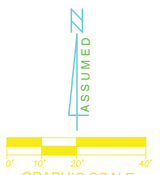
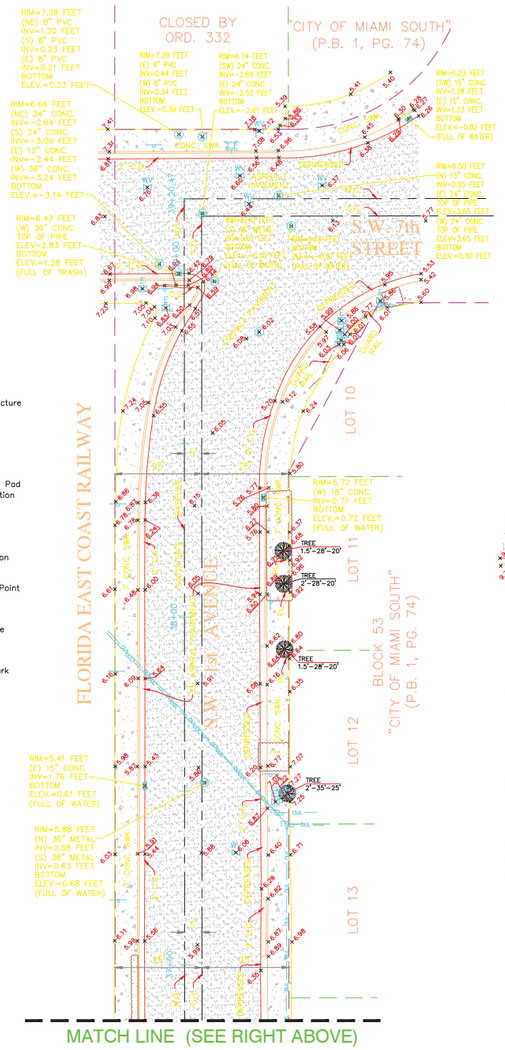
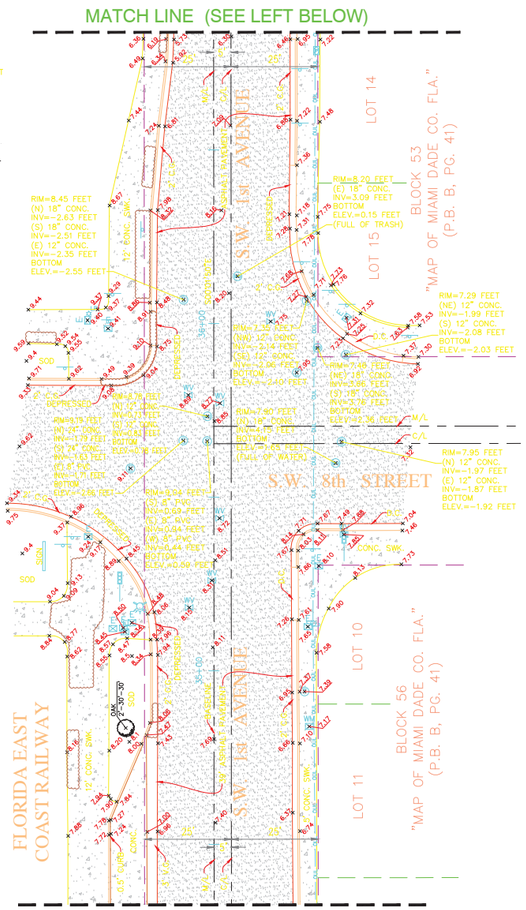
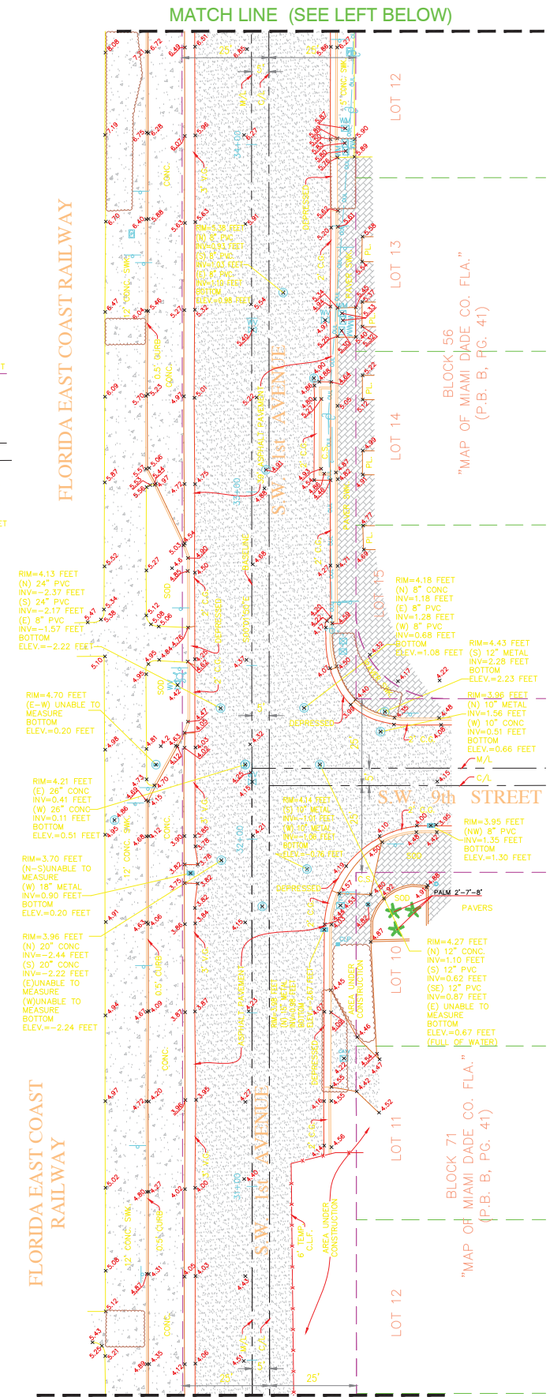
TOPOGRAPHIC SURVEY









