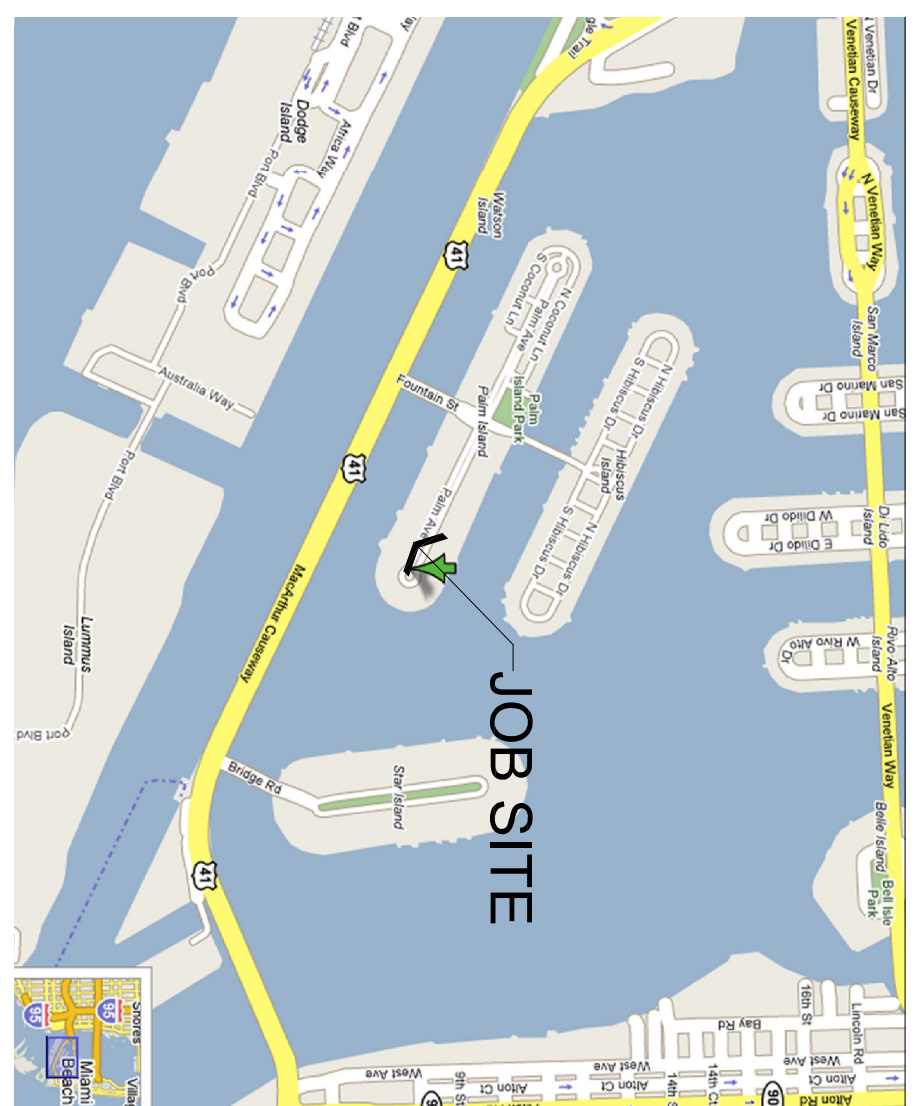


NOTE: AREA OF SITE TO CENTRILINE OF SEAWALL = 30,740 SQFT

LEGEND

- Overhead Wire Line
- Wood Fence
- Chain Link Fence
- Iron Fence
- Monument Line
- Centerline
- Property Line
- Existing Elevations
- Catch Basin
- Water Meter
- Electric Box
- Sanitary Manhole
- Sprinkler Pump
- Wood Pole
- Light Pole
- Conc. Pole
- Fire Hydrant
- Water Valve
- Inlet
- Cable TV Box
- Electric Meter Box
- Traffic Signal Box
- Gas Valve
- Monitoring Valve
- Manhole
- A/C=Air Conditioner
- CL=Concrete
- CB=Catch Basin
- DE=Drainage
- DME=Drainage Maintenance Easement
- FDH=Found Drill Hole
- FEE=Fish Floor Elevation
- FIP=Found Iron Pipe/Pin
- FIR=Found Iron Rebar
- FR=Found Nail & Disc
- FP=Found Power Light Transformer
- H=Height
- L.M.E.=Lake Maintenance Easement
- (M)=Measured
- (P)=Plat
- P.O.B.=Point of Beginning
- P.O.C.=Point of Commencement
- (R)=Record
- Res.=Residence
- SP/R=Set from Pin/Rebar
- S=Spread
- UL=Utility Easement



