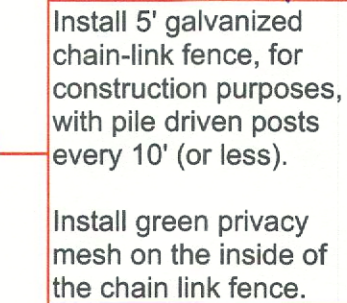
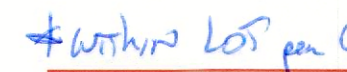
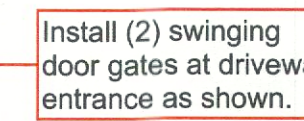
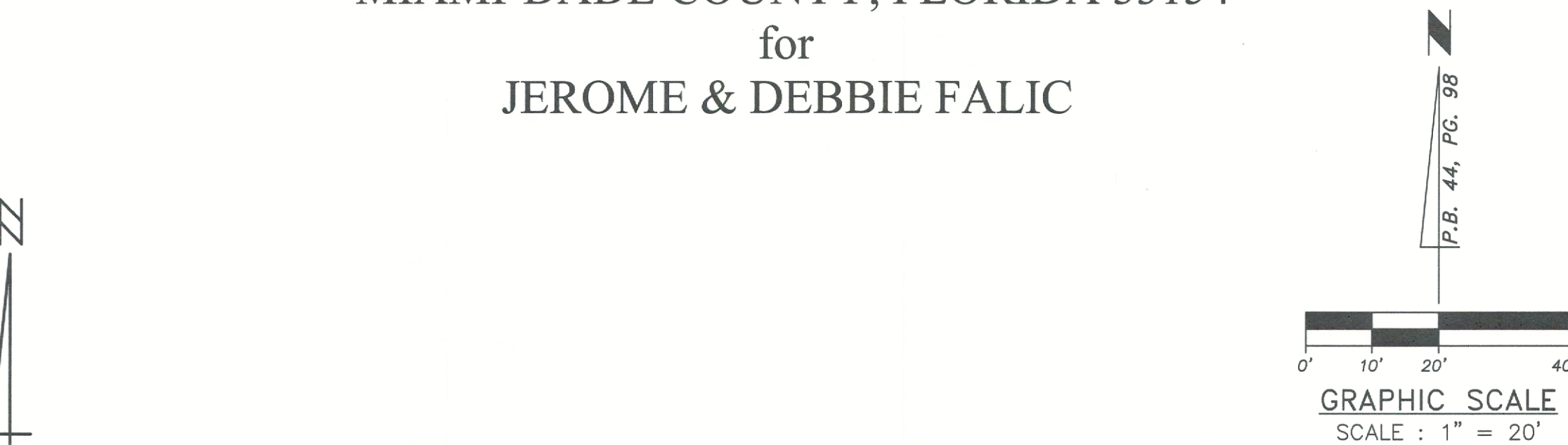


of
122 BAL BAY DRIVE, BAL HARBOUR,
MIAMI-DADE COUNTY, FLORIDA 33154
for
JEROME & DEBBIE FALIC



	Air Conditioner
	Back Flow Preventer
	Cable Television
	Catch Basin
	Chain Link Fence
	Clean Out
	Concrete Light Pole
	Concrete Power Pole
	Control Valve
	C.B.S. Wall
	Diameter
	Diameter=Height=Spread
	Drain
	Drainage Manhole
	Electric Box
	Electric Meter
	Electric Motor
	Electric Panel
	Fire Hydrant
	Flag
	Floor Lamp
	Force Main Valve
	Gas Valve
	Grease Manhole
	Guard Pole
	Guy Wire
	Irrigation Control Valve
	Light Pole
	Mail Box
	Metal Fence
	Monitoring Well
	Overhead Utility Lines
	Parking Meter
	Property Corner
	Right-of-Way Lines
	Sewer Manhole
	Sewer Valve
	Temporary Benchmark
	Spot Elevation
	Traffic Light
	Traffic Sign
	Telephone Booth
	Telephone Box
	Telephone Manhole
	Unknown Manhole
	Utility Power Pole
	Valve (Unknown)
	Water Manhole
	Water Meter
	Water Pump
	Water Valve
	Wood Fence

* Tree types are determined to the best of our ability and should be confirmed by botanist or a trained specialist.