ABBREVIATIONS

A	Arc Length
A/C	Air Conditioner Pad
ASPH.	Asphalt
B.M.	Benchmark
C.B.S.	Concrete Block Structure
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LEGEND

CLP — Concrete Light Pole	Sewer Valve
MLP — Metal Light Pole	Mail Box
Guy Wire	Spot Elevation
Utility Power Pole	Temporary Benchmark
Fire Hydrant	1.5'—15'—10' Diameter—Height—Spread
Water Meter	Right—of—Way Lines
Electric Box	Property Corner
Telephone Box	Traffic Sign
Sewer Manhole	Catch Basin
—OUL— Overhead Utility Lines	Drainage Manhole
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Monitoring Well	Back Flow Preventer
Parking Meter	Irrigation Control Valve
Chain Link Fence	Telephone Booth
Unknown Manhole	Force Main Valve
Denotes Poor Condition	

TREE LEGEND

SYMBOL	COMMON NAME
	Tree (Species unknown)
	Palm Tree
	Oak
	Banyan Tree
	Royal Poinciana
	Gumbo—Limbo
	Black Olive
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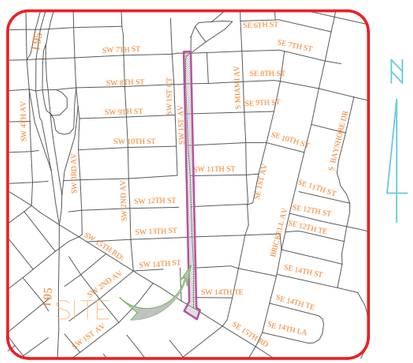

VICINITY MAP
NOT TO SCALE

SURVEYOR'S NOTES:

1. The day of field work was performed on: December 23rd, 2014.

2. The Topographic Survey is located at a portion of S.W. 1st Avenue between S.W. 7th Street and S.W. 15th Road, lying and being in Sections 12, Township 54 South, Range 41 East, City of Miami, Miami—Dade County, Florida.

