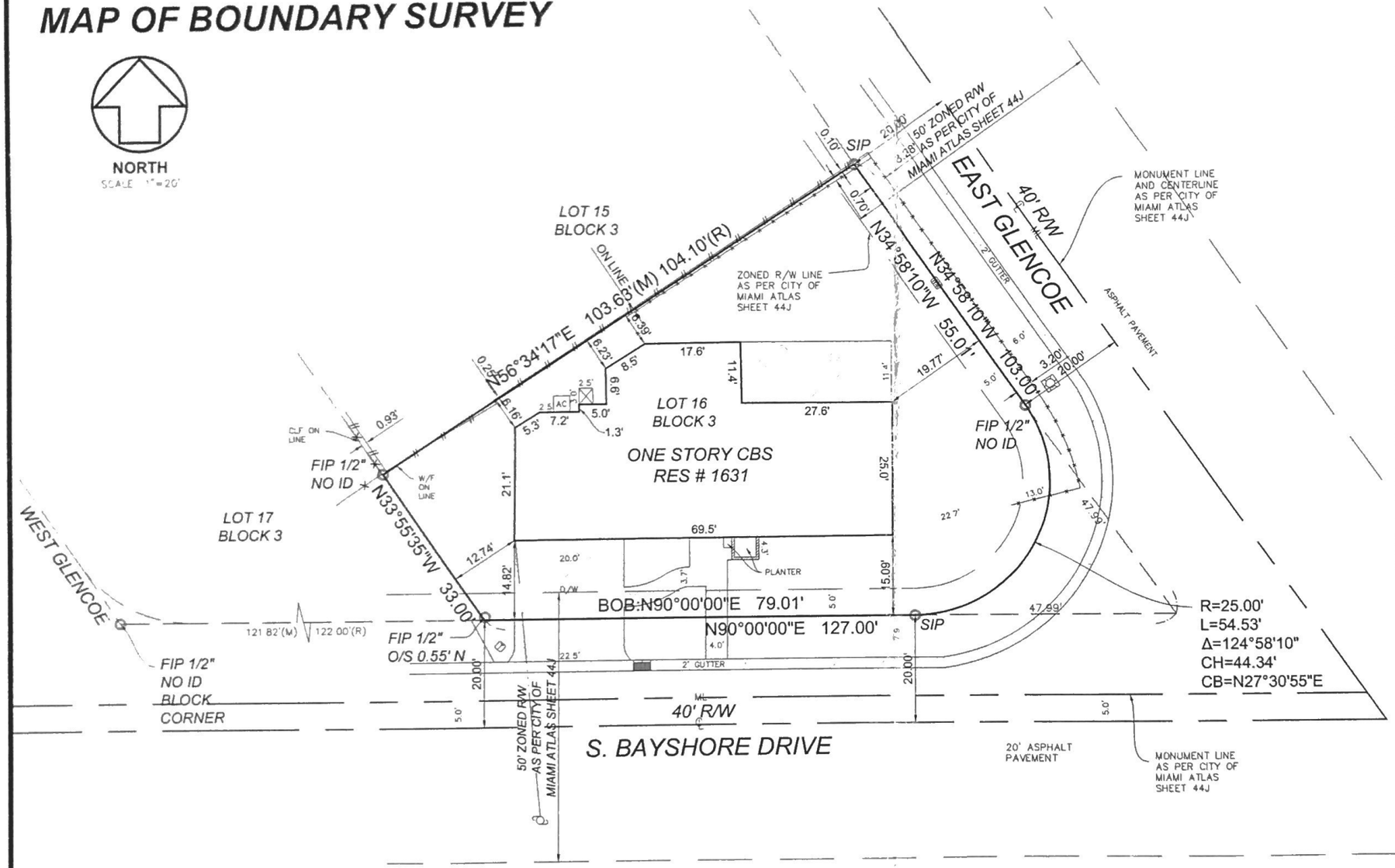
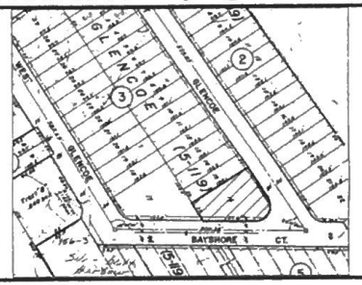
MAP OF BOUNDARY SURVEY

NORTH
SCALE 1"=20'



CERTIFICATE OF AUTHORIZATION # LB-7104
suarez surveying & mapping, inc.
15190 SW 136th Street, Suite 20, Miami, Florida 33196
Tel 305.596.1799 Fax. 305.596.1886
www.suarezsurveying.com

PLAT IMAGE:
NOT TO SCALE



PROPERTY ADDRESS:
1631 S. BAYSHORE COURT, MIAMI, FLORIDA 33133

LEGAL DESCRIPTION:
LOT 16 BLOCK 3, OF GLENCOE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 119, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.

