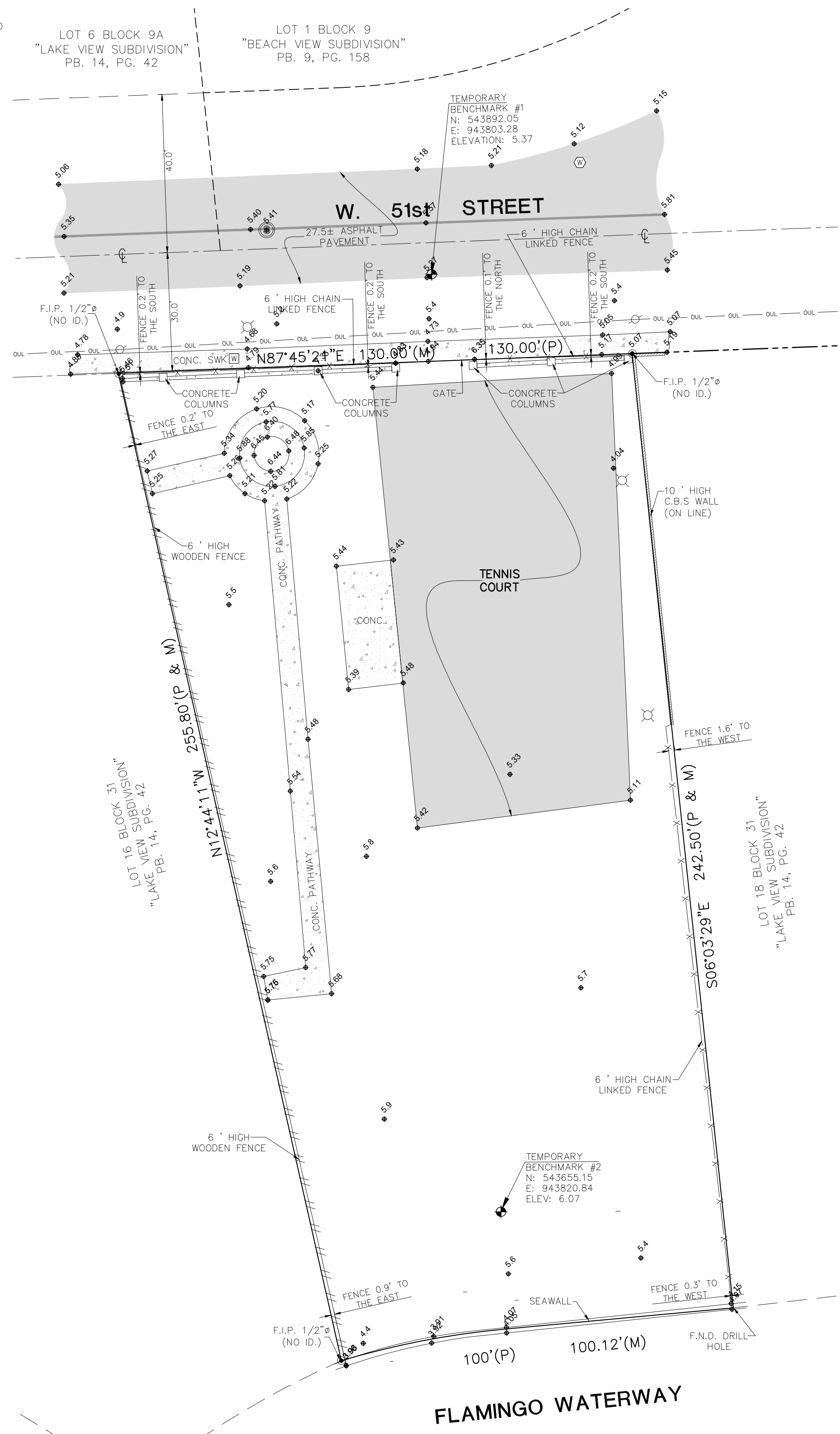
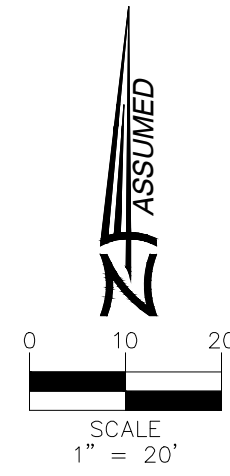
