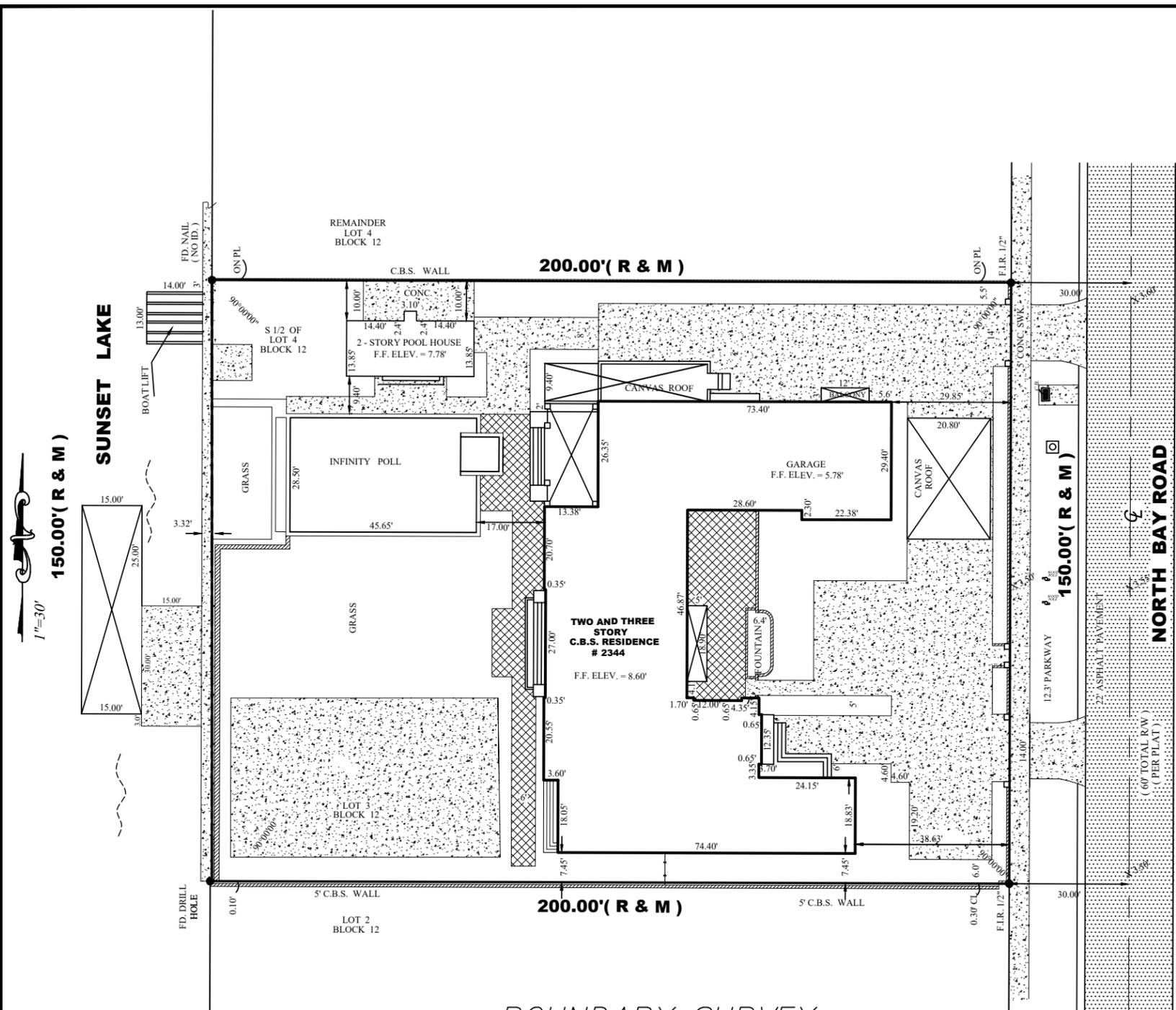
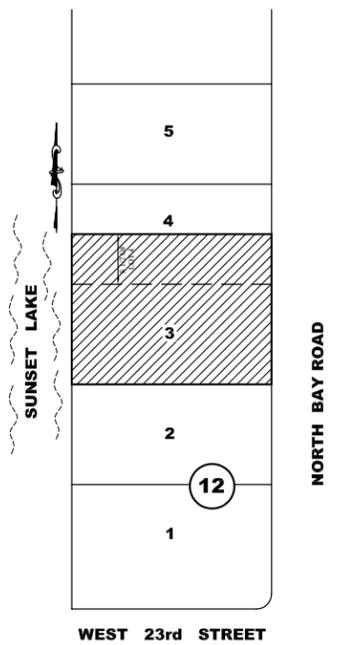


LOCATION MAP
 NOT TO SCALE



BOUNDARY SURVEY

PROPERTY ADDRESS: 2344 N BAY RD., MIAMI BEACH, FL. 33140

LEGAL DESCRIPTION: LOT 3 AND THE SOUTH 1/2 OF LOT 4, IN BLOCK 12, OF AMENDED PLAT OF SUNSET LAKES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, AT PAGE 52, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) OWNERSHIP SUBJECT TO OPINION OF TITLE.
- 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 4) LEGAL DESCRIPTION PROVIDED BY CLIENT.
- 5) UNDERGROUND ENCROACHMENTS NOT LOCATED.
- 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 7) OWNERSHIP OF FENCES ARE UNKNOWN.
- 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.
- 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- 11) ELEVATIONS BASED OFF OF BM# NO. UB-23 LOC# NE CORNER OF W 23 ST & N BAY RD ELEV. 3.42 NGVD

