

LEGEND

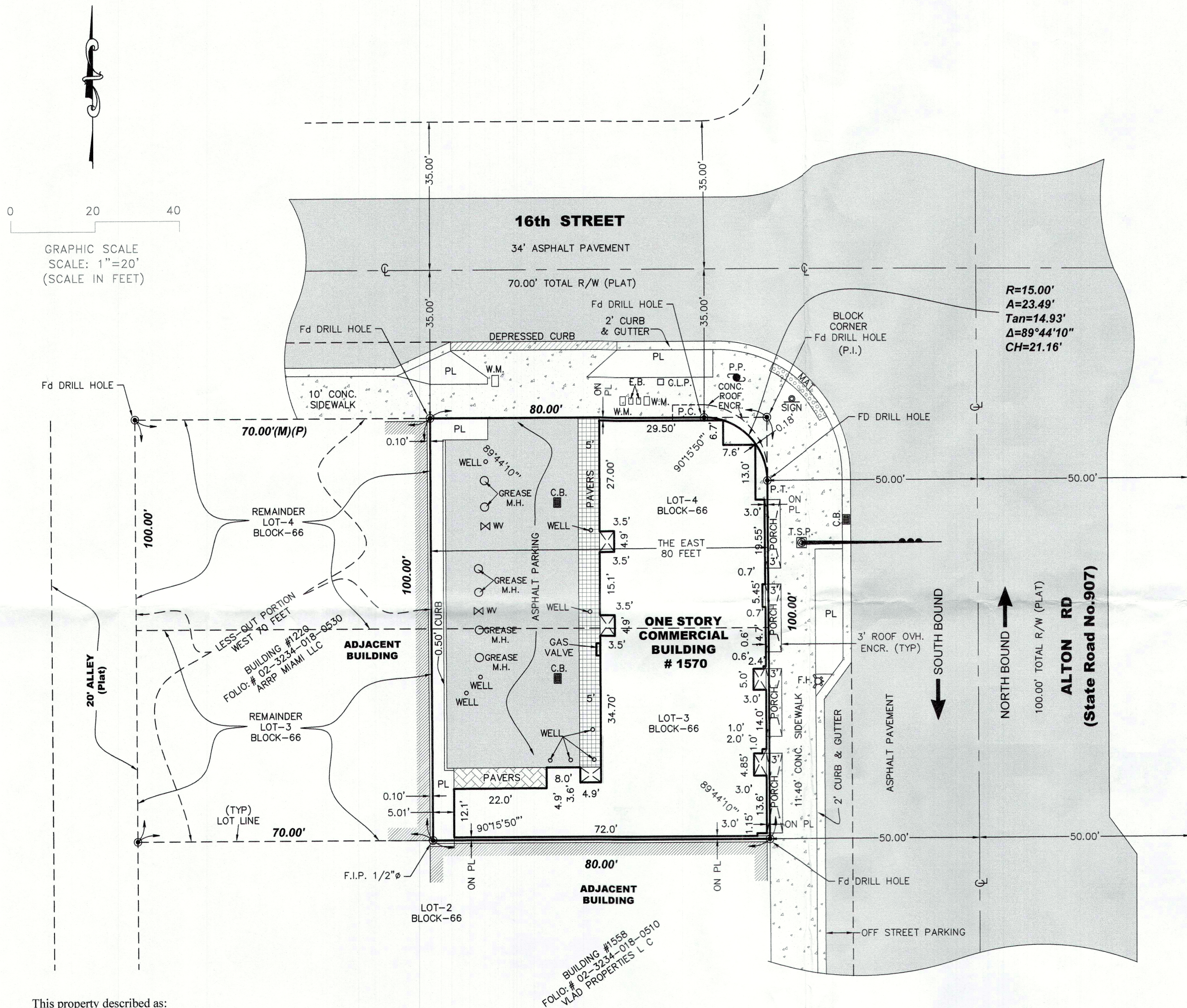
A = Asphalt  
BM = Bench Mark  
BRG = Bearing  
CB = Catch basin  
CBS = Concrete Block Structure  
CH = Chord  
Chatta = Chattahoochee  
CL = Center Line  
CLF = Chain Link Fence  
CL = Clear  
CONC = Concrete  
D = Delta  
Ø = Diameter  
DH = Drill Hole  
DME = Drainage & Maintenance Easement  
E.B. = Electric Box  
Enc. = Encroachment  
F.F. = Finish Floor  
F.H. = Fire Hydrant  
F.I.R. = Found Iron Rebar  
FPL = Florida Power & Light  
F.I.P. = Found Iron Pipe  
FD. = Found  
L.P. = Light Pole  
M = Measured  
M.F. = Metal Fence  
M.H. = Manhole  
M = Monument Line  
MON. = Monument  
N/A = Not Applicable  
ND = Nail & Disc  
O/L = On Line  
O/S = Offset  
O.U.L. = Overhead Utility Lines  
OH = Overhang  
P = Plat  
PB = Plat Book  
PC = Point of Curvature  
PCP = Permanent Control Point  
PG = Page  
P.I. = Point of Intersection  
P.L. = Property Line  
PL = Planter  
P.O.B. = Point of Beginning  
P.O.C. = Point of Commencement  
P.P. = Power Pole  
P.R.M. = Permanent Reference Monument  
P.R.C. = Point of Reverse Curvature  
PT = Point of Tangency  
R = Radius  
R/R = Railroad  
PSM = Professional Surveyor  
R/W = Right-of-Way  
SWK = Sidewalk  
Sec. = Section  
(TYP) = Typical  
T = Tangent  
U.E. = Utility Easement  
W.F. = Wood Fence  
W.M. = Water Meter  
W.V. = Water Valve  
X.X. = Denotes Spot Elevations Taken