3. SOURCES OF DATA:

AS TO HORIZONTAL CONTROL:

—Municipal Atlas City of Miami Sheets 36Q, 37C, 37G and 37L.
—Plat Book B, Page 41, "MAP OF MIAMI DADE CO. FLA."
—Plat Book 1, Page 74, "CITY OF MIAMI SOUTH"
—Plat Book 154, Page 33, "BRICKELL WEST"

North arrow and Bearings refer to an assumed value of S00°01'50"E along the Monument Line of S.W. 1st Avenue (Baseline), Miami—Dade County, Florida. Said line is considered well—stablished and monumented.

AS TO VERTICAL CONTROL:

By scaled determination the streets appears to lie in Flood Zone X, as per Federal Emergency Management Agency (FEMA) Community—Panel Number 120650, Map No. 12086C0314, Suffix L, Firm Index Date:09—11—2009, Firm Panel Effective/Revised Date: 09—11—2009. An accurate Zone determination should be made by the preparer of the map. the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".

The vertical control element of this survey was derived from the City of Miami Datum.

Benchmarks used:

City of Miami benchmarks:

Elevation: 9.79 feet
Location: SE 12th Street & Brickell Plaza

Elevation: 7.61 feet
Location: NW intersection of SW 8th Street & South Miami Avenue.

4. ACCURACY:

The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.

5. The Survey depicted hereon is not intended to show the location or existence of any Wetland, Jurisdictional areas, or areas of protected species of vegetation either natural or cultivated.

6. Any use of this Survey for purposes other than which it was intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone than those certified to.

7. Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami—Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public record.

No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations and/or improvements were located or shown hereon. This notice is required by the "Minimum Technical Standards for Land Surveying in the State of Florida," pursuant to Rule 5J—17 of the Florida Administrative Code.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1—800—432—4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101—111 of the Florida Statutes.

8. J. Bonfill & Associates, Inc. and certifying Land Surveyor accept no responsibility for Rights—of—Way, Easements, Restrictions of Record or other matters affecting title to lands surveyed other than those recited in current Deed and/or other instruments of record furnished by Client.

9. This Topographic Survey and the Survey Map resulting therefrom was prepared at the insistence of:

CITY OF MIAMI

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Topographic Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J—17 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.
The undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

J. Bonfill & Associates, Inc.
Florida Certificate of Authorization Number LB 3398

By: _____
Oria Jannet Suarez, P.S.M.
Professional Surveyor and Mapper Number No. 6781
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

J. Bonfill & Associates, Inc.
REGISTERED LAND SURVEYORS & MAPPERS
Florida Certificate of Authorization LB3398
7100 S.W. 99th Avenue Suite 104
Miami, Florida 33173 (305) 598-8383

TOPOGRAPHIC SURVEY
of
PORTION OF S.W. 1st AVENUE BETWEEN S.W. 7th STREET AND S.W. 15th ROAD, CITY OF MIAMI, SECTION 12, TOWNSHIP 54 SOUTH, RANGE 41 EAST, MIAMI - DADE COUNTY, FLORIDA
for
CITY OF MIAMI

REVISIONS	BY

Project:	14-0565
Job:	14-0565
Date:	12-23-2014
Drawn:	G.P., J.S., C.B.
Checked:	J.S.
Scale:	AS SHOWN
Field Book:	ON FILE
SHEET 1 OF 3	

TOPOGRAPHIC SURVEY

ASSUMED N

0' 10' 20' 40'

GRAPHIC SCALE

SCALE : 1" = 20'

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A	Arc Length
A/C	Air Conditioner Pad
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TREE LEGEND

SYMBOL	COMMON NAME
	Tree (Species unknown)
	Palm Tree
	Oak
	Banyan Tree
	Royal Poinciana
	Gumbo-Limbo
	Black Olive
1.5'-15'-10'	Diameter-Height-Spread (Diameter at breast height)

