



49 BRICKELL AVE
MIAMI, FL 33129

SURVEYOR'S NOTES:

Bearings are based on an assumed meridian whereby the Southeasterly Right of Way line of Brickell Avenue bears North 52°47'14" East. All distances as shown are based on the US Survey foot.

Elevations are referred to the National Geodetic Vertical Datum of 1929 (NGVD 29). Elevations are based on a Miami-Dade County Benchmark F-269, the same being a U.S. C & G Brass disc in concrete footing at West corner of second support column "on ramp" for Northbound lanes of I-95 from US Highway #1, elevation of 13.06 feet (NGVD 29).

The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17, Florida Administrative Code, at an equivalent distance standard of 1 foot in 7,500 feet for Suburban Areas. The elevations as shown are based on a closed level loop to the benchmark noted above, and meet or exceed a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles.

The existing buildings lying within the Surveyed site does not lie within a Special flood Hazard Area (SFHA) as shown on the National Flood Insurance Programs, Flood Insurance Rate Map for Miami-Dade County, Florida and Unincorporated Areas Map No. 12086C0447L, Community No. 120650, bearing an effective/revised date of September 11, 2009. Said map delineates the herein described land to be situated within Zone X, an area determined to be outside of the 0.2% annual chance floodplain.

The client provided the legal description to the surveyor and was based on the legal description as shown on the WARRANTY DEED as recorded in Official Records Book 28407 at Page 4688. No title search has been conducted by nor was a title report provided to the surveyor. The dedications and easements noted on the said plat of "FLAGLER". Recorded in Plat Book 5, Page 44 are Platfiled here on. There are no setbacks restrictions neither noted nor are there any other plottable restriction noted thereon. There may exist easements, rights of way and/or other encumbrances affecting the subject property not disclosed hereon that a title report would evidence.

This "SKETCH OF BOUNDARY" is based on: (i) recovered monumentation; (ii) the underlying Plat of "FLAGLER", according to the plat thereof as recorded in Plat Book 5 at Page 44; (iii) plat of "POLLY LEWIS DONATION", as recorded in Plat Book B at Page 96; (iv) plat of "PLAT OF PART OF JONATHAN LEWIS DONATION", as recorded in Plat Book 3 at Page 81; and (v) the City of Miami Municipal Atlas Sheets, Sheet Number 44H.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than as stated in the legal description or as shown on the underlying record plat. Right of Way should be verified by the owner and/or agent with the appropriate agency prior to design or construction. Right of Way as shown is based on the FLAGLER Plat and has not been Verified.

A comparison between measured (M), plat (P), deed (D), and calculated (C) dimensions are delineated hereon. Dimensions indicated as (M) are based on direct and indirect measurement of recovered monumentation. Platted dimensions (P) are based on the said "FLAGLER". Calculated dimensions (C) are a protraction based on said plat of "FLAGLER" and the legal description per WARRANTY DEED as recorded in Official Records Book 28407 at Page 4868.

The Surveyor has permed no subsurface investigation or determined the location of underground footers, no encroachments were noted by this survey, except as shown hereon. The ownership of the fences and/or walls as shown hereon was not determined. Fences and wall locations as shown are based on the calculated geometry based on recovered monumentation.

The location of utilities on or adjacent to the property was not secured. The Surveyor has performed no subsurface investigation or determined the location of underground footers.

All trees diameter as reported hereon was measured at breast height (DBH); it also includes the canopy spread (diameter), canopy covered area as shown. Information about the common name and scientific name of the trees was provided to the best of our knowledge and belief. Although care was taken with the identification of the trees noted hereon, an arborist, landscape architect, botanist, environmental specialist, or others with advanced education in dendrology should be utilized if critical identification of the trees is required.

The total area of the Surveyed Parcel as described herein contains 68,774 square feet more or less (1.579 Acres more or less).

This "SKETCH OF BOUNDARY SURVEY" shown hereon in its graphic form, is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format of this Survey. This map is intended to be displayed at a scale of 1: 20' or smaller.

To: Howard James Nunes and Karen Romfh Nunes

This is to certify to the herein named firm and/or persons, that in my professional opinion, this BOUNDARY SURVEY of the herein described property is true and correct as recently surveyed and platted under my direction. The undersigned further certifies that this map or plat meets the Standards of Practice, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code under Sections 5J-17.051 and 5J-17.052 and is a "BOUNDARY SURVEY" as defined in Section 5J-17.050(2).

Dated: October 01, 2020
E.R. BROWNELL & ASSOCIATES, INC
Certificate of Authorization LB 761
On behalf of the firm, signed by:

The survey map and notes and/or report has been electronically signed and sealed by Thomas Brownell, Professional Land Surveyor # 2891, State of Florida using a Digital Signature and Date pursuant to Chapter 5J-17, Florida Administrative Code, under Section 5J-17.062. The "Digital Date" **may not** reflect the date of survey or the latest revision date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PREPARED FOR:

[illegible]

Sheet: 1 OF 1
J.N. 57631-A
Sk. No.

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