A	Arc Length
A/C	Air Conditioner Pad
ASPH.	Asphalt
B.M.	Benchmark
C	Calculated
C.B.S.	Concrete Block Structure
C.G.	Curb & Gutter
C/L	Centerline
C.L.F.	Chain Link Fence
CONC.	Concrete
C.S.	Concrete Slab
(D)	Dead
DWY	Driveway
E.O.W.	Edge of Water
E.T.P.	Electric Transformer Pad
F.F.E.	Finished Floor Elevation
F.P.	Found Footing Pipe
F.N.D.	Found Nail & Disc
F.R.	Found Rebar
ID.	Identification
INV.	Inverts
L.F.E.	Lowest Floor Elevation
(M)	Measured
M.F.	Metal Fence
M/L	Monument Line
P.B.	Plot Book
P.C.P.	Permanent Control Point
PG.	Page
PL	Planter
P/L	Property Line
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
P/S	Parking Spaces
(R)	Recorded
P.R.M.	Permanent Reference Monument
R/W	Right-of-Way Line
SK	Sidewalk
S.N.D.	Set Nail & Disc (LB 3398)
S.R.	Set Rebar (LB 3398)
TPY.	Typical
T.B.M.	Temporary Benchmark
T.O.B.	Top of Bank
T.O.P.	Top of Pipe Elevation
U.E.	Utility Easement
V.G.	Valley Gutter
W.E.	Wire Elevation
W.F.	Wood Fence

TREE TABLE			
TREE NUMBER	NAME	$\phi(N)$ - HEIGHT(FT)	SPREAD(FT)
660	MANGO	0.60	18-12
666	COCONUT PALM	1.20'-35'-10"	
667	PALM	1.20'-35'-10"	
668	COCONUT PALM	1.20'-35'-10"	
669	COCONUT PALM	1.20'-35'-10"	
670	PALM	0.60'-4'-5"	
671	PALM	0.40'-15'-10"	
672	PALM	0.30'-30'-10"	
691	COCONUT PALM	1.20'-35'-10"	
692	TREE	0.20'-14'-10"	
693	COCONUT PALM	1.20'-35'-10"	
694	COCONUT PALM	1.20'-35'-10"	

TREE TABLE		
TREE NUMBER	NAME	$\Theta(N) = \text{HEIGHT}(FT) - \text{SPREAD}(FT)$
701	FIJUS	$1^{\circ}-39^{\circ}-20^{\circ}$
822	PALM	$0.70^{\circ}-35^{\circ}-10^{\circ}$
823	PALM	$0.20^{\circ}-30^{\circ}-15^{\circ}$
844	TRE	$0.40^{\circ}-12^{\circ}-10^{\circ}$
845	PAIM	$0.30^{\circ}-35^{\circ}-5^{\circ}$
846	PAIM	$0.30^{\circ}-35^{\circ}-5^{\circ}$
883	PALM	$1^{\circ}-35^{\circ}-8^{\circ}$
884	PAIM	$0.20^{\circ}-25^{\circ}-7^{\circ}$
885	PALM	$2.50^{\circ}-35^{\circ}-15^{\circ}$
1079	TRE	$0.50^{\circ}-10^{\circ}-15^{\circ}$
1080	TRE	$0.50^{\circ}-10^{\circ}-15^{\circ}$
1082	PAIM	$0.20^{\circ}-15^{\circ}-6^{\circ}$
1083	TRE	$1^{\circ}-20^{\circ}-35^{\circ}$
1085	TRE	$2^{\circ}-45^{\circ}-40^{\circ}$

CITADEL CGC
CGC-1525558
Joseph DAKHAN, GC.

1. MAP OF BOUNDARY SURVEY:

Field Survey was completed on: April 17th, 2025.

