECORDS
 BLDG = BUILDING
 BM = BENCH MARK
 BOB = BASIS OF BEARINGS
 CB = CONCRETE BLOCK & STUCCO
 CI = CALCULATED
 CL = CHAIN LINK FENCE
 CLF = CHAIN LINK FENCE
 COL = COLUMN
 CONC = CONCRETE
 DE = DRAINAGE EASEMENT
 DME = DRAINAGE & MAINTENANCE EASEMENT
 DW = DRIVE
 EA = ELECTRICAL BOX
 ENC = ENCROACHMENT
 EMB = EMBANKMENT
 EW = EDGE OF WATER
 FH = FOUND HOLE
 FF = FINISHED FLOOR
 FR = FOUND IRON ROD
 FR = FOUND IRON ROD
 FND = FOUND NAIL & DRUG
 FR = FOUND POWER LIGHT TRANSFORMER PAD
 LE = LANDSCAPE EASEMENT
 LME = LAKE MAINTENANCE EASEMENT
 MCR = MIAMI COUNTY RECORDS
 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
 PFI = PAVEMENT INTERSECTION
 PL = PLANTER
 POF = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 PRC = POINT OF REVERSE CURVATURE
 PRM = PERMANENT REFERENCE MONUMENT
 PY = POINT OF TANGENCY
 R = RADIUS DISTANCE
 RI = RECORD
 RW = RIGHT OF WAY
 RES = RESERVE
 RFP = SET IRON PIPE
 SMC = SIGN AND MARK (SPK)
 STL = SURVEY TIE LINE
 SW = SWEET
 (TYP) = TYPICAL
 UB = UTILITY BOX
 UE = UTILITY EASEMENT
 WF = WOOD FENCE

SYMBOLS:
 [Symbol] = ELECTRIC BOX
 [Symbol] = TELEPHONE RISER
 [Symbol] = CABLE RISER
 [Symbol] = WATER METER
 [Symbol] = WATER VALVE
 [Symbol] = CURB INLET
 [Symbol] = FIRE HYDRANT
 [Symbol] = LIGHT POLE
 [Symbol] = DRAINAGE
 [Symbol] = ANCHOR
 [Symbol] = GUARD RAIL
 [Symbol] = IRON FENCE
 [Symbol] = WOOD FENCE
 [Symbol] = CHAIN LINK FENCE
 [Symbol] = OVERHEAD UTILITY WIRE
 [Symbol] = LIMITED ACCESS RIGHT-OF-WAY LINE

SURFACES:
 [Symbol] = ASPHALT
 [Symbol] = CONCRETE
 [Symbol] = BUILDING
 [Symbol] = TILES
 [Symbol] = WOOD
 [Symbol] = COVER

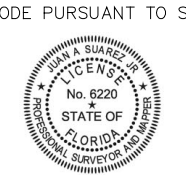
LEGAL DESCRIPTION:
 Lot 10, Block 12, of AMENDED PLAT OF SUNSET LAKE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 8, Page 52, of the Public Records of Miami-Dade County, Florida, excepting the following described parcel of land:
 Beginning at the Northeast corner of Lot 10, Block 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 29 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 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 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.

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 CITY OF MIAMI BEACH 120651 MAP & PANEL NUMBER 12086C0312 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 9-17 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

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:
 BRAY SIMONE AND MECHALI SIMONE
 UPDATED TO TOPOGRAPHIC SURVEY 10/26/21 JOB #2109333783
 UPDATED SURVEY 09/21/19 JOB # 190629099
 UPDATED SURVEY 07/03/19 JOB # 190627499
 UPDATED SURVEY 12/19/17 JOB # 171206472
 UPDATED TO TOPOGRAPHIC SURVEY 06/16/17 JOB #170625092 REVISIONS:



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

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 13350 SW 131st Street, Suite 103, Miami, Florida 33186
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