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 13 COMMUNITY NAME & NUMBER CITY OF MIAMI 120650 MAP & PANEL NUMBER 12086C0477 SUFFIX L

SURVEYOR'S NOTES:
1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (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 WAYS, 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. THE INTENT OF THIS SURVEY AS COMMUNICATED BY THE CERTIFIED PARTIES IS FOR REAL-ESTATE TRANSACTION OR MORTGAGE REFINANCING. THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSE OR PARTY(IES) WITHOUT THE AUTHORIZATION OF THIS FIRM
6. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES, A TOPOGRAPHIC SURVEY MAY BE REQUIRED
7. 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
8. IMPROVEMENTS SHOWN HAVE BEEN MEASURED TO THE NEAREST 10TH OF A FOOT TIES SHOWN HAVE BEEN MEASURED TO THE NEAREST 100TH OF A FOOT
9. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 7104
10. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY CLIENT OR ITS REPRESENTATIVE
11. FENCE OWNERSHIP NOT DETERMINED
12. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN, THE SOUTH LINE OF LOT 16 HAS BEEN ASSIGNED A BEARING OF N90°00'00"E.
13. TYPE OF SURVEY: BOUNDARY

CERTIFIED TO:
BERNARDO PENA
JP MORGAN CHASE BANK
PRIORITY TITLE INC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

REVISION(S)

LEGEND

ABBREVIATIONS:

A = ARC DISTANCE
A/C = AIR CONDITIONER PAD
BCR =BROWARD COUNTY RECORDS
BLDG= BUILDING
BM = BENCH MARK
BOB = BASIS OF BEARINGS
CBS = CONCRETE BLOCK & STUCCO
(C) = CALCULATED
CB = CATCH BASIN
CHB = CHORD BEARING
C&G = CURB & GUTTER
CLF = CHAIN LINK FENCE
COL = COLUMN
CONC = CONCRETE
DE = DRAINAGE EASEMENT
DME = DRAINAGE & MAINTENANCE EASEMENT
DW = DRIVE-WAY
EB = ELECTRIC BOX
ENC = ENCROACHMENT
EP = EDGE OF PAVEMENT
EW = EDGE OF WATER
FDH = FOUND DRILL HOLE
FF = FINISHED FLOOR ELEVATION
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
FN = FOUND NAIL (NO ID)
FND = FOUND NAIL & DISK
FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
LE = LANDSCAPE EASEMENT
LME = LAKE MAINTENANCE EASEMENT
(M) = MEASURED
MDCR=MIAMI-DADE COUNTY RECORDS
MH =MAN HOLE
ML = MONUMENT LINE
ORB = OFFICIAL RECORDS BOOK
O/S = OFF-SET
(P) = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCP = PERMANENT CONTROL POINT
PE = POOL EQUIPMENT PAD
PG = PAGE
PI = POINT OF INTERSECTION
PK = PARKER KAELON (SURVEY NAIL)
PL = PLANTER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R = RADIUS DISTANCE
(R) = RECORD
R/W = RIGHT OF WAY
RES. = RESIDENCE
SIP = SET IRON PIPE
SND = SET NAIL & DISK (PK)
STL = SURVEY TIE LINE
SWK = SIDEWALK
(TYP)= TYPICAL
UB = UTILITY BOX
UE = UTILITY EASEMENT
W/F = WOOD FENCE

SYMBOLS:

= TELEPHONE RISER
= CABLE TV RISER
= WATER METER
= CENTER LINE
Δ = CENTRAL ANGLE
(001) = ORIGINAL LOT DISTANCE
= UTILITY POLE
= CONC. POLE
= CATCH BASIN
= IRON FENCE
= WOOD FENCE
= CHAIN LINK FENCE
= OVERHEAD UTILITY WIRE
= LIMITED ACCESS RIGHT-OF-WAY LINE
= BOUNDARY LINE

SURFACES:

ASPHALT CONCRETE PAVERS BUILDING
TILES WOOD COVER

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 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUE

SEAL

AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

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

DATE OF SURVEY 04/06/2018
JOB # 180427024
FILE # C-19349
PROJECT NAME SURVEYS 2018
CAD FILE(R) PENA
PARTY CHIEF LAZARO
F.B. 152 PG. 14
SHEET 1 OF 1