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LEGEND

- CLP — Concrete Light Pole
- MLP — Metal Light Pole
- Guy Wire
- Utility Power Pole
- Fire Hydrant
- Water Meter
- Electric Box
- Telephone Box
- Sewer Manhole
- OUL — Overhead Utility Lines
- LP — Light Pole
- Gas Valve
- Water Valve
- Water Manhole
- Telephone Manhole
- Monitoring Well
- Parking Meter
- Chain Link Fence
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- Denotes Poor Condition
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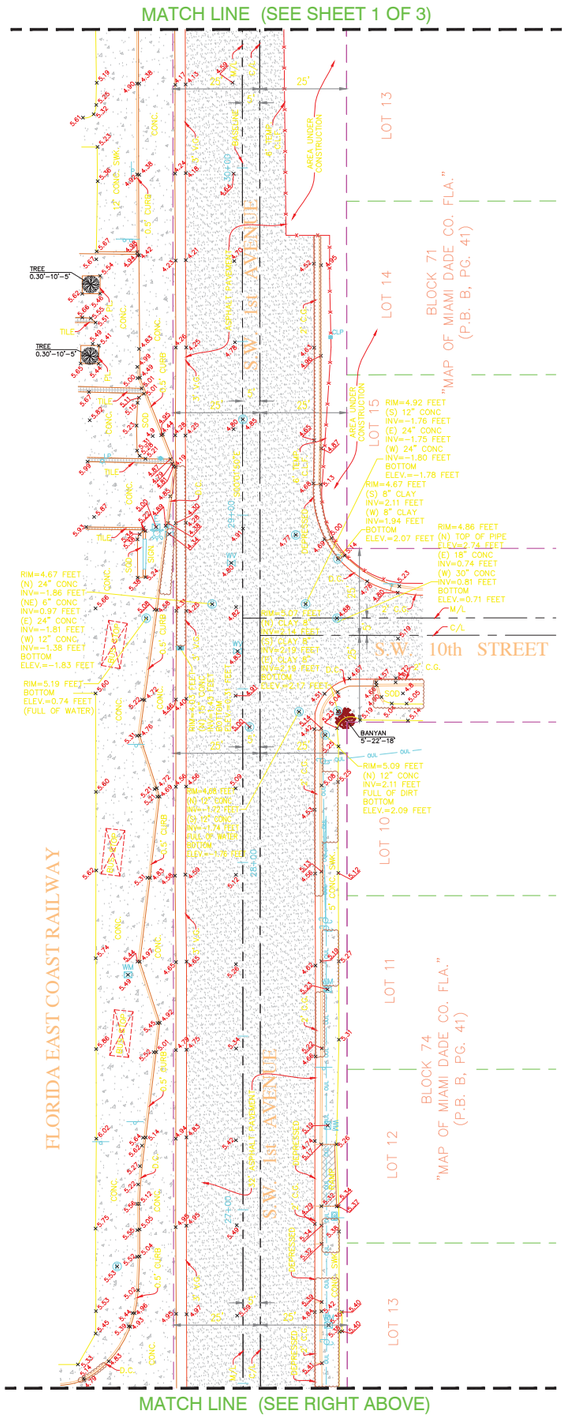

