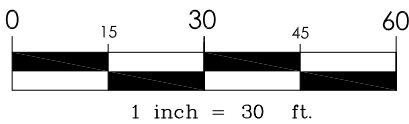


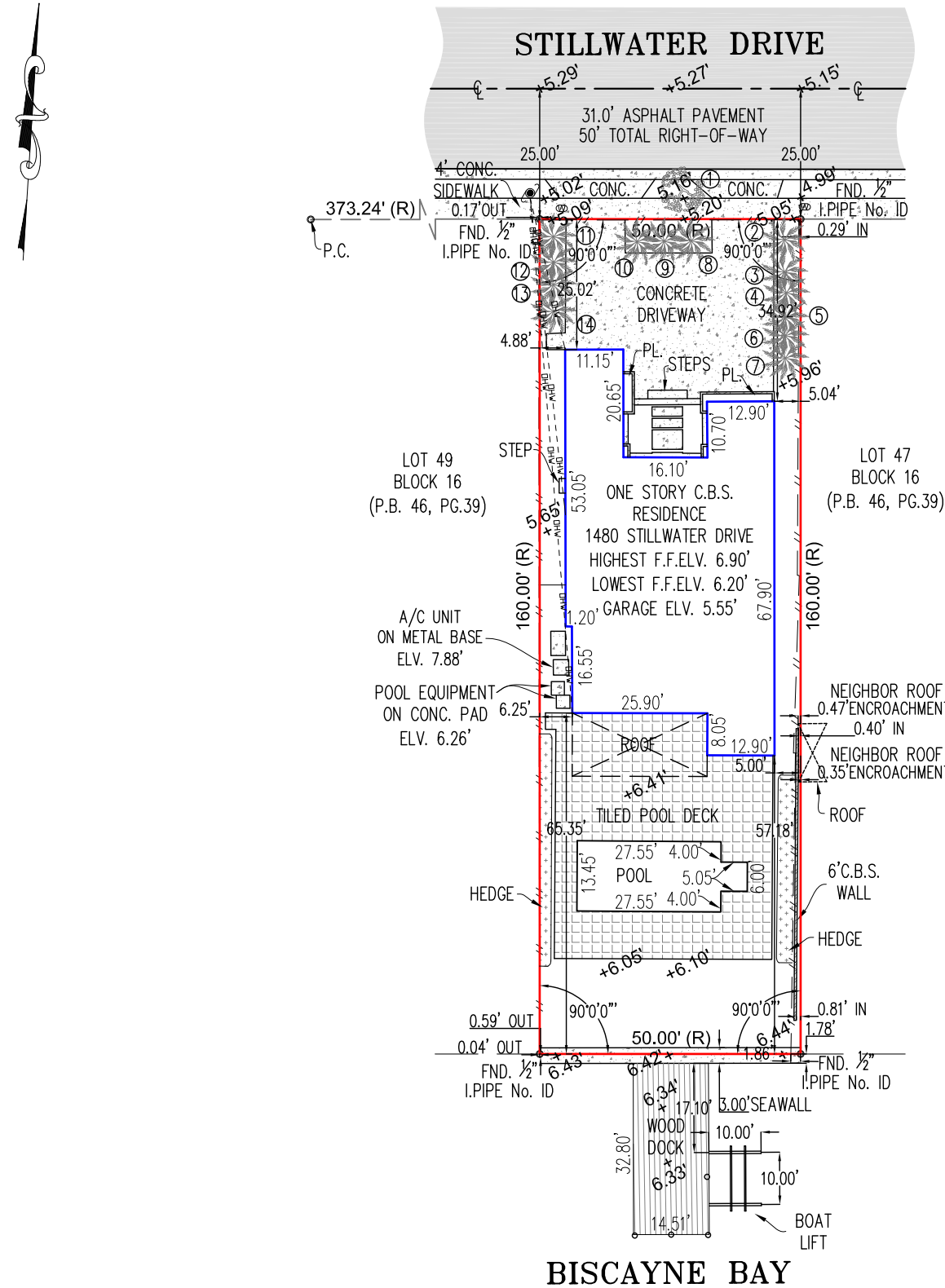
SKETCH OF BOUNDARY SURVEY

SCALE.....1"=30'

GRAPHIC SCALE



PROPERTY ADDRESS: 1480 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.



