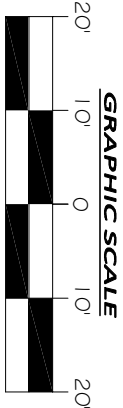


LOCATION MAP

SECTION 14, TOWNSHIP 53 SOUTH, RANGE 42 EAST
LYING AND BEING IN MIAMI-DADE COUNTY FLORIDA
(NOT TO SCALE)



(IN FEET)
1 INCH = 20 FT.

LEGAL DESCRIPTION:

LOT 3, BLOCK 6, OF "BEACH VIEW SUBDIVISION,"
ACCORDING TO THE PLAT THEREOF, AS RECORDED
IN PLAT BOOK 9, AT PAGE 158, OF THE PUBLIC
RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

FOLIO NO. 02-32 | 4-003-1020

5324 PINE TREE DRIVE,

MIAMI BEACH, FL 33140

AREA OF PROPERTY: 7,567 SQUARE FEET AND/OR
0.174 ACRES MORE OR LESS.

CERTIFIED TO:

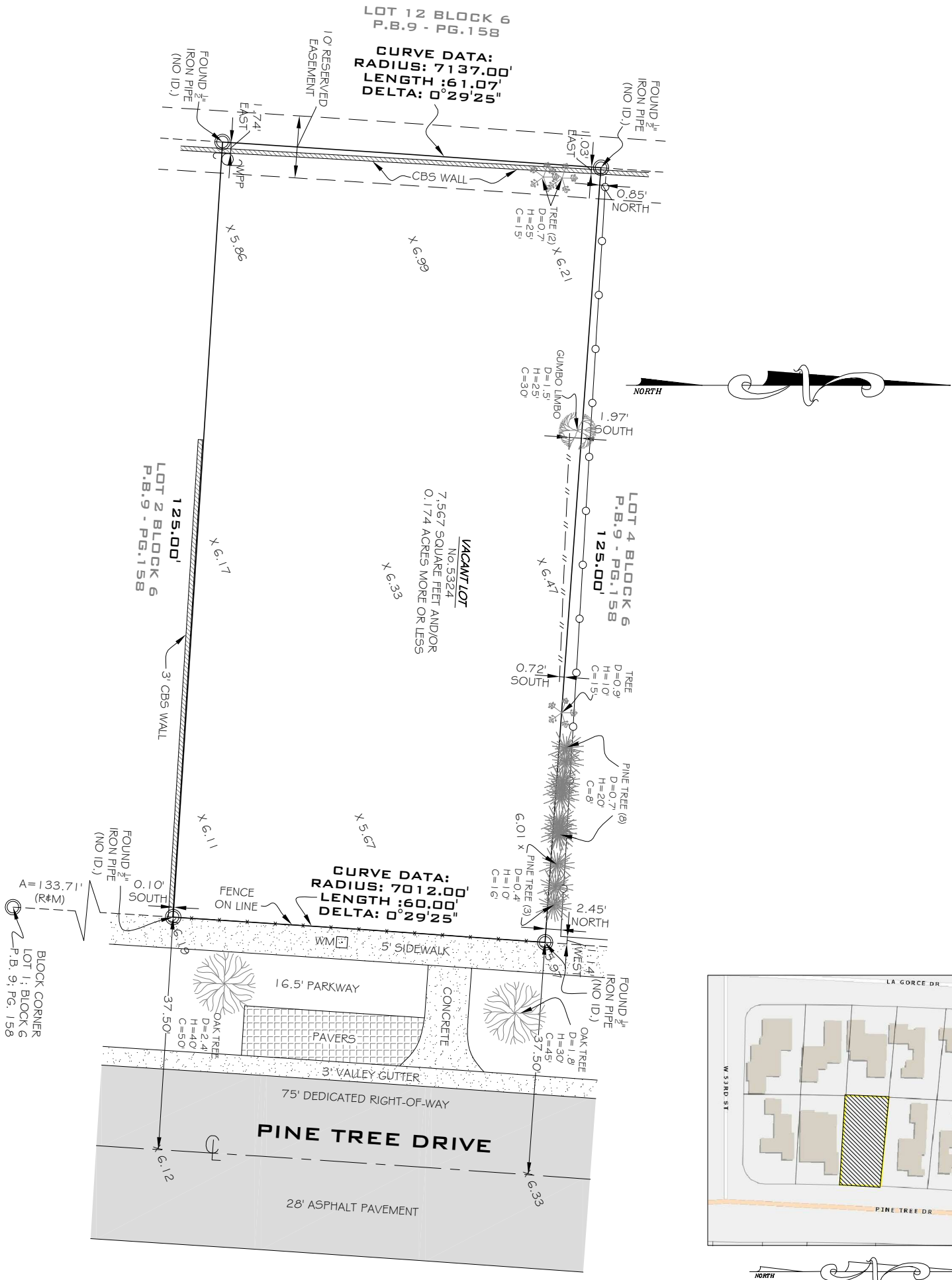
THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