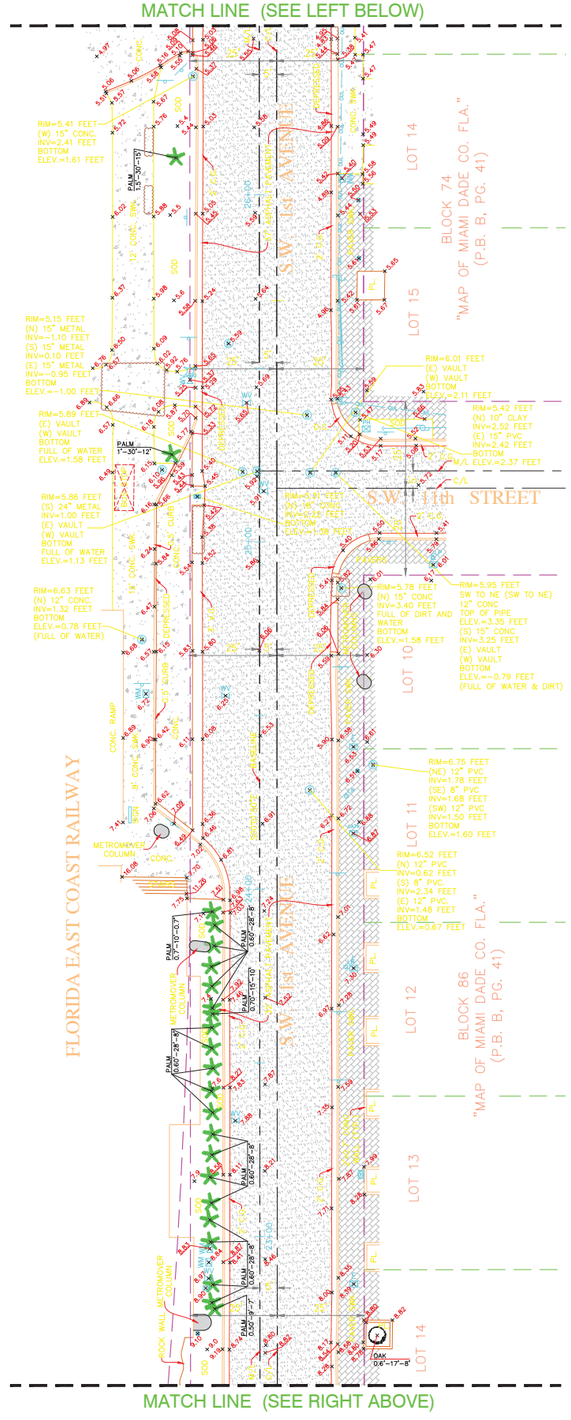

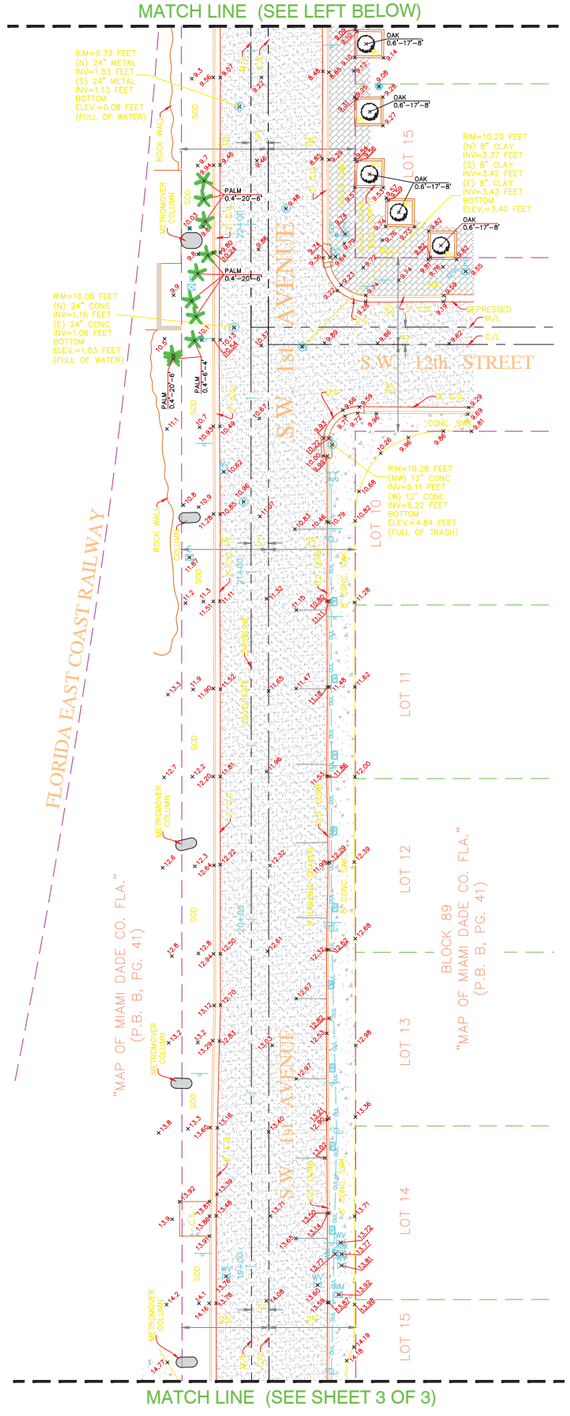

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REVISIONS	BY

Project:	14-0565
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Date:	12-23-2014
