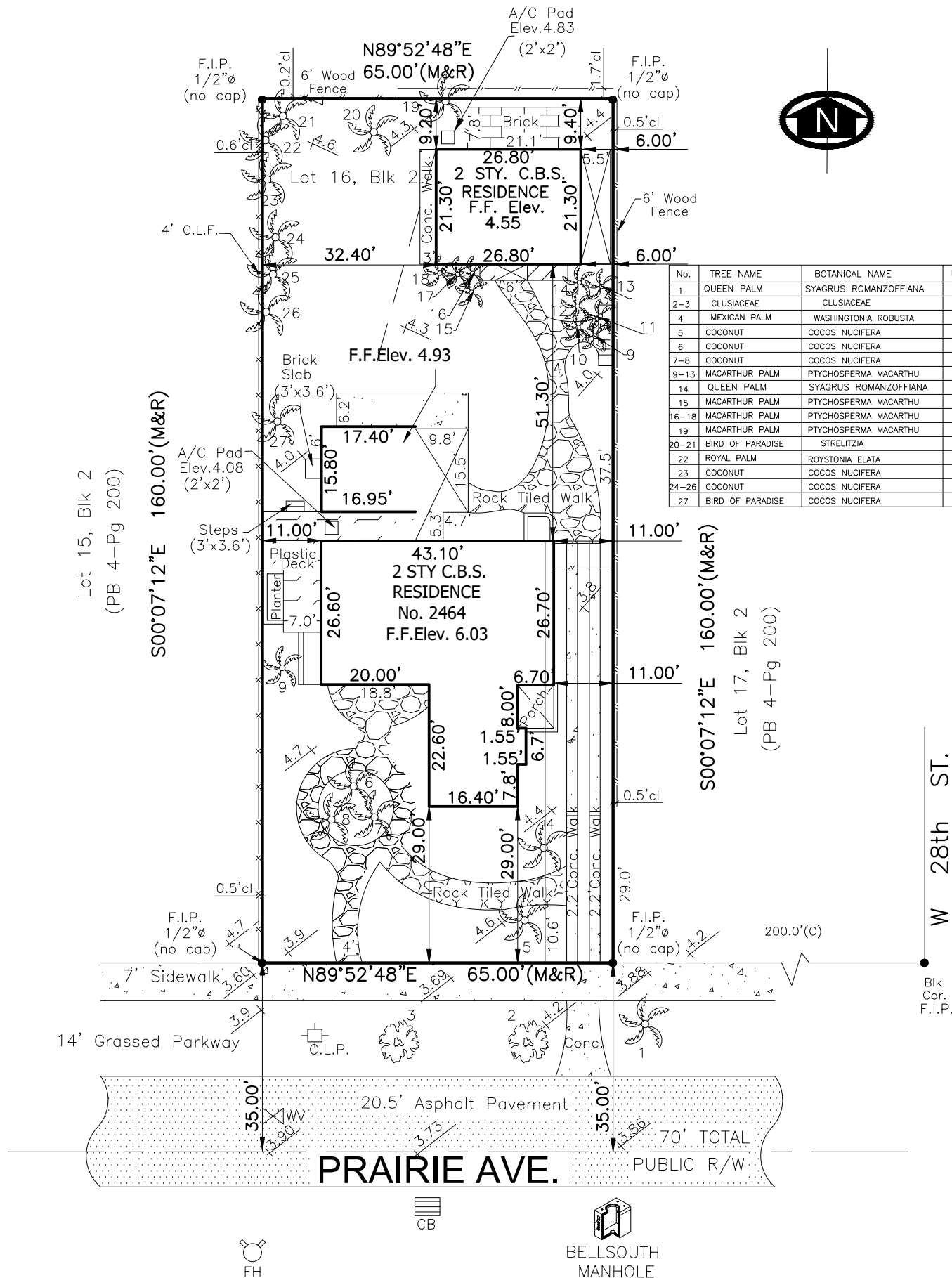


SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 30'



LOCATION MAP

SCALE: NTS



SITE PICTURE



ABBREVIATION (IF ANY APPLIED)

