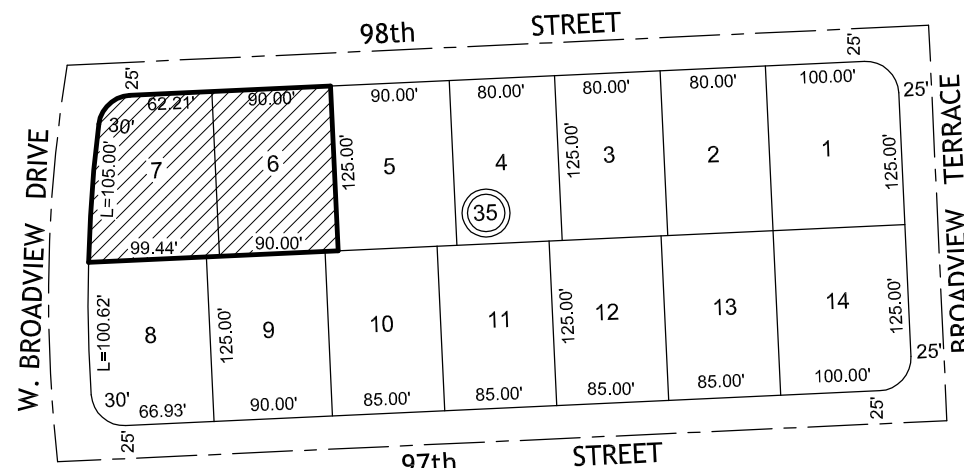
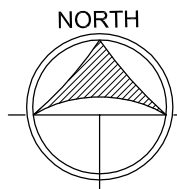
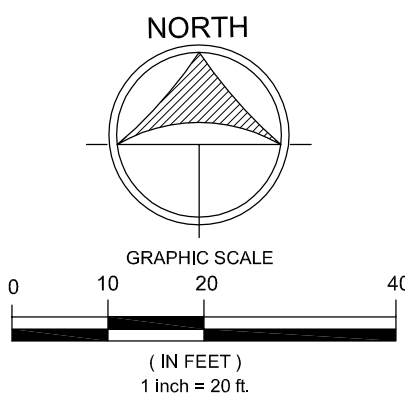


SKETCH OF BOUNDARY SURVEY

Final Survey



LOCATION MAP
N.T.S.

LEGAL DESCRIPTION:

FOLIO: 13-2227-011-6430
Lots 6 and 7, Block 35, "BAY HARBOR ISLAND", according to the plat thereof, as recorded in Plat Book 46, at Page 5, of the Public Records of Miami-Dade County, Florida.

CERTIFIED TO:

FIORI ADVISORS, CORP
DECO CONTRACTORS, INC.
CITY OF BAY HARBOR ISLANDS ZONING DEPARTMENT BUILDING

PROPERTY ADDRESS:

9737 W. Broadview Drive,
Bay Harbor Islands, Florida 33154

SURVEYOR'S NOTES:

- 1) The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
- 2) All bearings and distances shown hereon are recorded and measured unless otherwise shown.
- 3) The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat and the same, if any may not be shown on this section.
- 4) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown (UNDERGROUND)
- 5) Elevations are based on the National Geodetic Vertical Datum 1929.
- 6) Fence ties are to be the center line of the fence.
- 7) Wall ties are to face of the wall.
- 8) Ownership subject to opinion of the Title.
- 9) Underground utilities are not depicted hereon.
- 10) Benchmark : A-17 Elevation= 7.67'

SURVEYOR'S CERTIFICATE:

I hereby certify that this survey meets the standards of practice as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17.052 Florida Administrative Code, pursuant to section 472.027, Florida Statutes. And is true and correct to the best of my knowledge and belief.

NOT VALID UNLESS SEALED AND EMBOSSED WITH SURVEYOR'S SEAL

Date of field work: 04-19-2019

Karl F. Kuhn
Professional Surveyor and Mapper # 5953
State of Florida



KARL F. KUHN
Professional Surveyor and Mapper
1382 N.E. 17th Street,
North Miami Beach,
Florida 33162.

TEL: (786) 306-5348
kuhnkarl@comcast.net

RECORD OF REVISIONS:

DATE	DESCRIPTION

DATE OF FIRM:
09-11-2009

PANEL NUMBER: 0144

COMMUNITY NUMBER: 120637

SCALE: 1"=20'

BASE FLOOD ELEVATION: 8.0'

