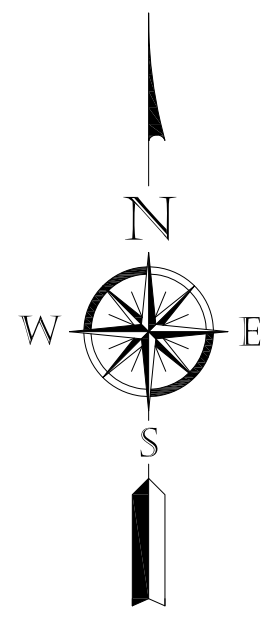
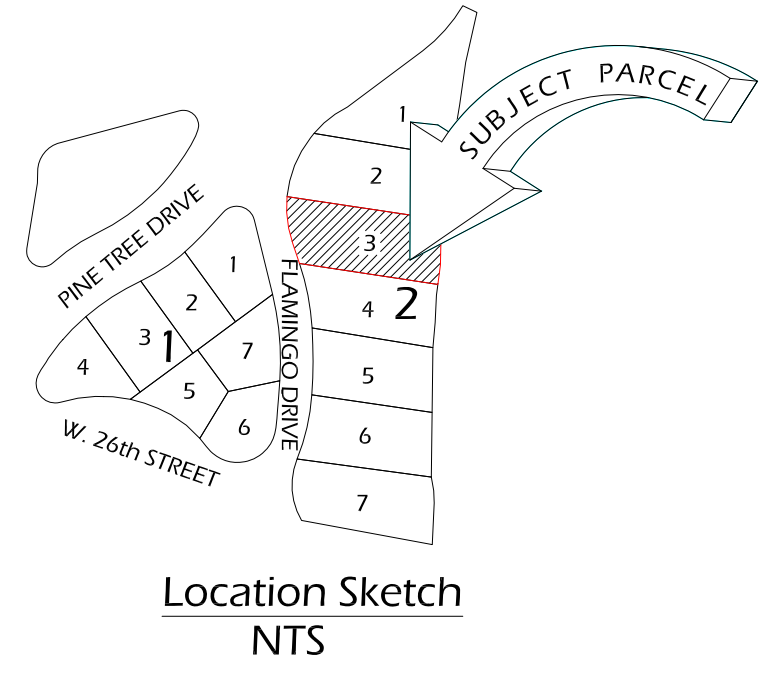
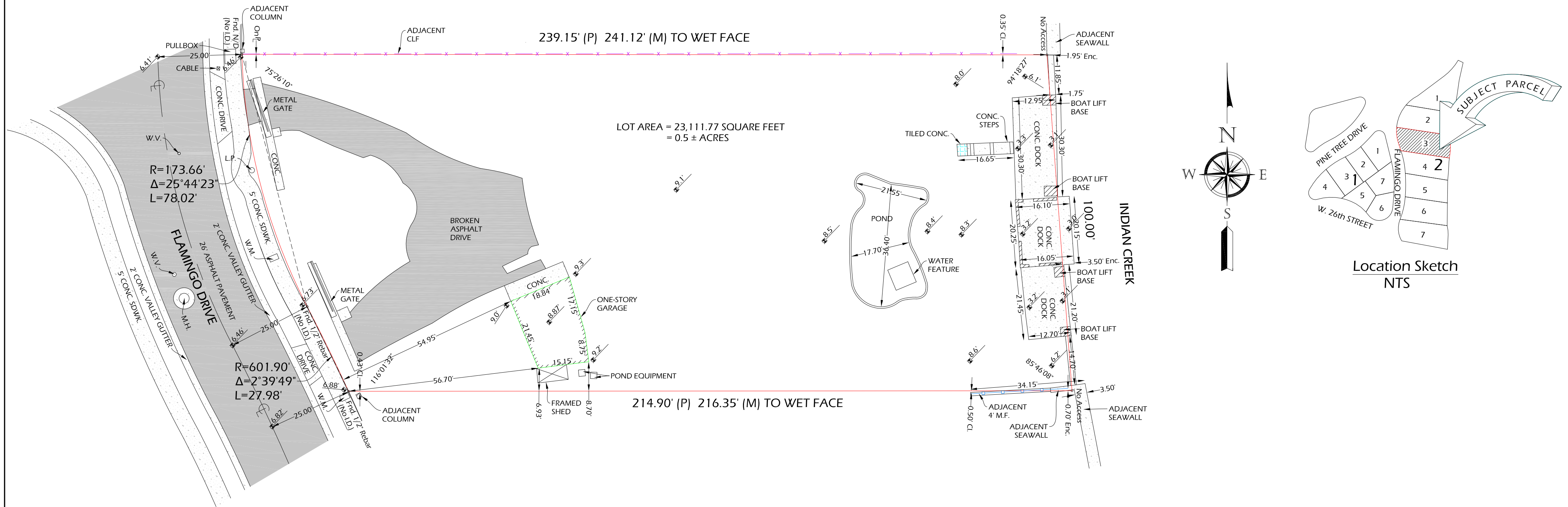


# BOUNDARY SURVEY



LOT AREA = 23,111.77 SQUARE FEET  
= 0.5 ± ACRES

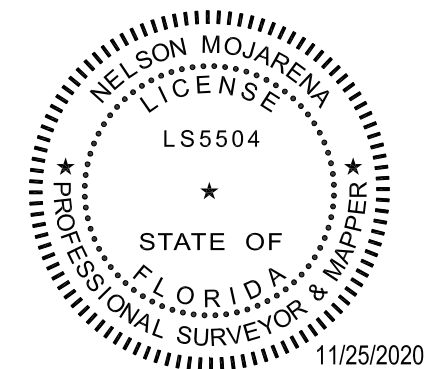
**LEGAL DESCRIPTION:**  
Lot 3, Block 2, FLAMINGO TERRACE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 10, Page 3, of the Public Records of MIAMI-DADE County, Florida.