- | | |
|-----------------------------------|---------------------------------------|
| A/C = CURVE | P/W = PARKWAY |
| A/C = AIR CONDITIONING UNIT | P.O.B. = POINT OF BEGINNING |
| ASPH. = ASPHALT | P.O.C. = POINT OF COMMENCEMENT |
| B.M. = BENCH MARK | P.C. = POINT OF CURVATURE |
| Blk./Cor. = BLOCK CORNER | P.I. = POINT OF INTERSECTION |
| CALC.(C) = CALCULATED | P.L. = PROPERTY LINE |
| CB = CATCH BASIN | P.P. = POWER POLE |
| C.B.S. = CONCRETE BLOCK STRUCTURE | P.R.M. = PERMANENT REFERENCE MONUMENT |
| CL = CLEAR | P.T. = POINT OF TANGENCY |
| CONC. = CONCRETE | RAD. = RADIAL |
| D.M.E. = DRAINAGE MAINT. EASEMENT | REC. (R) = RECORDED |
| Ø = DIAMETER | RES. = RESIDENCE |
| EASMT. = EASEMENT | R/W = RIGHT OF WAY |
| ELEV. = ELEVATION | SEC. = SECTION |
| ENC. = ENCROACHMENT | S.D/H = SET DRILL HOLE |
| F.D/H = FOUND DRILL HOLE | S.N/D = SET NAIL AND DISC |
| F.H. = FIRE HYDRANT | S.I.P. = SET IRON PIPE |
| F.N/D = FOUND NAIL AND DISC | S.R.B. = SET REBAR |
| F.I.P. = FOUND IRON PIPE | STY = STORY |
| F.S. = FOUND SPIKE | SWK. = SIDEWALK |
| L.P. = LIGHT POLE | T.O.P. = TOP OF BANK |
| MEAS.(M) = MEASURED | U.E. = UTIL. EASEMENT |
| MH = MANHOLE | W.P. = WOODEN POLE |
| M = MONUMENT | ⊘ = SECTION LINE |
| ML = MONUMENT LINE | |
| NTS = NOT TO SCALE | |

SURVEYOR'S LEGEND (IF ANY APPLIED)

- | | |
|-----------------------|------------------|
| BOUNDARY LINE | CATCH BASIN |
| STRUCTURE (BLDG.) | MANHOLE |
| CONCRETE BLOCK WALL | OVERHEAD ELECT. |
| METAL FENCE | POWER POLE |
| WOODEN FENCE | LIGHT POLE |
| CHAIN LINK FENCE | HANDICAP SPACE |
| WOOD DECK/DOCK | FIRE HYDRANT |
| ASPHALTED AREAS | EASEMENT LINE |
| CONCRETE | WATER VALVE |
| BRICKS OR PAVERS | TV-CABLE BOX |
| ROOFED AREAS | WM WATER METER |
| WATER (EDGE OF WATER) | CONC. LIGHT POLE |
| BELLSOUTH MANHOLE | |

CERTIFIED TO :
 PLANTATION GROVE LTD
 LEVIN LAW & MEDITATION GROUP
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SITE ADDRESS: 2464 PRAIRIE AVE , MIAMI BEACH, FL. 33140

JOB NUMBER: 19-827

DATE OF SURVEY: AUGUST 19, 2019 / MAY 27, 2021

FOLIO NUMBER: 02-3227-006-0410

JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **120651-0317L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY: **10,400 SF (+/-)**
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. D-131**, WITH AN ELEVATION OF **8.73 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF 5.00°07'12"E., BEING THE RECORDED BEARING FOR THE CENTERLINE OF S.W. 124th AVE., AS SHOWN ON PLAT BOOK 4 AT PAGE 200 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.
 SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.
 UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.
 THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.
 PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.
 THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.
 THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.
 THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.
 THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.
 THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.
 ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.
 IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 5J-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

ENCROACHMENTS AND OTHER POINTS OF INTEREST:

- THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY
- THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1)
- THERE NO PLATTED UTIL. EASEMENT ON THE SUBJECT PROPERTY

LEGAL DESCRIPTION:
 LOT 16, BLOCK 2, OF MID GOLF SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4 AT PAGE 200, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL 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 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

American Services of Miami, Corp.

Consulting Engineers . Planners . Surveyors



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ASOMIAMI.COM



DATE: JUNE 7, 2021

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER