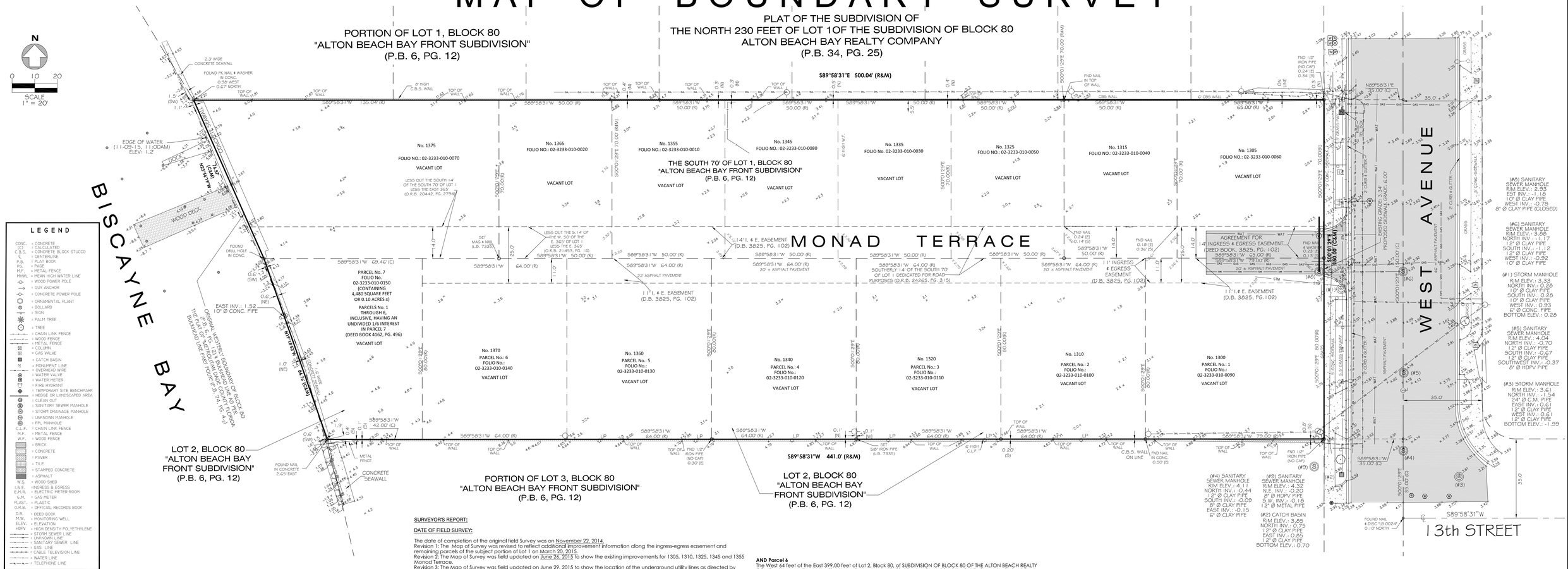
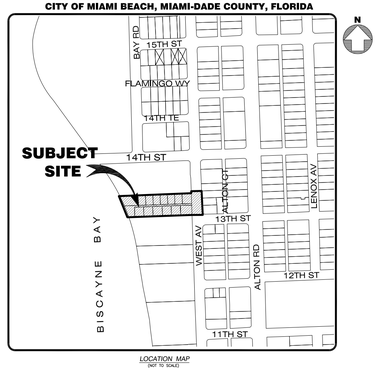
MAP OF BOUNDARY SURVEY



LEGEND

- CONC. = CONCRETE
- (C) = CALCULATED
- C.B.S. = CONCRETE BLOCK STUCCO
- ℄ = CENTERLINE
- P.B. = PLAT BOOK
- PG. = PAGE
- M.F. = METAL FENCE
- HWM. = MEAN HIGH WATER LINE
- = WOOD POWER POLE
- = GUY ANCHOR
- = CONCRETE POWER POLE
- = ORNAMENTAL PLANT
- = BOLLARD
- = SIGN
- = PALM TREE
- = TREE
- = CHAIN LINK FENCE
- = WOOD FENCE
- = METAL FENCE
- = COLUMN
- = GAS VALVE
- = CATCH BASIN
- = UNDERGROUND LINE
- = OVERHEAD WIRE
- = WATER VALVE
- = WATER METER
- = FIRE HYDRANT
- = TEMPORARY SITE BENCHMARK
- = HEDGE OR LANDSCAPED AREA
- = CLEAN OUT
- = SANITARY SEWER MANHOLE
- = STORM DRAINAGE MANHOLE
- = UNKNOWN MANHOLE
- = FPL MANHOLE
- C.L.F. = CHAIN LINK FENCE
- M.F. = METAL FENCE
- W.F. = WOOD FENCE
- = BRICK
- = CONCRETE
- = PAVER
- = TILE
- = STAMPED CONCRETE
- = ASPHALT
- W.S. = WOOD SHED
- I. & E. = INGRESS & EGRESS
- E.M.R. = ELECTRIC METER ROOM
- G.M. = GAS METER
- PLAST. = PLASTIC
- O.R.B. = OFFICIAL RECORDS BOOK
- D.B. = DEED BOOK
- M.W. = MONITORING WELL
- ELEV. = ELEVATION
- HDPV = HIGH DENSITY POLYETHYLENE
- = STORM SEWER LINE
- = UNKNOWN LINE
- = SANITARY SEWER LINE
- = GAS LINE
- = CABLE TELEVISION LINE
- = WATER LINE
- = TELEPHONE LINE

