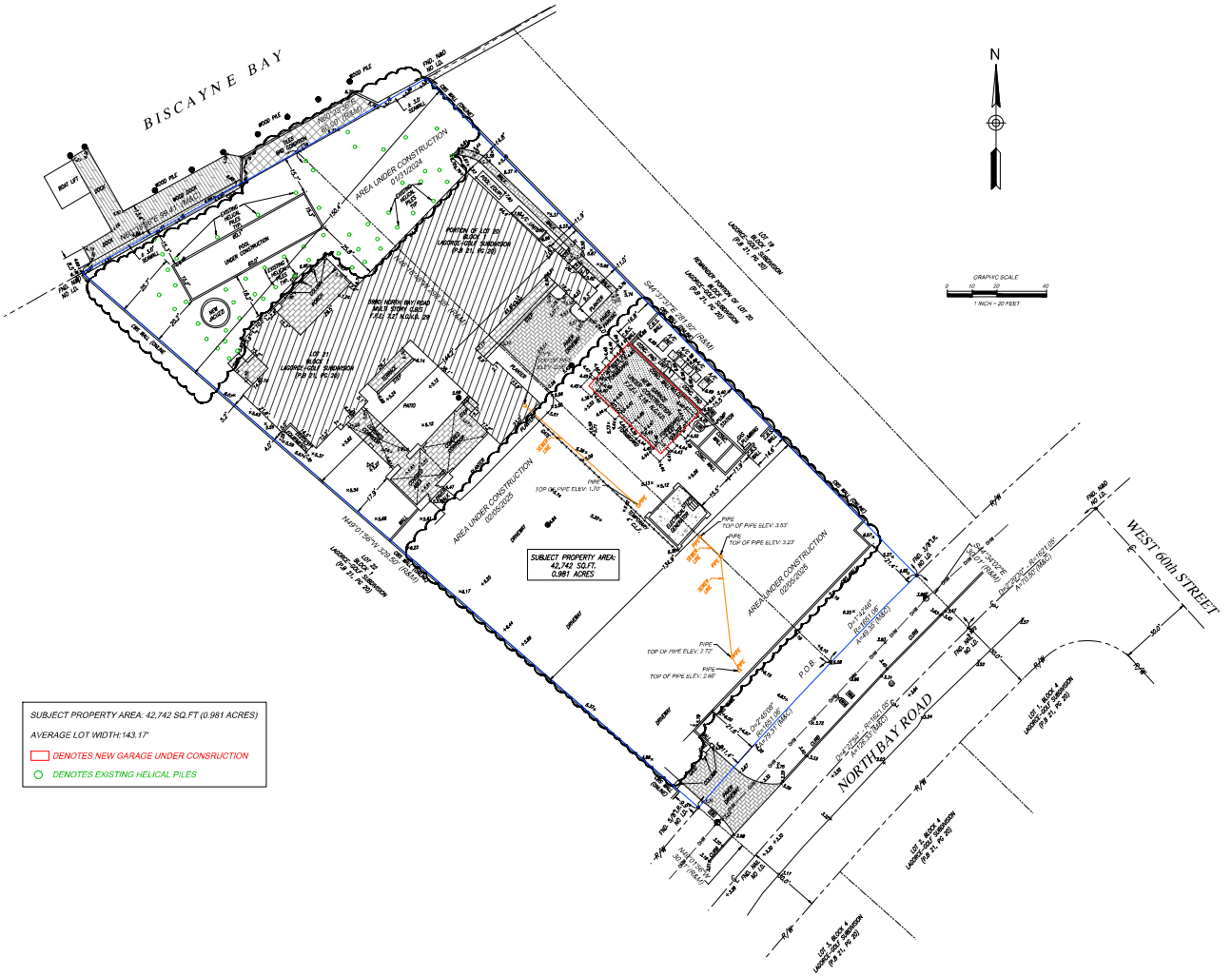
BOUNDARY SURVEY

FIELD SURVEY WAS COMPLETED ON: MAY 11, 2022 UPDATED ON FEBRUARY 5, 2025.