g) All roads shown hereon are public unless otherwise noted.  
h) The distance between the centerline of the road and the boundary line is shown as a dimension.  
i) The graphic portions of this document are intended to be displayed as a single unit.  
j) Said scale may be altered in reproductions and as such, should be considered when applying to the field.  
k) The minimum use of land as classified in the minimum technical standards (S17-FAC), is "Suburban". The minimum relative distance accuracy for the 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.  
l) The survey was conducted in accordance with the Florida Statutes and the rules and regulations of the State Board of Professional Surveyors and Mappers.  
m) The survey was conducted in accordance with the Florida Statutes and the rules and regulations of the State Board of Professional Surveyors and Mappers.

NOTE:  
a) All clearances and/or encroachments shown hereon are of the apparent nature, fence legal ownership is determined by the survey.  
b) The survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.  
c) Code restrictions and title search not reflected in this survey.  
d) Underground utilities, improvements, footings and encroachments, if any not located by the survey, are shown as "Not Located". The surveyor does not warrant, nor be free from liability for damage or loss resulting from reliance on said information.  
e) The survey was conducted in accordance with the Florida Statutes and the rules and regulations of the State Board of Professional Surveyors and Mappers.  
f) Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

A portion of land in the Section 34, Township 53 South, Range 42 East  
City of Miami Beach, Miami-Dade County, Florida.



LOCATION MAP  
(N.T.S.)

TITLE REVIEW NOTES:

With reference to Chicago Title Insurance Company Commitment Order No. 7557712, dated March 25, 2019 at 11:00 P.M., I hereby certify as follows:

Schedule B - Section II:

- Item # 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form. **NOT A MATTER OF SURVEY.**
- Item # 2. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable. **NOT A MATTER OF SURVEY.**
- Item # 3. Standard Exceptions:
  - A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. **DEPICTED ON SURVEY, IF ANY.**
  - B. Rights or claims of parties in possession not shown by the public records. **NONE VISIBLE.**
  - C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records. **NOT A MATTER OF SURVEY.**
  - D. Taxes or assessments which are not shown as existing liens in the public records. **NOT A MATTER OF SURVEY.**
- Item # 4. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land. **NOT A MATTER OF SURVEY.**
- Item # 5. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of PLAT OF COMMERCIAL SUBDIVISION OF THE ALTON BEACH REALTY COMPANY, recorded in Plat Book 36, Page 3, of the Public Records of Miami-Dade County, Florida. **DEPICTED ON SURVEY.**

ALTA/NSPS SURVEY

To: The Sterling Building, Inc. a Florida corporation; TD Bank, its successors and/or assigns, ATIMA; Gunster, Yoakley & Stewart, P.A.; Chicago Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 8, 11(a), 13 and 14 of Table A thereof. The fieldwork was completed on 03/14/19.

Rene Aiguesvives  
Florida PSM # 4327

**"THIS SURVEY DECLARATION IS MADE ON THE  
FIELD DATE INDICATED, TO THE OWNER(S) LISTED.  
IT IS NOT TRANSFERABLE TO ADDITIONAL  
INSTITUTIONS OR SUBSEQUENT OWNERS."**

NOTES:

- Utilities shown are by location of surface improvements only.
- No earth moving on site found, no changes in Street Right-of-Way found, no wetlands found within the property.
- No visible solid Waste Dump found on site.
- Legal description based on occupation and other legal documents.
- No platted Easement in this Lots
- East side and Northeast corner of the Subject Property Roof Overhang Encroaching into the Right of Way of 16th Street. and Alton Rd

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.

AREA	
SQ. FT.	±7,952.1
ACRES	±0.182

Bearing, if any, shown based on N/A (reference) N/A

REVISIONS:				
FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX:	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
AE	120651	0317	L	
F.I.R.M.DATE	F.I.R.M.INDEX	BASE ELEV.		
09 / 11 / 09	09 / 11 / 09	8 FT.N.G.V.D.		

ALTA/NSPS SURVEY.  
I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 55-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.  
  
RENE AIGUESVIVES 03/18/19  
PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

Alvarez, Aiguesvives and Associates, Inc.  
Surveyors, Mappers and Land Planners  
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Phone 305.220.2424 Fax 305.552.8181  
L.B. No. 6867 / E-mail: aaasurvey@aol.com

Field Date	Scale:	Drawn by:	Drwg. No.
03/14/19	1"=20'	R.S.	19-21022