SECTION 33 - TOWNSHIP 53 SOUTH - RANGE 42 EAST
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA



LOCATION MAP
(NOT TO SCALE)

LONGITUDE SURVEYORS

7715 N.W. 48TH STREET, SUITE 310
DORAL, FLORIDA 33166
PHONE:(305)463-0912 FAX:(305)513-5680
WWW.LONGITUDESURVEYORS.COM

JOB NO.: 14619.1.15
FIELD BOOK: EFB
DRAWN BY: ACS-GS
SHEET 1 OF 1

SURVEYOR'S REPORT:

DATE OF FIELD SURVEY:

The date of completion of the original field Survey was on November 22, 2014.
Revision 1: The Map of Survey was revised to reflect additional improvement information along the ingress-egress easement and remaining parcels of the subject portion of Lot 1 on March 20, 2015.
Revision 2: The Map of Survey was field updated on June 26, 2015 to show the existing improvements for 1305, 1310, 1325, 1345 and 1355 Monad Terrace.
Revision 3: The Map of Survey was field updated on June 29, 2015 to show the location of the underground utility lines as directed by Client.
Revision 4: Tree Survey for the following Unit Numbers 1305, 1310, 1325, 1345 and 1355 of Monad Terrace, Miami Beach, Florida, 33139, was completed on August 19, 2015.
Revision 5: Map of Boundary Survey and Tree Survey for the following Unit Numbers 1300, 1315, 1320, 1340, 1360, 1365, 1370 and 1375 of Monad Terrace, Miami Beach, Florida, 33139 , was completed on October 9, 2015.
Revision 6: Map of Boundary Survey was updated in the field on Unit Numbers 1305, 1310, 1315, 1345 and 1355, of Monad Terrace and Topographic Survey of a portion of West Avenue, Miami Beach, Florida, 33139, was completed on November 16, 2015.
Revision 7: The Datum of the Survey was converted from NAVD'88 to NGVD'29, this was completed on November 23, 2015.
Revision 8: Invert information for Manhole #6 and #8, January 22, 2016.
Revision 9: Survey was updated and revised: Westerly Boundary line updated to proposed seawall. All areas were revised. February 9, 2016.
Revision 10: Survey was updated and revised: Locate Manhole #9 and provide inverts, February 26, 2016
Revision 11: Survey was updated and revised: Update Original Property Line and Square Footage, completed on June 01, 2016.
Revision 12: Survey was updated and revised: Update House on lot 1335, completed on August 10, 2016.
Revision 13: Checked the inverts on manholes #4,#5,#6 and #8 , completed on August 15, 2016
Revision 14: Survey was updated and revised on January 16, 2017.

LEGAL DESCRIPTION:

Parcels 1, 2, 3, 4, 5 and 6, all being a portion of Lot 2, Block 80, of "ALTON BEACH REALTY COMPANY'S SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

Parcel 1
The East 79.00 feet of Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:
An undivided one-sixth (1/6th) interest in and Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida, LESS the East 399.00 feet thereof.

Containing 6320 sq. ft. and/or 0.145 acres, more or less, by calculations.

AND Parcel 2
The West 64.0 feet of the East 143.00 feet, of Lot 2, Block 80, SUBDIVISION OF BLOCK EIGHTY OF THE ALTON BEACH REALTY COMPANY A PART OF ALTON BEACH BAY FRONT SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:
An undivided one sixth (1/6th) interest in and Lot 2, Block 80, SUBDIVISION OF BLOCK EIGHTY OF THE ALTON REALTY COMPANY A PART OF THE ALTON BEACH BAY FRONT SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida, less the East 399.00 feet thereof.

Containing 5120 sq. ft. and/or 0.118 acres, more or less, by calculations.

AND Parcel 3
The West 64.00 feet of the East 207.00 feet of Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

An undivided one-sixth (1/6th) interest in and to Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida, LESS the East 399.00 feet thereof.

Containing 5120 sq. ft. and/or 0.118 acres, more or less, by calculations.