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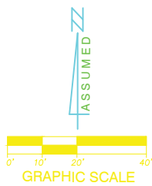
TOPOGRAPHIC SURVEY



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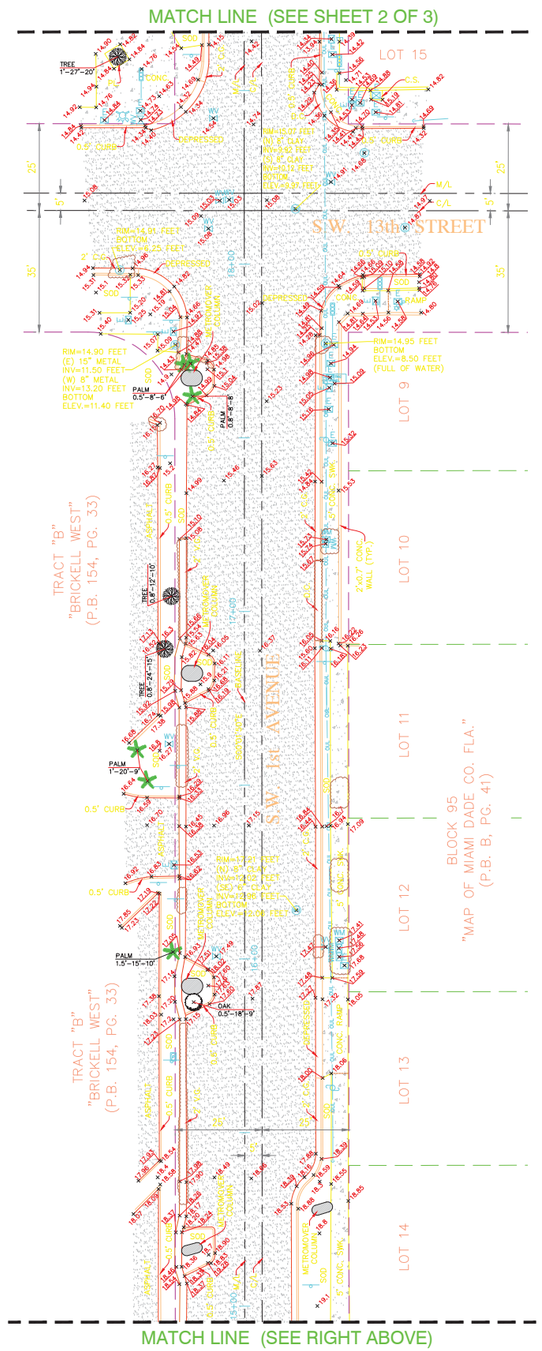