**CERTIFIED TO:** Judith Richard and Martin Madorsky; Old Republic National Title Insurance Company; Yelen & Yelen, P.A.  
**PREPARED FOR:** Judith Richard and Martin Madorsky, 2675 Flamingo Drive, Miami Beach, FL 33140

- Encroachments:**
- The concrete drives are encroaching over the Westerly boundary line into the street Right-of-Way (Flamingo Drive).
  - Portion of the adjacent 4 foot high metal fence and portion of the adjacent seawall are encroaching over the South boundary line.
  - Portion of the concrete dock and seawall are encroaching over the East boundary line.

**Surveyor's Note:**

- ✦ Denotes Spot Elevation
- Elevations shown are based on City of Miami Beach Benchmark No. 26 01 06; Elevation = 5.43' National Geodetic Vertical Datum 1929.



- Surveyor's Notes:**
- All clearances and/or encroachments shown hereon are of apparent nature. Fence ownership by visual means. Legal ownership of fences not determined.
  - Encroachments Noted: 3
  - Underground structures, if any, not located.
  - Bearings, if shown, are based on assumed meridian or Plat of Record.
  - Lands shown hereon were not abstracted for easements and/or right-of-ways of records.
  - Legal description provided by client.
  - This certification is only for land as described. It is not a certification of title, zoning, easements, or freedom from encumbrances. ABSTRACT NOT REVIEWED.
  - There may be additional restrictions not shown on this survey that may be found in the public records of this county. ABSTRACT NOT REVIEWED.
  - This BOUNDARY SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
  - This survey was based on the monuments found on the field. No construction in any manner should be made without the prior written consent of the Surveyor.

<b>LEGEND</b>	CL = Center Line	F.H. = Fire Hydrant	M = Measured	O/S = Offset	PL = Planter	R.L.S. = Registered Land Surveyor	T = Tangent
Δ = Central Angle	CLF = Chain Link Fence	FIP = Found 1/2" Iron Pipe	MAINT. = Maintenance	O.U.L. = Overhead Utility Lines	PLS = Professional Land Surveyor	RNG = Range	Trans. = Transformer
A = Arc	CL = Clear	FIR = Found 1/2" Iron Rebar	ME = Maintenance Easement	P = Plat	P.O.B. = Point of Beginning	R/R = Railroad	TWP = Township
A/C = Air Conditioner	Conc. = Concrete	FPL = Florida Power & Light	MH = Manhole	PB = Plat Book	P.O.C. = Point of Commencement	RSM = Registered Surveyor & Mapper	Typ. = Typical
ASPH = Asphalt	D = Deed	ID = Identification	Mon. = Monument Line	PC = Point of Curvature	P.P. = Power Pole	R/W = Right-of-Way	U.E. = Utility Easement
BBO = Barbecue	Ø = Diameter	IP = Iron Pipe	N/A = Not Applicable	PCP = Permanent Control Point	PRC = Point of Reverse Curvature	SdWk = Sidewalk	UTIL. = Utility
CB = Catch Basin	DH = Drill Hole	LB = Licensed Business	N/D = Not Applicable	PG = Page	PRM = Point of Reference Monument	Sec. = Section	W.F. = Wood Fence
CBS = Concrete Block Structure	DME = Drainage & Maintenance Easmt	LME = Lake Maintenance Easement	N/A = Not Applicable	P.I. = Point of Intersection	PT = Point of Tangency	SD = Storm Drain	W.M. = Water Meter
CH = Chord	Easmt = Easement	LP = Light Pole	N' = Number	PKWY = Parkway	R = Radius	SMH = Sanitary Manhole	W.V. = Water Valve
Chatta. = Chattahoochee	Enc. = Encroachment	L.S. = Land Surveyor	NTS = Not to Scale	R = Radius	Res. = Residence	SSMH = Sanitary Sewer Manhole	

<b>SURVEYOR'S SEAL</b> This survey has been digitally signed and sealed by Nelson Mojarena, P.S.M. on the date adjacent to the seal. Printed copies are not considered signed and sealed and the signature must be verified on any electronic copies.	<b>BOUNDARY SURVEY</b>		<b>MOJARENA &amp; ASSOCIATES, INC.</b> Land Surveyors & Mappers Certificate of Authorization No. 6698 P.O. Box 56-0126 Miami, Florida 33256-0126 Tel. (305) 278-2494	
	FLOOD ZONE: AE      BASE: 8		DATE: 06-22-20      SCALE: 1" = 20'      DWN. BY: N.M.      JOB NO.: 20-0102	
REVISED:		 NELSON MOJARENA Registered Surveyor & Mapper No. 5504 State of Florida		