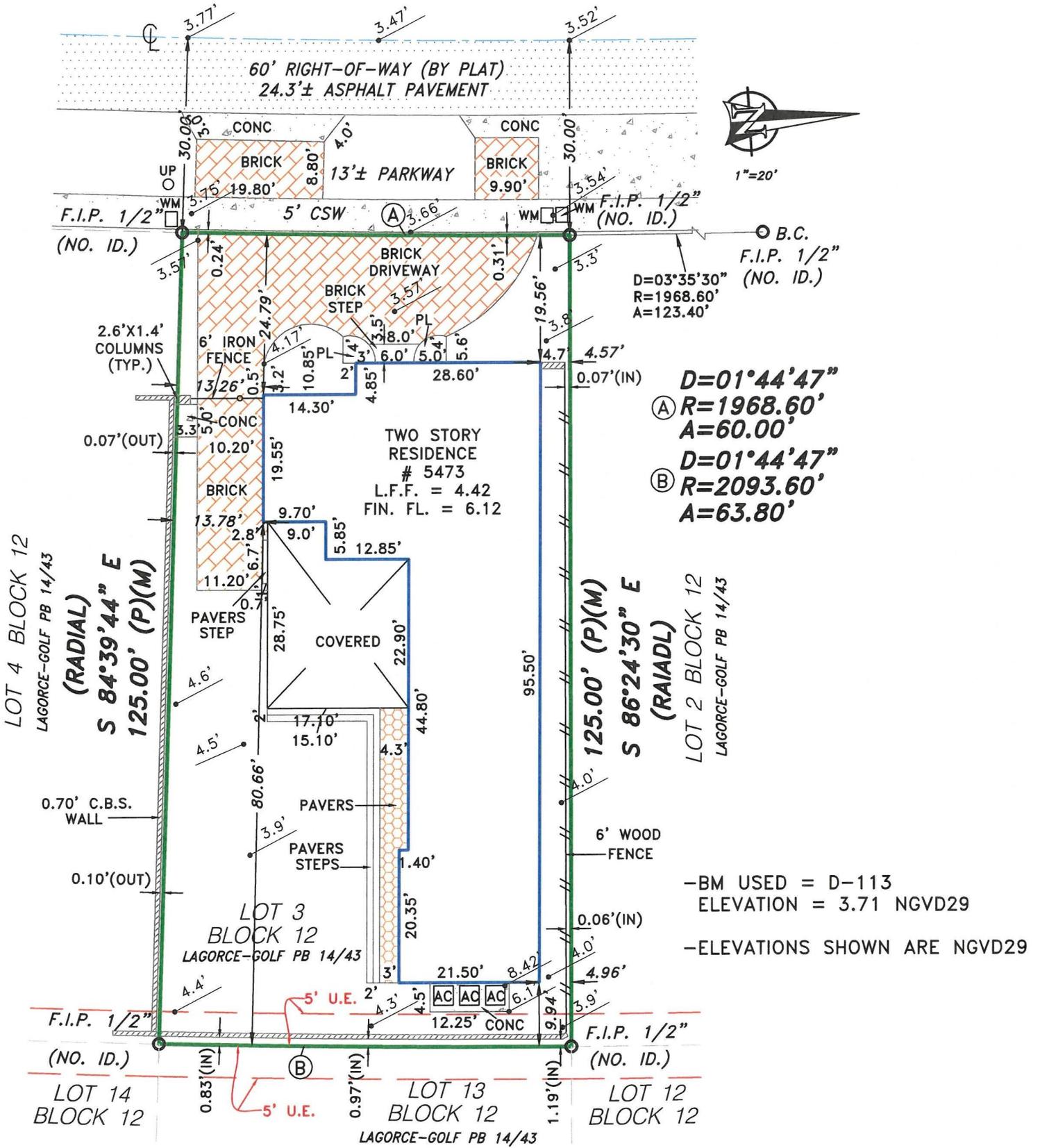




NORTH BAY ROAD



1"=20'

$D=01^{\circ}44'47''$
 (A) $R=1968.60'$
 $A=60.00'$

$D=01^{\circ}44'47''$
 (B) $R=2093.60'$
 $A=63.80'$

-BM USED = D-113
 ELEVATION = 3.71 NGVD29
 -ELEVATIONS SHOWN ARE NGVD29

Accepted By: _____

Property Address:
 5473 N. Bay Road
 Miami Beach, FLORIDA 33140

Notes: **WALL AND FENCE ENCUMBER 5' EASEMENT ALONG EAST PROPERTY LINE.**

SURVEYOR'S CERTIFICATION I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYOR'S IN CHAPTER 5J-17-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 427-023 FLORIDA STATUTES.

M.E. Land Surveying, Inc.
 P.O. Box 970685
 Miami, FL 33197
 Phone: (305) 740-3319
 Fax: (305) 669-3190
 LB#: 7989



SIGNED _____ **FOR THE FIRM**
Miguel Espinosa
STATE OF FLORIDA **P.S.M. No. 5101**

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND / OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER