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
 BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB: 8 PG: 52

LEGEND & ABBREVIATIONS:

<p>CONC. = CONCRETE CONC. BLOCK WALL = CONC. BLOCK WALL WOOD DECK = WOOD DECK COVERED AREA = COVERED AREA ASPHALT = ASPHALT CHAIN LINK FENCE (CLF) = CHAIN LINK FENCE (CLF) WOOD FENCE (WF) = WOOD FENCE (WF) IRON FENCE (IF) = IRON FENCE (IF) A = ARC DISTANCE L = LENGTH Δ = CENTRAL ANGLE / DELTA R = RADIUS T = TANGENT P.T. = POINT OF TANGENCY P.C. = POINT OF CURVATURE P.C.C. = POINT OF COMPOUND CURVE C.B. = CATCH BASIN CATV = CABLE UTILITY BOX</p>	<p>B.C. = BLOCK CORNER P = PROPERTY LINE C = CENTER LINE M = MONUMENT LINE CALC. = CALCULATED M = FIELD MEASURED P.P. = PER PLAT TYP. = TYPICAL P.R.M. = PERMANENT REFERENCE MONUMENT P.C.P. = PERMANENT CONTROL POINT M.H. = MAN HOLE FD. NAIL = FOUND NAIL FD. D/H = FOUND DRILL HOLE FD. 1/2" I.P. = FOUND IRON PIPE 1/2" DIAMETER C.M. = CONCRETE MONUMENT W.M. = WATER METER R/W = RIGHT OF WAY</p>	<p>U.E. = UTILITY EASEMENT A.E. = ANCHOR EASEMENT D.E. = DRAINAGE EASEMENT ENCR. = ENCROACHMENT F.F. ELEV. = FINISHED FLOOR ELEVATION N.T.S. = NOT TO SCALE P.B. = PLAT BOOK O.R.B. = OFFICIAL RECORD BOOK P.C.P. = PERMANENT CONTROL POINT M.H. = MAN HOLE C.B.S. = CONCRETE BLOCK STRUCTURE BLDG. = BUILDING O.H.L. = OVERHEAD UTILITY LINES TEL. = TELEPHONE FACILITIES</p>	<p>P.R.C. = POINT OF REVERSE CURVE CH. = CHORD CH. BRG. = CHORD BEARING B.M. = BENCH MARK B.R. = BEARING REFERENCE P.O.C. = POINT OF COMMENCEMENT P.O.B. = POINT OF BEGINNING T.B.M. = TEMPORARY BENCH MARK P.O.B. = POINT OF BEGINNING T.B.M. = TEMPORARY BENCH MARK FD. I.R. = FOUND IRON REBAR FD. P.K.NAIL = FOUND PARKER-KALON NAIL P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER A/C = AIR CONDITIONER PAD TX = TRANSFORMER P.P. = POWER POLE D.M.E. = DRAINAGE & MAINTENANCE EASEMENT 0.0' = EXISTING ELEVATION</p>	<p>ELEV. = ELEVATION SEC. = SECTION TWS. = TOWNSHIP RG. = RANGE SWK = SIDEWALK</p>
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I HEREBY CERTIFY THAT THE SURVEY REPRESENTED THEREON MEETS THE MINIMUM TECHNICAL REQUIREMENTS ADOPTED BY THE STATE OF FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THERE ARE NO ENCROACHMENTS, OVERLAPS, EASEMENTS APPEARING ON THE PLAT OR VISIBLE EASEMENTS OTHER THAN AS SHOWN HEREON.

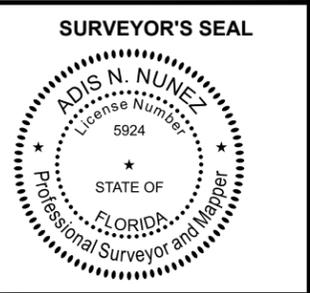
ADIS NUNEZ
 2023.09.27 17:05:58 -04'00'

ADIS N. NUNEZ
 REGISTERED LAND SURVEYOR
 STATE OF FLORIDA #5924

SINCE 1987
Blanco Surveyors Inc.
 Engineers • Land Surveyors • Planners • LB # 0007059
 555 NORTH SHORE DRIVE
 MIAMI BEACH, FL 33141

(305) 865-1200 Email: blancosurveyorsinc@yahoo.com Fax: (305) 865-7810

FLOOD ZONE: AE	SUFFIX: L	FEMA DATE: 09/11/09	BASE: 8'
PANEL: 0317	COMMUNITY # 120651		
DATE: 9/22/23	SCALE: 1" = 30'	DWN. BY: R.BELLO	JOB No. 23-342



New additions at existing 2 story residence:
 2344 N Bay Rd,
 Miami Beach, FL 33140

Date: 9/18/2024

D-002