THIS IS PAGE 1 OF 2, NOT VALID WITHOUT ALL PAGES.

FOLIO No. 02-3203-011-2090

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF "BOUNDARY SURVEY" AND THE SURVEY MAP IS TRUE AND CORRECT AND WAS MADE UNDER MY DIRECT SUPERVISION AND THAT IT MEETS THE "STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS" PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTED LAW, CHAPTER 472.027, OF THE FLORIDA STATUTES.

CERTIFY TO:


STEELWATER SOUTH LLC.

JOB No	24-030	DRAWN BY	D.J.
F.B. No	FILE	CHECKED BY	O.G.
DATE	02/19/2024	UPDATE SURVEY	07/18/2024
TREE SURVEY	06/20/2024		



**MAPCONS**  
Group, LLC.  
PROFESSIONAL LAND SURVEYORS  
LICENSE No.: LB8352

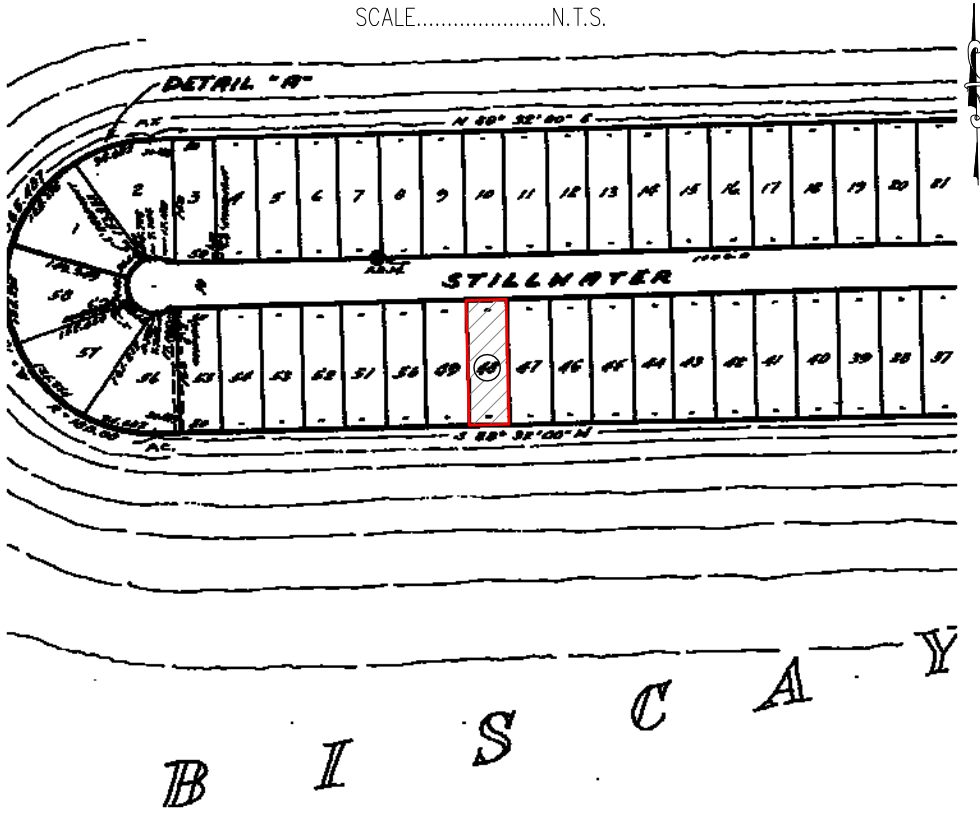
**OFFICE**  
5545 SW. 8th ST. STE 108  
Miami, FL. 33134  
Ph. (786) 615-3103  
Cll. (786) 223 1419  
Email: mlsurveying@gmail.com  
www.mapconsgroupinc.com



**ORLANDO GRANDAL**  
PROFESSIONAL SURVEYOR AND MAPPER  
PSM No. 6677, STATE OF FLORIDA  
Email: mlsurveying@gmail.com - PH. 786-615-3103

SUBDIVISION NAME: "BISCAYNE BEACH 2nd ADDITION"

LOCATION MAP  
SCALE.....N.T.S.