Surveyor's Legend

	LIMITED ACCESS RIGHT-OF-WAY LINE		PROPERTY LINE		STRUCTURE LINE		CONCRETE BLOCK WALL		CHAIN LINK FENCE OR WIRE FENCE		WOOD FENCE		IRON FENCE		EASEMENT		CENTER LINE		WOOD DECK		ASPHALT		BRICK / TILE		WATER		APPROXIMATE EDGE OF WATER		COVERED AREA		TREE		POWER POLE		CATCH BASIN		C.U.E. COUNTY UTILITY EASEMENT		I.E./E.E. INGRESS / EGRESS EASEMENT		U.E. UTILITY EASEMENT		EP ELECTRIC POLE		PG PAGE		P.B. PLAT BOOK		FND FOUND IRON PIPE / PIN AS NOTED ON PLAT		LB# LICENSE # - BUSINESS		LS# LICENSE # - SURVEYOR		CALC CALCULATED POINT		SET SET PIN		▲ CONTROL POINT		■ CONCRETE MONUMENT		⊕ BENCHMARK		ELEV ELEVATION		P.T. POINT OF TANGENCY		P.C. POINT OF CURVATURE		P.R.M. PERMANENT REFERENCE MONUMENT		P.C.C. POINT OF COMPOUND CURVATURE		P.R.C. POINT OF REVERSE CURVATURE		P.O.B. POINT OF BEGINNING		P.O.C. POINT OF COMMENCEMENT		P.C.P. PERMANENT CONTROL POINT		M FIELD MEASUREMENT		D DEED		C CALCULATED		L.M.E. LAKE OR LANDSCAPE MAINTENANCE EASEMENT		R.O.E. ROOF OVERHANG EASEMENT		CONC. CONCRETE		CSW CONCRETE SIDEWALK		L CURVE LENGTH		B.R. BEARING REFERENCE		CENTRAL ANGLE OR DELTA		R RADIUS		RAD RADIAL		N.R. NON RADIAL		TYP. TYPICAL		I.R. IRON ROD		I.P. IRON PIPE		N&D NAIL & DISK		PK NAIL PARKER-KALON NAIL		D.H. DRILL HOLE		⊙ WELL		⊠ FIRE HYDRANT		⊙ MANHOLE		O.H.L. OVERHEAD LINES		TRANS. TRANSFORMER		CATV CABLE TV RISER		⊕ WATER METER		P/E POOL EQUIPMENT		CONC. CONCRETE SLAB		ESMT EASEMENT		D.E. DRAINAGE EASEMENT		L.B.E. LANDSCAPE BUFFER EASEMENT		L.A.E. LIMITED ACCESS EASEMENT		B.C.R. BROWARD COUNTY RECORDS		F.I.R. FOUND IRON PIN / REBAR		WF WOOD FENCE		TEL. TELEPHONE FACILITIES		U.P. UTILITY POLE		E.U.B. ELECTRIC UTILITY BOX		SEP. SEPTIC		D.F. DRAINFIELD		A/C AIR CONDITIONER		S/W SIDEWALK		DWY DRIVEWAY		SCR. SCREENED		GAR. GARAGE		ENCL. ENCLOSURE		N.T.S. NOT TO SCALE		F.F. FINISHED FLOOR		T.O.B. TOP OF BANK		E.O.W. EDGE OF WATER		E.O.P. EDGE OF PAVEMENT		C.V.G. CONCRETE VALLEY GUTTER		B.S.L. BUILDING SETBACK LINE		S.T.L. SURVEY TIE LINE		⊕ CENTER LINE		R/W RIGHT-OF-WAY		P.U.E. PUBLIC UTILITY EASEMENT		C.M.E. CANAL MAINTENANCE EASEMENT		A.E. ANCHOR EASEMENT		ID IDENTIFICATION		BC BLOCK CORNER
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Property Address:

5473 N. Bay Road
Miami Beach, FLORIDA 33140

Flood Information:

Community Number: CITY OF
MIAMI BEACH/ 120651

Panel Number: 12081C0309

Suffix: L

Date of Firm Index: 09/11/2009

Flood Zone: AE

Base Flood Elevation: 8.0'

Date of Field Work: 11/08/2022

Date of Completion: 11/09/2022

General Notes:

- 1.) The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership
- 2.) This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map
- 3.) The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measure to an estimated horizontal positional accuracy of 1/10 foot.
- 4.) If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
- 5.) Examination of the abstract of title will have to be made to determine recorded instruments, if any, affect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat.
- 6.) Wall ties are done to the face of the wall.
- 7.) Fence ownership is not determined.
- 8.) Bearings referenced to line noted B.R also are assumed.
- 9.) Dimensions shown are platted and measured unless otherwise shown.
- 10.) No identification found on property corners unless noted.
- 11.) Not valid unless sealed with the signing surveyors embossed seal.
- 12.) Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale.
- 13.) Elevations if shown are based upon NGVD 1929 unless otherwise noted.
- 14.) This is a BOUNDARY SURVEY unless otherwise noted.
- 15.) This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.
- 16.) This survey may be used for construction/permitting purposes

Legal Description:

Lot 3, Block 12, LaGorce-Golf Subdivision, according to the map or plat thereof as recorded in Plat Book 14, Page 43, Public Records of Miami-Dade County, Florida.

Printing Instructions:

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper. Select ALL for Print Range, and the # of copies you would like to print out. Under the "Page Scaling" please make sure you have selected "None". Do not check the "Auto-rotate and Center" box. Check the "Choose Paper size by PDF" checkbox, then click OK to print.

Certified To:

**David and Allison Pullman
Self**

its successors and/or assigns as their interest may appear.

Please copy below for policy preparation purposes only:

This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by Miguel Espinosa, for M.E. Land Surveying Inc., dated 11/09/2022 bearing Job # B-120522 :

- a. WALL AND FENCE ENCUMBER 5' EASEMENT ALONG EAST PROPERTY LINE.

M.E. Land Surveying, Inc.

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