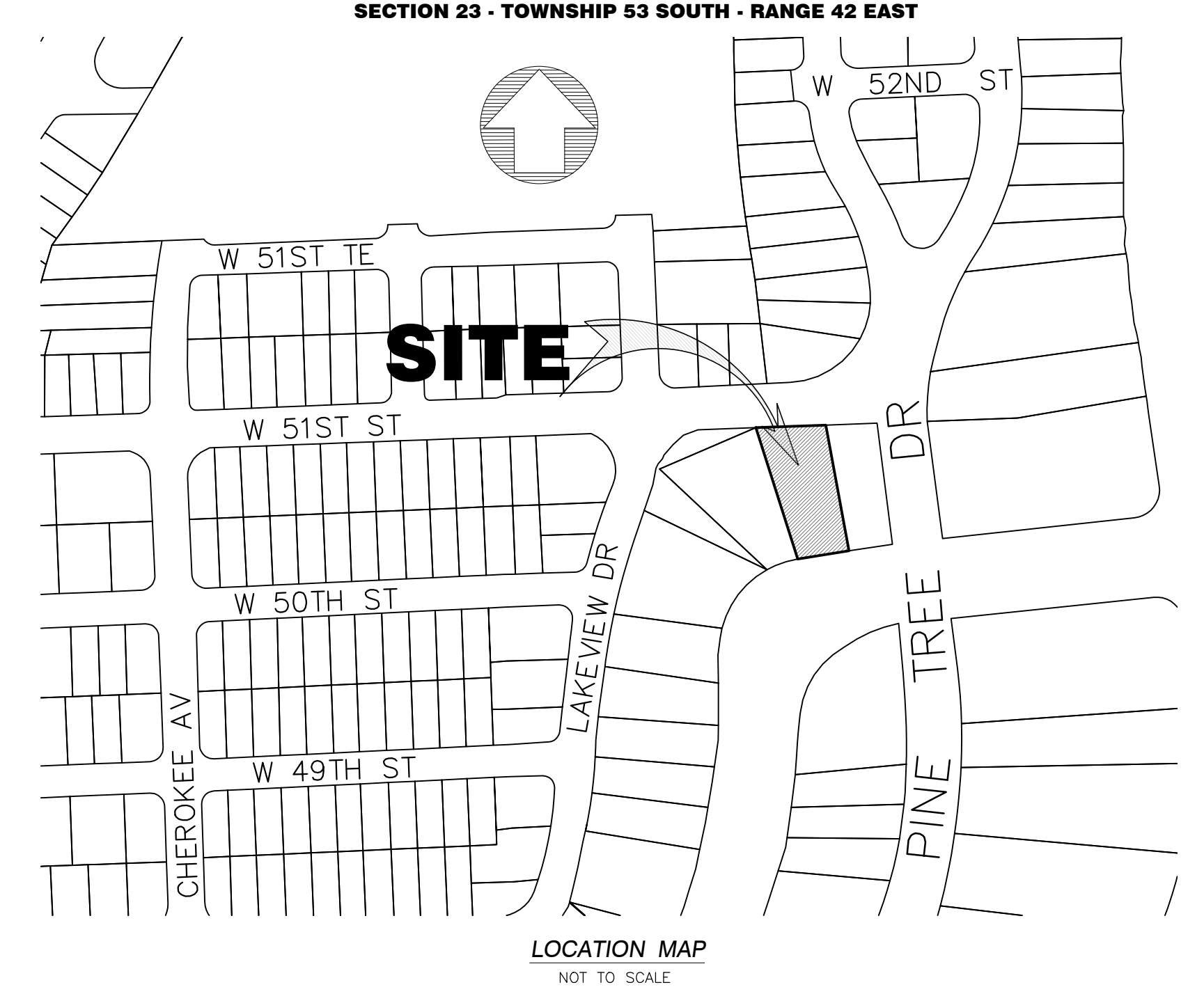


MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY



LEGEND:

DRWY = DRIVEWAY	(M) = MEASURED VALUE	[] = WATER METER	--- = RIGHT OF WAY LINE	☎ = TREE
UE = UTILITY EASEMENT	(P) = PLAT RECORD VALUE	[] = LIGHT POLE	- - - = LOT LINE	☎ = PALM
A = ARC DISTANCE	RES. = RESIDENCE	☎ = FIRE HYDRANT	- - - = EASEMENT LINE	☎ = COCONUT PALM
BLDG. = BUILDING	R/W = RIGHT OF WAY	[] = ELECTRIC BOX	--- = WOOD FENCE	
CL = CENTER LINE	SEC. = SECTION	[] = CABLE TV BOX	--- = CHAIN LINK FENCE	
CONC. = CONCRETE	SMK = SIDEWALK	☎ = WATER VALVE	--- = OVERHEAD UTILITY LINE	
P.C. = POINT OF CURVATURE	P.G. = PAGE	☎ = MANHOLE	--- = BRICK	
F.N.D. = FOUND NAIL/DISK	P.O.B. = POINT OF BEGINNING	☎ = WOODEN POWER POLE	--- = CONCRETE	
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	△ = CENTRAL ANGLE	☎ = TELEPHONE MANHOLE	--- = PAVEMENT	
P.B. = PLAT BOOK	☎ = TRAFFIC SIGN	☎ = ELEVATION	--- = CBS WALL	
P.C.P. = PERMANENT CONTROL POINT	☎ = CATCH BASIN (NLET)	BL = BLOCK		
R = RADIIUS	F.F.E. = FINISH FLOOR ELEVATION	N.T.S. = NOT TO SCALE		
S.I.R. = SET IRON REBAR	☎ = DRAINAGE MANHOLE			
F.N. = FOUND NAIL	☎ = SANITARY SEWER MANHOLE			
F.I.P. = FOUND IRON PIPE	☎ = DRAINAGE CATCH BASIN			
F.I.R. = FOUND IRON REBAR				



SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Boundary and Topographic Survey was on March 4, 2021.

SECTION 2) LEGAL DESCRIPTION:

Lot 17, in Block 31, "LAKE VIEW SUBDIVISION", according to the plat thereof, as recorded in Plat Book 14, at Page 42, of the Public Records of Miami-Dade County Florida.

Containing 28,317 Square Feet or 0.65 Acres, more or less, by calculations.

Property Address and Tax Folio Number:
420 W 51st Street, Miami Beach, Florida, 33140
Folio No.: 02-3222-022-1570

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

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.

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

This Map of Survey is intended to be displayed at a scale of (1"=20') or smaller.

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Plat of "LAKE VIEW SUBDIVISION", recorded in Plat Book 14, at Page 42, Miami-Dade County Records.

Warranty Deed, dated July 31th, 2001, recorded in Official Records Book 19827, Page 3375, Miami-Dade County Records.

Bearings as shown hereon are based upon the Northerly Boundary Line of the Subject Site with an assumed bearing of N87°45'21"W, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "AE" (Elevation of 8 feet), as per Federal Emergency Management Agency (FEMA) Community Number 120651 (City of Miami Beach), Map Panel No. 12086C0309, Suffix L, Map Revised Date: September 11, 2009.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number A-34, Elevation 14.34 feet.

SECTION 5) LIMITATIONS:

Since no other information were furnished other than that is cited in the Sources of Data, 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 in 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.

SECTION 6) CLIENT INFORMATION:

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

Paul Bloch

SECTION 7) SURVEYOR'S CERTIFICATE:

I hereby certify that this "Boundary Topographic 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 and Topographic Survey" meets the intent of the applicable provisions of the "Standards of Practice 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.

HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097

By: _____
Raul Izquierdo, PSM
For the Firm
Registered Surveyor and Mapper LS6099
State of Florida

NOTICE: Not valid without the original signature and 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.

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MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
for
PAUL BLOCH
of
MIAMI BEACH, FL 33140

420 W 51 ST

REVISIONS	6	7	8	9	10
Field Book:					
FILE					
DRAWN BY:	JA				
TECH BY:	RI				
QA/QC BY:	JS				
Job No.:	21018				
	1/1				