LEGEND:

P.L.S.	PROFESSIONAL LAND SURVEYOR
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
S/F.N.&D.	SET OR FOUND NAIL & DISC
S/F.I.P.	SET OR FOUND 1/2" IRON PIPE
M	MONUMENT LINE
C	CENTER LINE
(R)	RECORDED
IN	INSIDE
OUT	OUTSIDE
C.B.S.	CONCRETE BLOCK & STUCCO
F.FL.EL.	FINISH FLOOR ELEVATION
(C)	CALCULATED
A/C	AIR CONDITIONING UNIT
PL.	PLANTER
CONC.	CONCRETE
N.T.S.	NOT TO SCALE
	CATCH BASIN
	WATER METER
	GAS VALVE
	WATER VALVE
	WOOD POWER POLE
PB.	PLAT BOOK
PG.	PAGE
	C.B.S. WALL
	6' WOOD FENCE
	OVERHEAD UTILITY WIRES
	EXISTING ELEVATION

LEGAL DESCRIPTION:

LOT 48, BLOCK 16, OF "BISCAYNE BEACH 2ND ADDITION", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 39, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE ORIGINAL RECORD BOOK 34158, PAGE 2774, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:10000.

IF THIS DOCUMENT IS BEING READ IN PAPER FORMAT, IT IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL. IF THE DOCUMENT IS IN ELECTRONIC FORMAT, ACCORDING TO CHAPTER 5J-17.062 SECTION 3, IT IS NOT VALID UNLESS ELECTRONICALLY SIGNED. THE FINAL HARD COPY OF THE DOCUMENT MUST HAVE THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE SURVEYOR.

THE ISSUE OF THIS SURVEY IS ONLY FOR THE EXCLUSIVE AND SPECIFIC USE OF THOSE PERSONS, PARTIES OR INSTITUTIONS IN THE CERTIFICATE.

THE LIABILITY OF THIS BOUNDARY SURVEY IS LIMITED TO THE COST OF THE SURVEY.

THE PROPERTY DESCRIBED ON THIS SURVEY, LIES WITHIN A FLOOD ZONE "AE", AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 120651-0307L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. BASE FLOOD ELEVATION 8.00 FEET.

ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929, AS PER MIAMI-DADE COUNTY BENCHMARK NAME D-180, WITH AN ELEVATION OF 3.51 FEET, LOCATED OVER 81 STREET AND BYRON AVENUE, WITH A DESCRIPTION: PK. NAIL AND ALUMINUM WASHER IN CONC SIDEWALK NEXT TO FIRE HYDRANT.

UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATION AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT [WWW.FEMA.COM](http://www.fema.com).

NORTH ARROW DIRECTION IS BASED ON AN ASSUMED MERIDIAN.

ALL TIES SHOWN ARE FROM BUILDING CORNER TO PROPERTY LINE.

THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.

OWNERSHIP SUBJECTS TO OPINION OF TITLE.

LAND AREA OF SUBJECT PROPERTY:8000.00 SQ. FT. (+/-).

NOTE:

- TREE TRUNK DIAMETERS WERE MEASURED AT A HEIGHT ±4.5 FEET FROM THE GROUND.
- FOR PROPER AND SCIENTIFIC TREE NAME AN ARBORIST SHOULD BE CONTACTED.
- THE SURVEYOR IS NOT RESPONSIBLE FOR TREE NAMES INDICATED IN THIS CHART.

NOTICE:

THIS DRAWING IS THE PROPERTY OF MAPCONS GROUP, LLC.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THIS IS PAGE 2 OF 2, NOT VALID WITHOUT ALL PAGES.

TREE CHART

No.	BOTANICAL NAME	COMMON NAME	DIAMETER (IN.)	CANOPY (FT.)	HEIGHT (FT.)
1	UNKNOWN	UNKNOWN	4"±	6'±	10'±
2	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM (2)	4"±	10'±	10'±
3	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM (4)	5"±	10'±	12'±
4	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM (3)	5"±	12'±	14'±
5	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM (4)	5"±	12'±	14'±
6	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM (3)	5"±	12'±	14'±
7	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM (3)	5"±	12'±	14'±
8	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	4"±	10'±	10'±
9	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	4"±	10'±	10'±
10	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	4"±	10'±	10'±
11	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM (4)	5"±	8'±	11'±
12	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM (3)	6"±	12'±	14'±
13	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM (3)	6"±	12'±	14'±
14	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM (3)	6"±	12'±	14'±