AND Parcel 4
The West 64.00 feet of the East 271.00 feet of Lot 2, Block 80, of subdivision of block 80 of the Alton Beach Realty Company, according to the Plat thereof, as recorded in Plat Book 6, page 12, of the Public Records of Miami-Dade county, Florida.

TOGETHER WITH:

An undivided one-sith (1/6th) interest in and to Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida LESS the East 399.00 feet thereof.

Containing 5120 sq. ft. and/or 0.118 acres, more or less, by calculations.

AND Parcel 5
The West 64.00 feet of the East 335.00 feet of Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida.

Together with:

An undivided one-sixth (1/6th) interest in and Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida, LESS the East 399.00 feet thereof.

Containing 5120 sq. ft. and/or 0.118 acres, more or less, by calculations.

AND Parcel 6
The West 64 feet of the East 399.00 feet of Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida, LESS the East 399.00 feet thereof.

TOGETHER WITH:

An undivided one-sixth (1/6th) interest in and to Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida, LESS the East 399.00 feet thereof.

Containing 5120 sq. ft. and/or 0.118 acres, more or less, by calculations.

AND Parcel 7 (For Undivided 1/6 Interests) Containing 4480 sq. ft. and/or 0.192 acres, more or less, by calculations to the original westerly boundary of Block 80 as shown on Plat Book 6, Page 12.

Containing 4480 sq. ft. and/or 0.102 acres, more or less, by calculations.

AND
The East 65 feet of the South 70 feet of Lot 1, Block 80 of "ALTON BEACH REALTY COMPANY'S SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida.

Containing 4550 sq. ft. and/or 0.104 acres, more or less, by calculations.

AND
The West 50.00 feet of the East 115.00 feet of the South 70.00 feet of Lot 1, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida.

Containing 3500 sq. ft. and/or 0.08 acres, more or less, by calculations.

AND
The West 50 feet of the East 165 feet of the South 70 feet of Lot 1, LESS the South 14 feet, in Block 80 of "ALTON BEACH REALTY COMPANY'S SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida.

Containing 3500 sq. ft. and/or 0.08 acres, more or less, by calculations.

AND
The West 50 feet of the East 215 feet of the South 70 feet of Lot 1, Block 80 of "ALTON BEACH REALTY COMPANY'S SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida.

Containing 3500 sq. ft. and/or 0.08 acres, more or less, by calculations.

AND
The West 50 feet of the East 265 feet of the South 70 feet of Lot 1, Block 80 of "ALTON BEACH REALTY COMPANY'S SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida.

Containing 3500 sq. ft. and/or 0.08 acres, more or less, by calculations.

AND
The West 50 feet of the East 315 feet of the South 70 feet of Lot 1, Block 80 of "ALTON BEACH REALTY COMPANY'S SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida.

Containing 3500 sq. ft. and/or 0.08 acres, more or less, by calculations.

AND
The West 50 feet of the East 365 feet of South 70 feet of Lot 1, less the South 14 feet, in Block 80 of ALTON BEACH REALTY COMPANY'S SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida.

Containing 3500 sq. ft. and/or 0.08 acres, more or less, by calculations.

AND
The West 135.04 feet of the South 70.00 feet of Lot 1, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida.

Also known as:

The South 70.00 feet of Lot 1, LESS the East 365.00 feet thereof, and LESS the South 14.00 feet thereof, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida. Containing 8366 sq. ft. and/or 0.192 acres, more or less, by calculations to the original westerly boundary of Block 80 as shown on Plat Book 6, Page 12.

Containing 8366 sq. ft. and/or 0.192 acres, more or less, by calculations.

Containing a Total of 70,316 sq. ft. and/or 1.614 acres, more or less, by calculations to the original westerly boundary of Block 80 as shown on Plat Book 6, Page 12.

Property Addresses and Folio Numbers:

Folio No. 02-3233-010-0060
1305 Monad Terrace, Miami Beach, Florida 33139
Folio No. 02-3233-010-0040
1315 Monad Terrace, Miami Beach, Florida 33139
Folio No. 02-3233-010-0050
1325 Monad Terrace, Miami Beach, Florida 33139
Folio No. 02-3233-010-0030
1335 Monad Terrace, Miami Beach, Florida 33139
Folio No. 02-3233-010-0080
1345 Monad Terrace, Miami Beach, Florida 33139
Folio No. 02-3233-010-0010
1355 Monad Terrace, Miami Beach, Florida 33139
Folio No. 02-3233-010-0020
1365 Monad Terrace, Miami Beach, Florida 33139
Folio No. 02-3233-010-0070
1375 Monad Terrace, Miami Beach, Florida 33139
Folio No. 02-3233-010-0090
1300 Monad Terrace, Miami Beach, Florida 33139
Folio No. 02-3233-010-0100
1310 Monad Terrace, Miami Beach, Florida 33139
Folio No. 02-3233-010-0110
1320 Monad Terrace, Miami Beach, Florida 33139
Folio No. 02-3233-010-0120
1340 Monad Terrace, Miami Beach, Florida 33139
Folio No. 02-3233-010-0130
1360 Monad Terrace, Miami Beach, Florida 33139
Folio No. 02-3233-010-0140
1370 Monad Terrace, Miami Beach, Florida 33139
Folio No. 02-3233-010-0150
Ingress-Egress Easement