2. LEGAL DESCRIPTION:

Lot 16, in Block 1, of RESIDENTIAL SECTION OF BAL HARBOUR, according to the Plat thereof, as recorded in Plat Book 44, at Page 98, of the Public Records of Miami-Dade County, Florida.

Containing 15,351 Square feet or 0.35 Acres, more or less, by calculation.

The above captioned property was surveyed based on the above Legal Description furnished by the client.

3. SOURCES OF DATA:

AS TO VERTICAL CONTROL:

By scaled determination the subject property lies in Flood Zone AE, Base Flood Elev. 8 feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120636, Map No. 12066C0144, Suffix L, Revised Date: 09-11-2009. Base Flood Elevations on Flood Insurance Rate Map (FIRM) for Miami-Dade County are referenced to National Geodetic Vertical Datum of 1929 (N.G.V.D. 1929). These flood elevations must be compared to elevations referenced to the same vertical datum.

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 National Geodetic Vertical Datum 1929 (NGVD29).

Benchmarks used:

Miami-Dade County Benchmark C-314 Elevation=16.64'

Location: Bake's Haulover cut --- 0.35 mile North of North end of Bridge.

Highway A-1-A (Collins Avenue) --- 21' East of center of Northbound Lane.
U.S. C & G Brass disk on the top of the North end of the East concrete.

Miami-Dade County Benchmark Z-313 Elevation=9.59'

Location: 96th Street --- 215' North of North edge of pavement.

Highway A-1-A (Collins Avenue) --- 81' S.W. OF S.W. curb.
Harding Avenue --- 42' East of East curb.

AS TO HORIZONTAL CONTROL:

North Arrow and Bearings refer to an assumed value of S78°13'02"W along the Southerly line of the Subject Property, as per Plat Book 44, Page 98 of the Public Records of Miami-Dade County, Florida. Said line is considered well-established and monumented.

4. ACCURACY:

Horizontal Accuracy:
The accuracy obtained for all horizontal control measurements, based on a 95% confidence level and office calculations of closed geometric figures, verified by redundant measurements (based on the direct distance measurement between the two corners being tested), meets or exceeds the commonly accepted value in the Construction and Surveying Industry equivalent to a linear standard closure of 1 foot in 7,500 feet for Suburban Areas.

Vertical Accuracy:
The elevations as shown are based on a closed level loop to the benchmarks noted above and meets or exceeds a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles, a commonly accepted value in the Construction and Surveying Industry.

5. LIMITATIONS:

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be 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 in public records. 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, improvements and/or utilities were located or shown hereon. This notice is required by the "Standards of Practice 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.

CERTIFY TO:

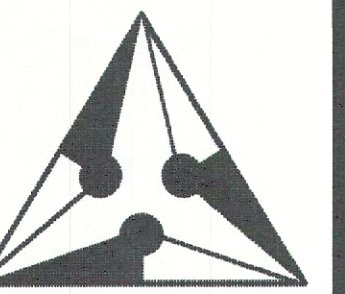
SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: That the Boundary Survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction. Further, there are no above ground encroachments unless shown. This survey meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to section 472.027 Florida Statutes. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting the property. Location and identification of utilities adjacent to the property were not secured as such information was not requested. Ownership is subject to opinion of title.

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

By: Oria Jannet Suarez, P.S.M. for the firm
Professional Surveyor and Mapper 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 or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.



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

BOUNDARY SURVEY
of
122 BAL BAY DRIVE, BAL HARBOUR,
MIAMI-DADE COUNTY, FLORIDA 33154
for
JEROME & DEBBIE FALIC

[illegible]