- RON SCHREIBER

SURVEYOR'S NOTES:

- 1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION. PROVIDED BY CLIENT.
- 2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
- 3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HIS COUNTRY.
- 4.) EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- 5.) ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN FLORIDA MINIMUM TECHNICAL STANDARDS, (S.1, 7.5, F.A.C.), IS "RESIDENTIAL." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1' FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- 6.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEHIND THE BOUNDARY LINES OF THE PARCEL, HEREIN DESCRIBED, ARE NOT SHOWN.
- 7.) LIMITS OF SURVEY: BOUNDARY SURVEY
- 8.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29)
- 9.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD 5.1, "FOOT"

- 9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 10.) UNDERGROUND UTILITIES ARE NOT DEFINED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 11.) ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 12.) THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC., UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 13.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- 14.) WALL TIES ARE TO THE FACE OF THE WALL.
- 15.) FENCE OWNERSHIP NOT DETERMINED
- 16.) BEARINGS REFERENCED TO LINE NOTED AS B.R.
- 17.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
- 18.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 19.) THE SOURCES OF DATE USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS "BEACH VIEW SUBDIVISION" RECORDED IN PLAT BOOK 9, AT PAGE 156.
- 20.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 20 FEET OR SMALLER.






SURVEYOR'S CERTIFICATION - I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS MAP OF BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, THAT IT MEETS THE STANDARDS OF PRACTICE AND SKILL FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, NOTWITHSTANDING 5.1.17.050 THROUGH 5.1.17.052 OF THE FLORIDA ADMINISTRATIVE CODE, 60C-1.000, NOTWITHSTANDING LAW, PURSUANT TO CHAPTER 42.02, F.S. 60C-1.000.

SIGNED _____ FOR THE FIRM
ARTURO MENDEZ, JR., STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND WITHOUT ADDITION OF DELETIONS TO SURVEY MAPS OR
REPORTS BY OTHER THAN THE SIGNING PARTY. NO PARTIES IS PROHIBITED WITHOUT
WRITTEN CONSENT OF THE SIGNING PARTY, OR PARTIES IN A DIGITAL FORMAT NOT
VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED
ELECTRONIC SEAL.

MAP OF BOUNDARY SURVEY

FLOOD ZONE:	AE		
ELEVATION:	8.0		
COMMUNITY:	120651		
PANEL:	12086C0328		
DATE OF FRM:	09-11-2009		
SUFFIX:	L		
ORIGINAL FIELD WORK SURVEY DATE	02-01-2018		
BENCH MARK:	N/A		
ELEVATION:	N/A		
DATE	DRAWN BY	SCALE	
02-05-2018	E.SS	1"=20'	
REVISION / UPDATE OF SURVEY			
DATE	DRAWN BY	DESCRIPTION	
12-07-2018	E.SS	N/A	
JOB NO.			
1812-035			

ALL BEARINGS AND DISTANCES SHOWN
HEREON ARE RECORD AND MEASURED
UNLESS OTHERWISE NOTED.

- | | |
|---|-----------------------------------|
| AC | =DENOTES AIR CONCRETE UNIT |
| APPR. | =DENOTES APPROXIMATE |
| ASPH. | =DENOTES ASPHALT |
| APPH | =DENOTES PROPERTY LINE |
| BM | =DENOTES BENCH MARK |
| CB.S | =DENOTES CONCRETE BLOCK STRUCTURE |
| CONC. | =DENOTES CONCRETE |
| C | =DENOTES CATCH BASIN |
| G | =DENOTES GUTTER |
| M | =DENOTES CURBLINE |
| LM.E. | =DENOTES MONUMENT LINE |
| D.E. | =DENOTES DRAINAGE EASEMENT |
| DR | =DENOTES DRAIN |
| M | =DENOTES MANHOLE |
| R | =DENOTES RECORD |
| WPP | =DENOTES WOOD POWER POLE |
| U.E. | =DENOTES UTILITY ENGAGEMENT |
| P.B. | =DENOTES PLAT BOOK |
| FG. | =DENOTES PAGE |
| P.C.P. | =DENOTES PERMANENT CONTROL POINT |
| P.O.B. | =DENOTES POINT OF BEGINNING |
| TYP. | =DENOTES TYPICAL |
| M.H.W. | =DENOTES MEAN HIGH WATER LINE |
| -- | =DENOTES MEAN FENCE |
| --x | =DENOTES CHAIN LINK FENCE |
| ○ | =DENOTES IRON FENCE |
| ○ | =DENOTES FOUND IRON PIPE (NO ID.) |
| △ | =DENOTES FOUND NAIL AND DISC |
|  | =DENOTES ASPHALT PAVEMENT |
|  | =DENOTES BRICK |
|  | =DENOTES CONCRETE PAD |

LANDMARK
SURVEYING & ASSOCIATES, INC.

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WWW.LMSURVEYING.COM
EMAIL:LANDMARKSURVEYING@HOTMAIL.COM

ABBREVIATIONS AND LEGEND