SUBJECT PROPERTY AREA: 42,742 SQ.FT (0.981 ACRES)

AVERAGE LOT WIDTH: 143.17'

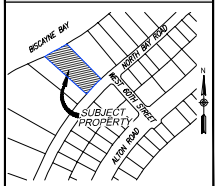
DENOTES NEW GARAGE UNDER CONSRUCTION

DENOTES EXISTING HELICAL PILES

LEGEND AND ABBREVIATIONS

CONCRETE POLE, CONCRETE POWER POLE, CONCRETE LIGHT POLE, ALUMINUM POLE, ALUMINUM LIGHT POLE, WOOD POLE, WOOD POWER POLE, WOOD LIGHT POLE, TRAFFIC BOX, STREET LIGHT BOX, PHONE BOX, IRRIGATION BOX, ELECTRIC BOX, COMMUNICATION BOX, CABLE T.V. BOX, UNKNOWN BOX, TRAFFIC CONTROL BOX, CLEANOUT, BOLLARD, FIRE DRC, ANCHOR, WATER METER, IRRIGATION METER, GAS METER, ELECTRIC METER, SQUARE/COLUMN, ROUND COLUMN, MAIL BOX, IRRIGATION PUMP, GUARD POST, WIRING LIGHT, FLAG POLE, DRAINAGE WELL, SQUARE DRAINAGE, PS MUNT, PS MUNT, CURB VALVE, CIRCULAR DRAINAGE, CATCH BASIN, ACCESS MANHOLE, TRAFFIC SIGNAL POLE, PEDESTRIAN CROSS SIGNAL, PAVEMENT ASPHALT, CMC CURB & GUTTER, VG VALLEY GUTTER, HANDICAP PARK MARK, BABY STROLLER PARK MARK, SANITARY MANHOLE, WATER MANHOLE, SEWER MANHOLE, PHONE MANHOLE, IRRIGATION MANHOLE, GREASE TRAP MANHOLE, GAS MANHOLE, FIRE/DRAIN MANHOLE, ELECTRICITY MANHOLE, DRAINAGE MANHOLE, COMMUNICATION MANHOLE, WELL SIGNIN MANHOLE, PARKING METER, PARKING KIOSK, WATER VALVE, SEWER VALVE, IRRIGATION VALVE, GAS VALVE, FORCE MAIN VALVE, WATER BREAKER ASSEMBLY, SIAMESE CONNECTOR, POST INDICATOR VALVE, FIRE HYDRANT, DOUBLE DETECTOR CHECK VALVE, BACK FLOW PREVENTOR, PROPERTY LINE, CENTERLINE, RIGHT-OF-WAY, EASEMENT, ARC DISTANCE, PERMANENT CONTROL POINT, PERMANENT REFERENCE MONUMENT, FLAT SIGN AND POST, OVERHEAD UTILITY WIRES, OFFICIAL RECORDS BOOK, CONCRETE BLOCK STRUCTURE, CHAIN LINK FENCE, WOOD FENCE, CORRUGATED PIPE, FOUND NAIL & BRASS DISC, CLEAR, ENCROACHMENT, (S) BEES OR LESSER DISTANCE, (M) MEASURED DISTANCE, (P) RECORD OR PLATTED DISTANCE, (C) RECORD CALCULATED, U.E. UTILITY EASEMENT, CONCRETE

LOCATION MAP



A PORTION OF SECTION 10, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA
SCALE 1": 300'

REVISIONS

DATE:	JOB NO.	REV:	BY:
7/26/22	N/A	UPDATE BOUNDARY SURVEY	LDG
01/24/24	154050	UPDATE BOUNDARY SURVEY (MD 94, PG. 78)	CAF.
02/01/24	154050	UPDATE SIGNILL	CAF.
02/10/25	154845	UPDATE BOUNDARY SURVEY (MD 72, PG. 35)	CAF.
03/04/25	154845	UPDATE BOUNDARY SURVEY	CAF.

BOUNDARY SURVEY

PREPARED FOR:
HANDCRAFT CORPS

LYING AND BEING IN SECTION 10, TOWNSHIP 53 SOUTH, RANGE 42 EAST MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

J.Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB6082
3300 NW 112TH AVE. SUITE #10, MIAMI, FL 33172
(P) 305-529-6909 (E) info@jhasurveys.com