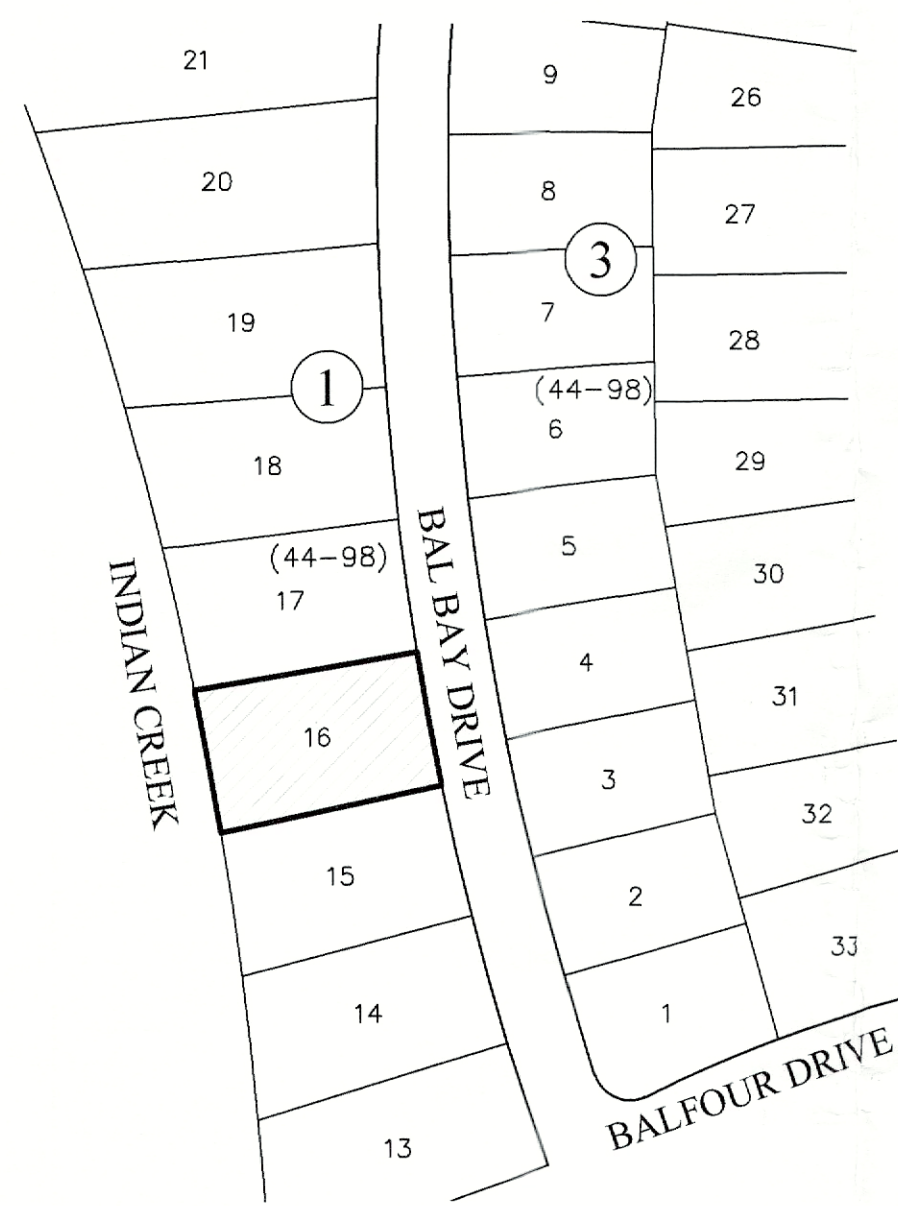
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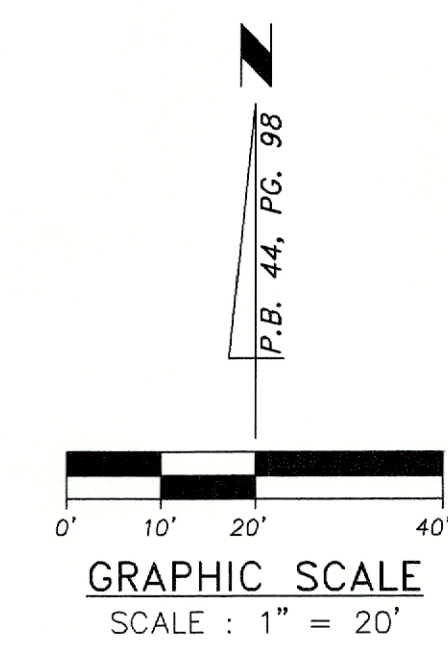
VOID