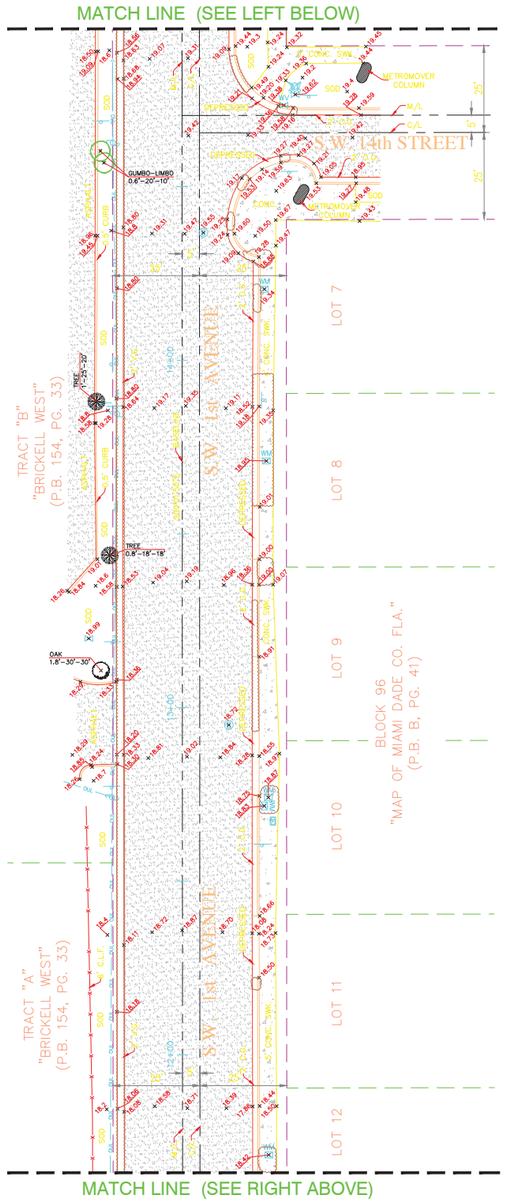

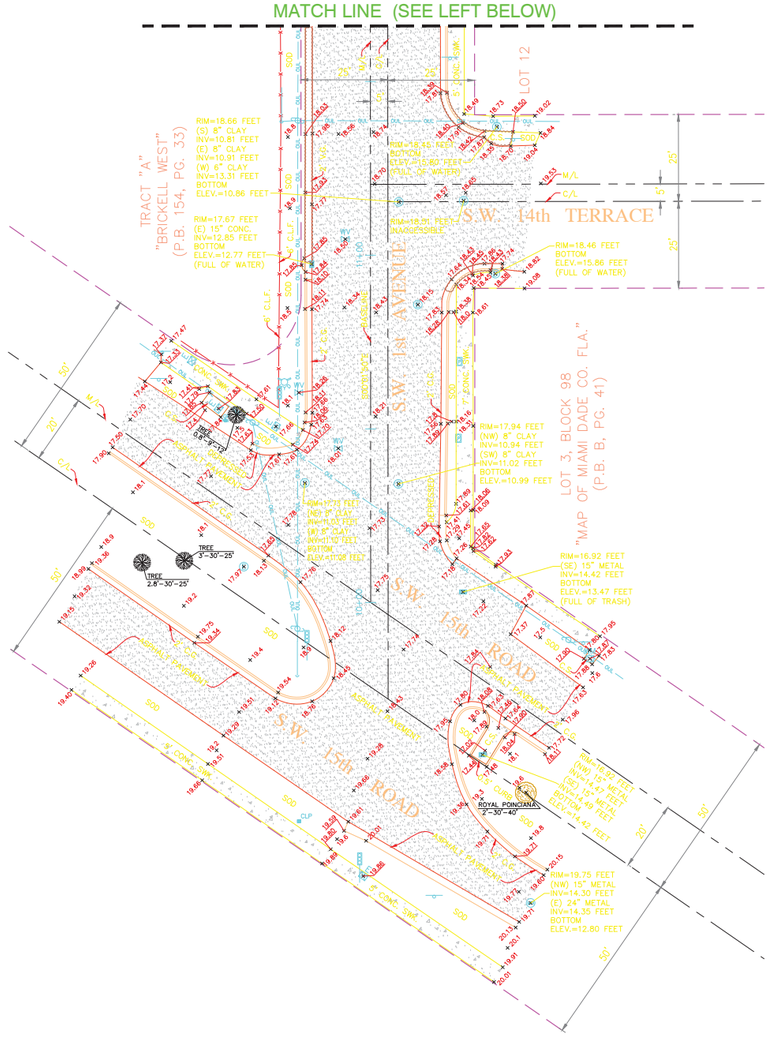

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