

Boundary Survey

Scale 1"= 20'

Property Address: 800 84th Street, Miami Beach, Florida 33141

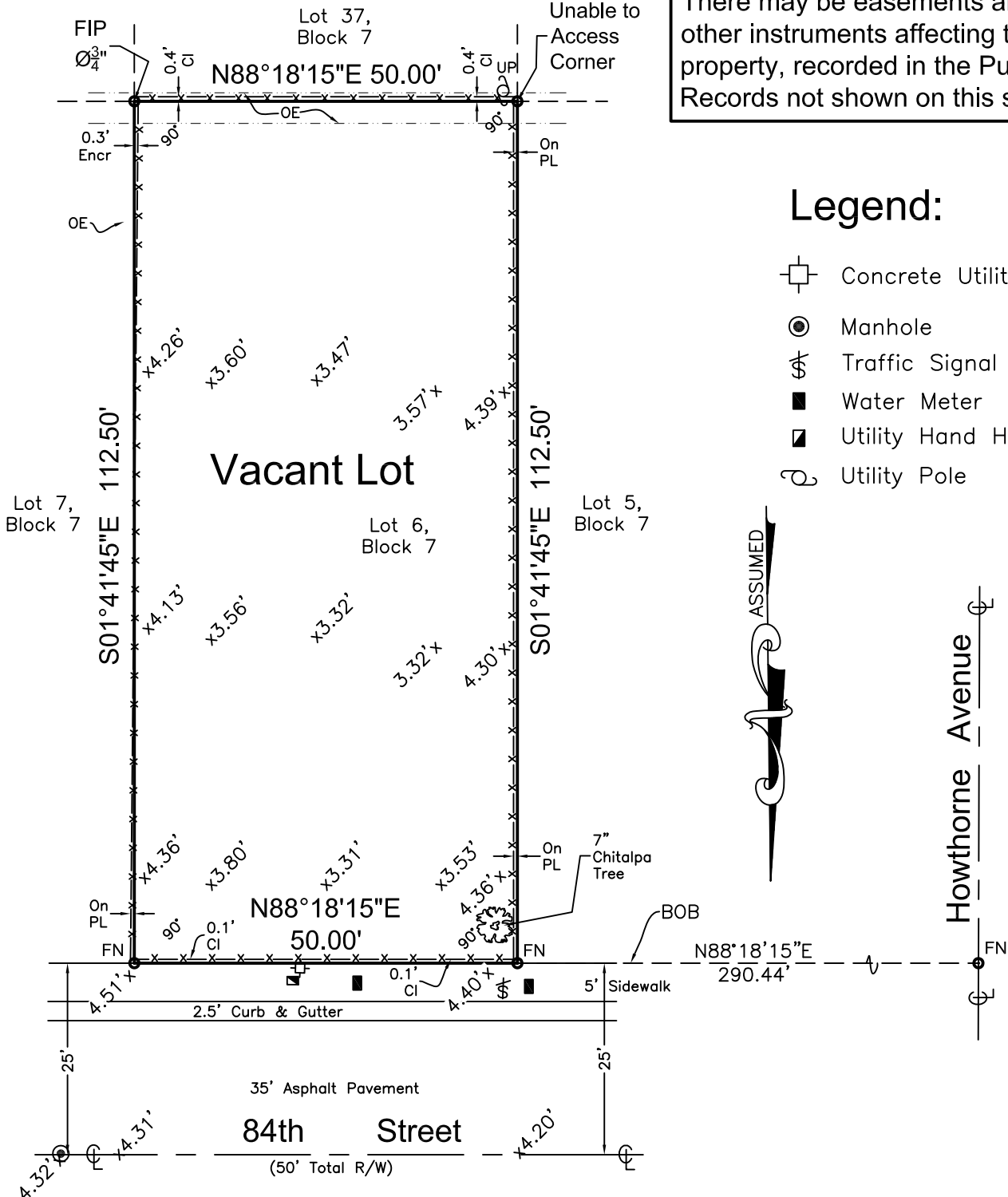
Legal Description: Lot 6, Block 7, Biscayne Beach Sub., according to the Plat thereof as recorded in Plat Book 44, at Page 67, Public Records of Miami-Dade County, Florida.