BOUNDARY SURVEY

of
122 BAL BAY DRIVE, BAL HARBOUR,
MIAMI-DADE COUNTY, FLORIDA 33154
for
JEROME & DEBBIE FALIC



LOCATION SKETCH
NOT TO SCALE



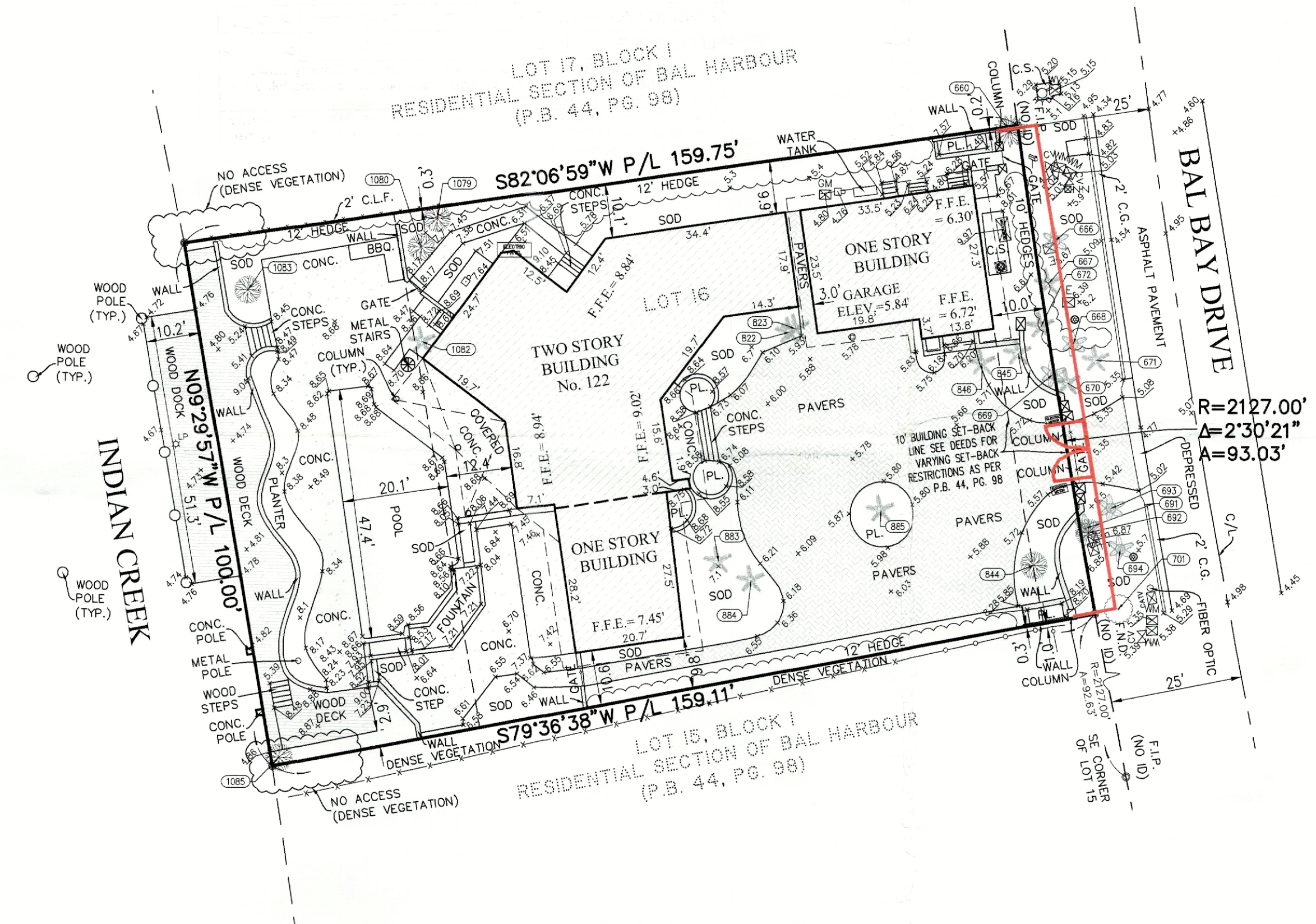
LEGEND

- Air Conditioner
- Back Flow Preventer
- Cable Television
- Catch Basin
- Chain Link Fence
- Clean Out
- Concrete Light Pole
- Concrete Power Pole
- Control Valve
- C.B.S. Wall
- Diameter
- Diameter-Height-Spread
- Drain
- Drainage Manhole
- Electric Box
- Electric Meter
- Electric Motor
- Electric Panel
- Fire Hydrant
- Flag
- Floor Lamp
- Force Main Valve
- Gas Valve
- Grease Manhole
- Guard Pole
- Guy Wire
- Irrigation Control Valve
- Light Pole
- Mail Box
- Metal Fence
- Monitoring Well
- Overhead Utility Lines
- Parking Meter
- Property Corner
- Right-of-Way Lines
- Sewer Manhole
- Sewer Valve
- Temporary Benchmark
- Spot Elevation
- Traffic Light
- Traffic Sign
- Telephone Booth
- Telephone Box
- Telephone Manhole
- Unknown Manhole
- Utility Power Pole
- Valve (Unknown)
- Water Manhole
- Water Meter
- Water Pump
- Water Valve
- Wood Fence

* Tree types are determined to the best of our ability and should be confirmed by botanist or a trained specialist.

ABBREVIATIONS

- A Arc Length
- A/C Air Conditioner Pad
- ASPH. Asphalt
- B.M. Benchmark
- (C) Calculated
- C.B.S. Concrete Block Structure
- C.G. Curb & Gutter
- C/L Centerline
- C.L.F. Chain Link Fence
- CONC. Concrete
- C.S. Concrete Slab
- (D) Deed
- DWY. Driveway
- E.O.W. Edge of Water
- E.T.P. Electric Transformer Pad
- F.F.E. Finished Floor Elevation