TREE INFORMATION:

There are no trees within the limits of Parcel No. 5 (1360 Monad Terrace). Adjacent trees have been accounted for on lots 1340 and 1370 Monad Terrace, Miami Beach, Florida 33139

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Suburban Area (Linear: 1 foot in 7,500 feet) as defined in Rule 5J-17.051 of the Florida Administrative Code.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

This Map of Survey is intended to be displayed at a scale of One inch equals Twenty feet or smaller.

PERTINENT INFORMATION USED IN THE PREPARATION OF THE MAP OF SURVEY:

North arrow direction is based on an assumed Meridian.

Bearings shown hereon are based upon the centerline of West Avenue with an assumed bearing of S00°01'29"E, said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone "AE" with the Base Flood Elevation being 8.0 Feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651 (City of Miami Beach), Map No. 0317, Suffix L, Map Revised Date: September 11, 2009.

Elevations shown hereon are based on the National Geodetic Vertical Datum of 1929, and a Benchmark supplied by Miami-Dade County, Public Works and Waste Management Department.

Benchmark: D-149
Elevation: + 4.18 Feet (N.G.V.D. 29 Datum)
Description: Pk nail and brass washer in concrete gutter at the SW Corner of intersection of NE 15th Street and Meridian Avenue, City of Miami Beach, Miami Dade County, Florida.

Legal Description was furnished by client.

Plat of "ALTON BEACH REALTY COMPANY'S SUBDIVISION", recorded in Plat Book 6, at Page 12, Public Records of Miami-Dade County Florida.

Plat of "THE SUBDIVISION OF THE NORTH 230 FEET OF LOT 1 OF THE SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY'S SUBDIVISION", recorded in Plat Book 34, at Page 25, Public Records of Miami-Dade County Florida.

Plat of "BAY VIEW SUBDIVISION", recorded in Plat Book 9, at Page 110, Public Records of Miami-Dade County Florida.

Agreement, recorded on May 28, 1953 in Deed Book 3825, at Page 102, of the Public Records of Miami-Dade County, Florida.

Agreement, recorded on October 5, 1955 in Deed Book 4162, at Page 496, of the Public Records of Miami-Dade County, Florida.

Special Warranty Deed, recorded on June 17, 2015, in Official Records Book 29660 at Page 4813 of the Public Records of Miami-Dade County, Florida.

Special Warranty Deed, recorded on June 17, 2015, in Official Records Book 29660 at Page 4683 of the Public Records of Miami-Dade County, Florida.

Special Warranty Deed, recorded on June 17, 2015, in Official Records Book 29660 at Page 3264 of the Public Records of Miami-Dade County, Florida.

Special Warranty Deed, recorded on June 17, 2015, in Official Records Book 29660 at Page 4145 of the Public Records of Miami-Dade County, Florida.

Special Warranty Deed, recorded on June 17, 2015, in Official Records Book 29660 at Page 4154 of the Public Records of Miami-Dade County, Florida.

Special Warranty Deed, recorded on June 17, 2015, in Official Records Book 29660 at Page 4345 of the Public Records of Miami-Dade County, Florida.

Special Warranty Deed, recorded on June 17, 2015, in Official Records Book 29660 at Page 4599 of the Public Records of Miami-Dade County, Florida.

Special Warranty Deed, recorded on June 17, 2015, in Official Records Book 29660 at Page 4819 of the Public Records of Miami-Dade County, Florida.

Special Warranty Deed, recorded on May 20, 2015, in Official Records Book 29623 at Page 3592 of the Public Records of Miami-Dade County, Florida.

RESTRICTIONS:

Since no other information were furnished other than that is cited under pertinent information, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

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.

All Subsurface utility lines shown the map of Survey were located on June 29 2015, on and may be subject changes there after.

PURPOSE OF SURVEY:

This survey was ordered for the purpose of Design.
CLIENT INFORMATION:

This Boundary Survey was prepared at the insistence of and certified to:

RED ROCK REAL ESTATE VENTURES, LLC.

SURVEYORS CERTIFICATE:

I hereby certify: That this "Boundary 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 "Boundary 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-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS LLC., a Florida Limited Liability Corporation.
Florida Certificate of Authorization Number LB7335

By:_____
Jose Señas, PSM Signature Date
Registered Surveyor and Mapper LS5938
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.