Folio No: 02-3202-008-1570

There may be easements and/or other instruments affecting this property, recorded in the Public Records not shown on this survey

Legend:

- Concrete Utility Pole
- Manhole
- Traffic Signal
- Water Meter
- Utility Hand Hole
- Utility Pole



Flood Plain Information:

Flood Zone: AE; Base Flood: 8.0 ft;
Panel No: 12086C0307L, effective
09-11-2009; Community Name / No:
City of Miami Beach / 120651

Reference Bench Marks:

City BM No 85 02R, Elev=4.62 ft &
County BM No D-180, Elev=3.51 ft
NGVD 1929

LEGAL NOTES

This Survey does not reflect or determine ownership; Examination of the Abstract of Title will have to be made to determine Recorded Instruments, if any, affecting the property; This Survey is subject to dedications, limitations, restrictions, reservations or easements of records; Legal Description provided by client; The Liability of this Survey is limited to the cost of the Survey; Underground Encroachments, if any, are not shown; This firm has not attempted to locate footing and/or foundations and/or underground improvements of any nature; If shown, Bearings are referred to an Assumed Meridian; If shown, Elevations are referred to National Geodetic Vertical Datum of 1929 (NGVD 1929); Unless otherwise noted, found corners have no identification

Date of Field Work 07-02-2021

Aniano J. Garcia PLSM 5105

Not valid without the signature and the original seal of a Florida licensed surveyor and mapper

For:

6BM LLC

Order No 21-0217

LEGEND AND ABBREVIATIONS

A = Arc Length; AC = Air Conditioner; AE = Anchor Easement; BC = Block Corner; BM = Bench Mark; BOB = Basis Of Bearings; (C) = Calculated Dimension; CB = Catch Basin; CBS = Concrete Block Structure; CFW = Concrete Fence Wall; CH = Chord Length; CHB = Chord Bearing; CI = Clear; CML = City Monument Line; CME = Canal Maintenance Easement; Conc = Concrete; DE = Drainage Easement; DME = Drainage & Maintenance Easement; Dr = Drive; E = East; Elev = Elevation; ENCR = Encroached; ETP = Electric Transformer; FDH = Found Drill Hole; FIR = Found Iron Rod; FFE = Finished Floor Elevation; FH = Fire Hydrant; FIP = Found Iron Pipe; FN = Found Nail; FT = Feet; LME = Lake Maintenance Easement; LB = Licensed Business; LFE = Lowest Floor Elevation; LP = Light Pole; (M) = Measured Dimension; ME = Maintenance Easement; MON = Monument; N = North; NGVD 1929 = National Geodetic Vertical Datum of 1929; NTS = Not To Scale; OE = Overhead Cables; OH = Over Hang; ORB = Official Record Book; O/S = Off Set; Pb = Plat Book; PC = Point of Curvature; PCC = Point Of Compound Curvature; PCOR = Property Corner; PCP = Permanent Control Point; Pg = Page; PL = Planter or Property Line; PLS = Professional Land Surveyor; PLSM = Professional Land Surveyor and Mapper; POB = Point Of Beginning; POC = Point Of Commencement; PRC = Point Of Reverse Curve; PRM = Permanent Reference Monument; PT = Point Of Tangency; R = Radius; (R) = Recorded Dimension; RLS = Registered Land Surveyor and Mapper; R/R = Rail Road; R/W = Right Of Way; Sec = Section; T = Tangent; S = South; SIP = Set Iron Pipe With Cap Stamped PLS 5105; UE = Utility Easement; UP = Utility Pole; UTU = Utility; W = West; WF = Wood Fence; WM = Water Meter; WV = Water Valve; C = Centerline; -X- = Chain Link Fence; [] = Concrete Wall; ° = Degrees; Δ = Central Angle; φ = Diameter; x0.00 = Existing Elevation; ' = Minutes; " = Seconds; -/- = Wood Fence; Metal Fence = -o-