- F.I.P. Found Iron Pipe
- F.N.D. Found Nail & Disc
- F.R. Found Rebar
- ID. Identification
- INV. Inverts
- L.F.E. Lowest Floor Elevation
- (M) Measured
- M.F. Metal Fence
- M.L. Monument Line
- P.B. Plot Book
- P.C.P. Permanent Control Point
- P.C. Page
- PL Planter
- P/L Property Line
- P.O.B. Point of Beginning
- P.O.C. Point of Commencement
- P/S Parking Spaces
- (R) Recorded
- P.R.M. Permanent Reference Monument
- R/W Right-of-Way Line
- SWK. Sidewalk
- S.N.D. Set Nail & Disc (LB 3398)
- S.R. Set Rebar (LB 3398)
- TYP. Typical
- T.B.M. Temporary Benchmark
- T.O.B. Top of Bank
- T.O.P. Top of Pipe Elevation
- U.E. Utility Easement
- V.G. Valley Gutter
- W.E. Wire Elevation
- W.F. Wood Fence



TREE TABLE

TREE TABLE			
TREE NUMBER	NAME	#(IN) - HEIGHT(FT) - SPREAD(FT)	
660	MANGO	0.60' 18' 12'	
666	COCONUT PALM	1.20'-35'-10'	
667	PALM	1.20'-35'-10'	
668	COCONUT PALM	1.20'-35'-10'	
669	COCONUT PALM	1.20'-35'-10'	
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694	COCONUT PALM	1.20'-35'-10'	

TREE TABLE			
TREE NUMBER	NAME	#(IN) - HEIGHT(FT) - SPREAD(FT)	
701	FIGS	1'-30'-20'	
822	PALM	0.70'-35'-10'	
823	PALM	0.20'-30'-15'	
844	TREE	0.40'-12'-10'	
845	PALM	0.30'-35'-5'	
846	PALM	0.30'-35'-5'	
883	PALM	1'-35'-8'	
884	PALM	0.20'-25'-7'	
885	PALM	2.50'-35'-15'	
1079	TREE	0.50'-10'-15'	
1080	TREE	0.50'-10'-15'	
1082	PALM	0.20'-15'-6'	
1083	TREE	1'-20'-35'	
1085	TREE	2'-45'-40'	

Joseph DAHAJ
CITADEL CGC
CGC-1525558
Jm

SURVEYOR'S NOTES:

1. MAP OF BOUNDARY SURVEY:

Field Survey was completed on: April 17th, 2025.