PROPERTY ADDRESS:
40 PALM AVENUE, MIAMI BEACH, FLORIDA 33139
Parcel# 02-4205-001-0270

LEGAL DESCRIPTION:

Lot 30, Block 1 of Palm Island, according to the plat thereof, recorded in Plat Book 6, Page 54, of the Public Records of Miami-Dade County, Florida; the Southeast corner of said Lot 30, Block 1 of Palm Island, of the Biscayne Bay Island Company's Group as per plat thereof recorded in Plat Book 5, at Page 54, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:
Beginning at the Northwest Corner of Lot 29, Block 1 of Palm Island, according to the plat thereof, as recorded in Plat Book 6, at Page 54, of the Public Records of Miami-Dade County, Florida; thence Southerly along the East line of said Lot 30 for a distance of 300.00 feet to the Southeast corner of said Lot 30; thence continue Southerly along the Southerly projection of the East line of said Lot 30 for a distance of 120.00 feet; thence East-Southerly parallel to the West line of said Lot 30 for a distance of 100.00 feet to a point of beginning; thence Southerly parallel to the West line of said Lot 30; thence Northerly along the Southerly projection of the West line of said Lot 30 for a distance of 20.00 feet to the Southwest corner of said Lot 30; thence Northerly along the West line of said Lot 30 for a distance of 300.00 feet to the Northwest corner of said Lot 30; thence Easterly along the North line of said Lot 30 for a distance of 100.00 feet to the Point of Beginning.

SURVEYORS NOTES:

- 1- The Legal Description was provided by the Client from most recent County Records available.
- 2- This 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 survey that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- 4- No attempt was made by this firm to locate underground utilities, foundations and/or footings of buildings, walls or fences, except as shown hereon, if any.
- 5- Underground utilities, are not depicted 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.
- 6- Contact the appropriate authority prior to any design work on the herein - described parcel for Building and Zoning information.
- 7- The surveyor does not determine fence and/or wall ownership.
- 8- Accuracy:
The horizontal positional accuracy of well-defined improvement on this survey is +/-0.2'.
The vertical accuracy of elevations of well-defined improvement on this survey is +/-0.1'.
- 9- All measurements shown hereon are made in accordance with the United States Standard Feet.
- 10- Type of survey BOUNDARY SURVEY.
- 11- North arrow direction shown hereon based on the recorded Plat of PALM ISLAND, according to the plat thereof, as recorded in Plat Book 6, at Page 54, of the Public Records of Miami-Dade County, Florida.
- 12- Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level).
- 13- Benchmark Used: Bench Mark Used: # D-135 of Miami-Dade County, Florida.
Elevation = +5.34' (NGVD)
- 14- Flood Zone: XAE Base Flood Elevation = +3.0' ± +10.0' as per Miami-Dade County, Florida, FEMA Panel Number: 120651-1031-B1-September 11, 2009
- 15- This SURVEY has been prepared for the exclusive use of the parties named hereon. The Certificate does not extend to any unnamed party.

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY:
That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 1S-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

For the Firm Royal Point Land Surveyors, Inc. DB# 7282
 JACOB GOWIS, PROFESSIONAL SURVEYOR AND MAPPER 1S# 6231 STATE OF FLORIDA
 PABLO J. ATONSO, PROFESSIONAL SURVEYOR AND MAPPER 1S# 5880 STATE OF FLORIDA



6175 NW 153 ST., SUITE 321, MIAMI LAKES, FL. 33014 ** TEL.305-822-6062 /* 305-698-9468 FAX.305-827-9669

PREPARED FOR: **FK FLORIDA INVESTMENTS LLC**
40 PALM AVENUE, MIAMI BEACH, FLORIDA 33139
TYPE OF PROJECT: **BOUNDARY SURVEY**

NO.	DATE	DESCRIPTION	BY	APP.	NO.	DATE	DESCRIPTION	BY	APP.
RECORD OF REVISION									

DRAWN: J.G.
CHECKED: P.J.A.
SCALE: 1" = 20'
FIELD DATE: 08/27/2019
FIELD BOOK : RP19-1009
SHEET: **1**
OF 1 SHEET