FIRM ZONE: AE

SUFFIX: L

JOB No.: 15-0038-ES

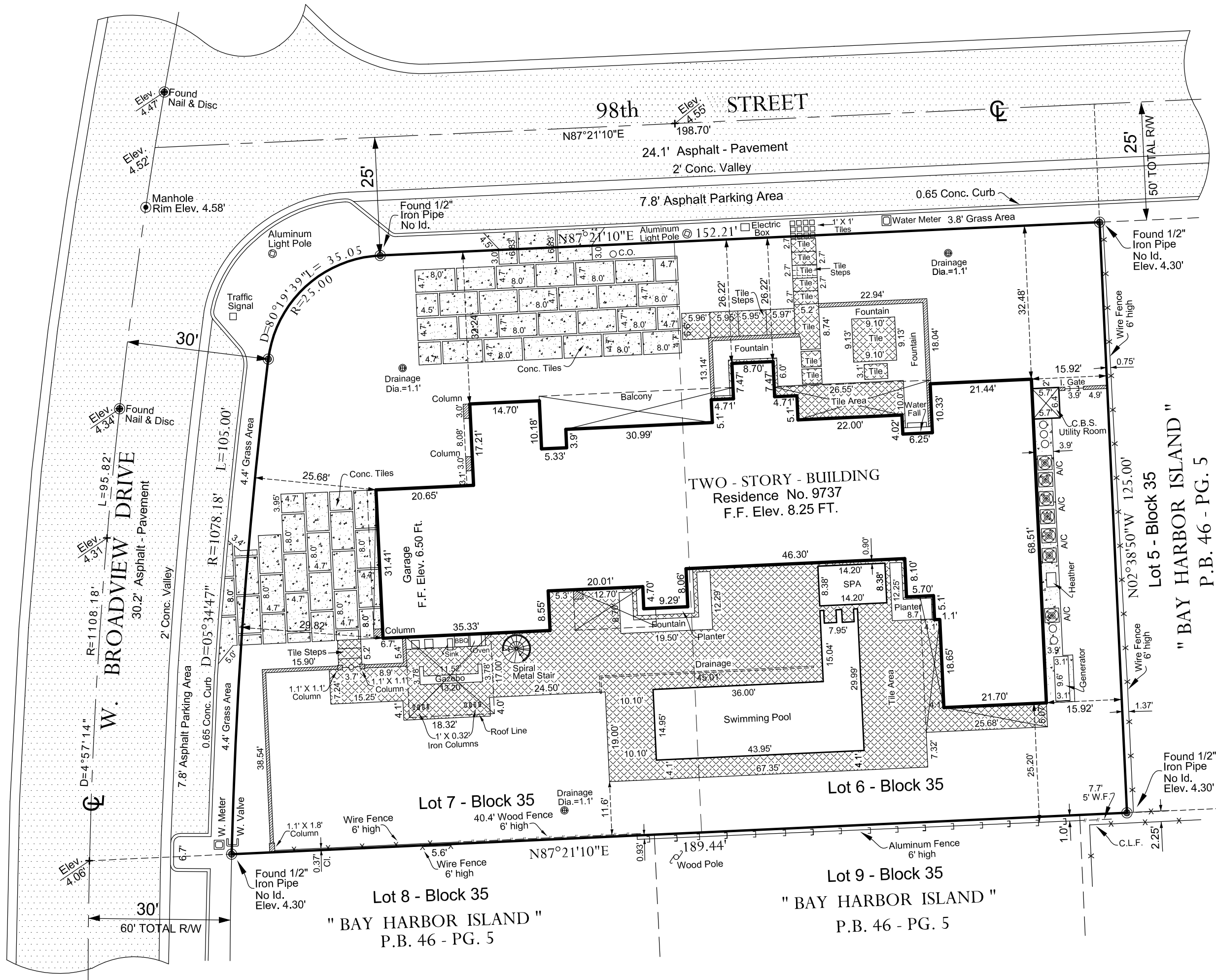
REVISED : K.F.F.

DATE: 04-22-2019

DRAWN BY: M.F.

SHEET 1

OF 1



LEGEND

A	= ARC	TYP	= TYPICAL
B.M.	= BENCH MARK	R	= RADIUS
B.O.B.	= BASES OF BEARINGS	FD	= FOUND
BR	= BEARING	HYD	= FIRE HYDRANT
CC	= BLOCK CORNER	(M)	= MEASURED
CH	= CALCULATED	POB	= POINT OF BEGINNING
CH	= CATCH BASIN	G.M.	= GAS METER
CH	= CONCRETE BLOCK STRUCTURE	PN	= FOUND NAIL
CH	= CHORD	PC	= POINT OF CURVATURE
CL	= CENTER LINE	PT	= TANGENCY POINT
CL	= MONUMENT LINE	PRC	= POINT OF REVERSE CURVATURE
CL	= CONCRETE	PCC	= POINT OF COMPOUND CURVATURE
CL	= CLEARANCE	POC	= POINT OF COMMENCEMENT
CL	= UTILITY POLE	SIR	= SET IRON ROD
CL	= NAIL AND DISC	(R)	= RECORDED
CL	= FINISHED FLOOR ELEVATION	WM	= WOOD FENCE
CL	= CLEAN OUT	WM	= WATER METER
CL	= DRILL HOLE	WM	= WATER VALVE
CL	= MAN HOLE	WM	= NAIL
CL	= OVERHEAD UTILITY LINES	WM	= OFFSET
CL	= ELEVATION	WM	= CHORD BEARING
CL	= ELECTRIC METER	WM	= DRAINAGE EASEMENT
CL	= ELECTRIC MAN HOLE	WM	= DRAINAGE MAINTENANCE EASEMENT
CL	= ELECTRIC TRANSFORMER	WM	= LAKE MAINTENANCE EASEMENT
CL	= ENCROACHMENT	WM	= CANAL MAINTENANCE EASEMENT
CL	= SET IRON PIPE	WM	= UTILITY EASEMENT
CL	= FOUND IRON PIPE	WM	= RESIDENCE
CL	= FOUND IRON ROD	WM	= OVERHEAD LINE
CL	= CHAIN LINK FENCE	WM	