2. LEGAL DESCRIPTION:

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Location: Bake's Haulover cut --- 0.35 mile North of North end of Bridge.
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U.S. C & G Brass disk on the top of the North end of the East concrete.

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4. ACCURACY:

Horizontal Accuracy:

The accuracy obtained for all horizontal control measurements, based on a 95% confidence level and office calculations of closed geometric figures, verified by redundant measurements (based on the direct distance measurement between the two corners being tested), meets or exceeds the commonly accepted value in the Construction and Surveying Industry equivalent to a linear standard closure of 1 foot in 7,500 feet for Suburban Areas.

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5. LIMITATIONS:

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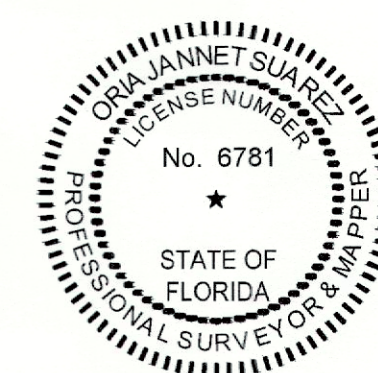
CERTIFY TO:

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: That the Boundary Survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction. Further, there are no above ground encroachments unless shown. This survey meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to section 472.027 Florida Statutes. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting the property. Location and identification of utilities adjacent to the property were not secured as such information was not requested. Ownership is subject to opinion of title.

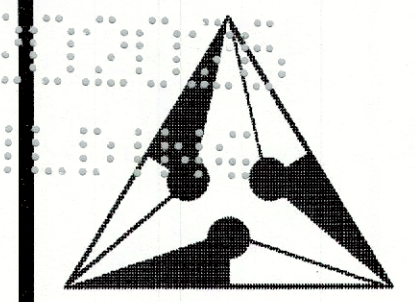
J. Bonfill & Associates, Inc.
Florida Certificate of Authorization Number LB 3398

By: Oria Jannet Suarez, P.S.M. for the firm
Professional Surveyor and Mapper No. 6781
State of Florida



THIS DOCUMENT HAS BEEN ORIGINALLY SIGNED AND SEALED BY ORIA JANNET SUAREZ, PSM ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. 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.



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

BOUNDARY SURVEY
of
122 BAL BAY DRIVE, BAL HARBOUR,
MIAMI-DADE COUNTY, FLORIDA 33154
for
JEROME & DEBBIE FALIC

REVISIONS	BY

Proj: 24-0127
Job: 25-0062
Date: 04-17-2025
Drawn: G.P.J.S., O.B., N.A.
Checked: J.S.
Scale: AS SHOWN
Field Book: FILE
SHEET 1 OF 1

VHS
2000000000
2000000000

122 BAL BAY

VILLAGE COPY

SBL2026-0286

BAL HARBOUR VILLAGE

The "JOB COPY" of the plans must be available at the Building site for inspections.

SECTION	Reviewed for Code Compliance		
	PRINT NAME	SIGNATURE	DATE
BUILDING	E.P.	<i>[Signature]</i>	4/26
FLOODPLAIN			
STRUCTURAL			
ELECTRICAL			
MECHANICAL			
PLUMBING			
ZONING	W. Miller	W. Miller	3/31/26
LANDSCAPING			
PUBLIC WORKS	L.E. Rodriguez	<i>[Signature]</i>	4/2/26
UTILITIES	L.E. Rodriguez	<i>[Signature]</i>	4/2/26

Subject to compliance with all Federal, State and County Laws Rules and Regulations. The Village assumes no responsibility for accuracy of or results from these plans.

NOTICE: In addition to the requirements of the permit there may be additional restrictions applicable to this property that may be found in the public records of this County.