DRAWN BY: R.L.G.	CHECKED BY: J.G.H.	JOB NUM.: 152876
DATE: 05/16/22	DATE: 05/20/22	F.B. MD-37, PG. 23

LEGAL DESCRIPTION

LOT 21, AND A PORTION OF LOT 20, BLOCK 1, LAGORCE-GOLF SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID PORTION OF LOT 20 IN SAID BLOCK 1 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE DIVIDING LINE BETWEEN LOTS 20 AND 21 OF SAID BLOCK 1, LAGORCE-GOLF SUBDIVISION, WITH THE NORTHWESTERLY LINE OF NORTH BAY ROAD; RUN IN A NORTHWESTERLY DIRECTION ALONG THE DIVIDING LINE BETWEEN SAID LOTS 20 AND 21, A DISTANCE OF 208.26 FEET TO THE MEAN HIGH WATER LINE ON THE WATER FACE OF THE CONCRETE BULKHEAD ON THE SOUTHEASTERLY SHORE OF BISCAYNE BAY; THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG THE MEAN HIGH WATER LINE ON THE WATER FACE OF SAID CONCRETE BULKHEAD, A DISTANCE OF 60 FEET TO A POINT 10 FEET NORTHEASTERLY FROM THE NORTHWEST CORNER OF SAID LOT 20; THENCE IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 219.5 FEET, ALONG A STRAIGHT LINE, TERMINATING AT A POINT ON THE NORTHWESTERLY LINE OF SAID NORTH BAY ROAD, SAID POINT BEING 49.26 FEET, AS MEASURED NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF SAID NORTH BAY ROAD FROM THE DIVIDING LINE BETWEEN SAID LOTS 20 AND 21 AND THE NORTHWESTERLY LINE OF SAID NORTH BAY ROAD, SAID POINT ALSO BEING 8.0 FEET, NORTHWESTERLY OF THE INTERSECTION OF THE SAID NORTHWESTERLY LINE OF SAID NORTH BAY ROAD; THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHWESTERLY LINE OF SAID NORTH BAY ROAD, A DISTANCE OF 49.35 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 10, TOWNSHIP 53, RANGE 42 MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES

1. FIELD SURVEY WAS COMPLETED ON: MAY 11, 2022 OR UPDATED FEBRUARY 5, 2025.
2. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.
3. SUBJECT PROPERTY AREA: 42,742 S.F.(0.981 ACRES)
4. BEARINGS BASED ON AN ASSUMED BEARING OF N49°03'50"W ALONG THE WEST BOUNDARY LINE OF SUBJECT PROPERTY.
5. DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED, UNLESS OTHERWISE NOTED.
6. INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.
7. UNDERGROUND FOOTINGS, FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
8. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
9. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM NORTH BAY ROAD, PUBLIC DEDICATED RIGHT-OF-WAYS.
10. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

PROPERTY INFORMATION

- PROPERTY ADDRESS: 9980 NORTH BAY ROAD, MIAMI BEACH, FLORIDA 33140
- FOLIO NUMBER: 03-3215-000-0180

FLOOD ZONE INFORMATION

- SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "AE" (EL. 8 FEET), AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12086C0319 G.V., DATED SEPTEMBER 11, 2009
- ELEVATION REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND IS EXPRESSED IN FEET.

DATUM AND BENCHMARKS

- ELEVATIONS SHOWN HEREON REFER TO NATIONAL VERTICAL DATUM OF 1929 (N.G.V.D. 1929) AND ARE EXPRESSED IN FEET.
- BENCHMARK: MIAMI DADE D-113, ELEV. 3.71 N.G.V.D 1929
  LOC1: 5.6 ET — 31 WEST OF CL
  LOC2: ALTON ROAD — 4.4 ' SOUTH OF CL
  BM DESCRIPTION: PK NAIL AND BRASS WASHER IN CONCRETE CATCH BASIN.

CERTIFY TO:

- HANDCRAFT CORPS

ENCROACHMENTS

- THERE ARE NOT OBSERVED ENCROACHMENTS ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS, UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS "SPECIFIC PURPOSE SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

STATE OF FLORIDA — JOSE G. HERNANDEZ — LICENSED SURVEYOR AND MAPPER — NO. 6582

Digitally signed by Jose Hernandez
DN: c=US, cn=Jose Hernandez, email=jhernandez@jhasurveys.com, o=J. HERNANDEZ AND ASSOCIATES, INC., ou=Jose Hernandez
Date: 2025.03.04 17:17:57 -05'00'

BY: _____
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA

Adobe Acrobat version: 2020.005.20021

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 6582 OF THE STATE OF FLORIDA ON MARCH 4, 2025.

THIS IS A BOUNDARY SURVEY

PROJECT NUMBER: MD-480

SHEET NUMBER: 1 OF 1