LEGEND AND ABBREVIATIONS

CONCRETE POLE		HANDICAP PAINT MARK	
CONCRETE POWER POLE		BABY STROLLER PAINT MARK	
CONCRETE LIGHT POLE		UNKNOWN MANHOLE	U
ALUMINUM POLE		WATER MANHOLE	W
ALUMINUM LIGHT POLE		SEWER MANHOLE	S
WOOD POLE		PHONE MANHOLE	P
WOOD POWER POLE		IRRIGATION MANHOLE	I
WOOD LIGHT POLE		GREASE TRAP MANHOLE	GT
TRAFFIC BOX	TB	GAS MANHOLE	G
STREET LIGHT BOX	SB	FORCEMAIN MANHOLE	F
PHONE BOX	PB	ELECTRICITY MANHOLE	E
IRRIGATION BOX	IB	DRAINAGE MANHOLE	D
ELECTRIC BOX	EB	COMMUNICATION MANHOLE	C
COMMUNICATION BOX	CB	BELL SOUTH MANHOLE	B
CABLE T.V. BOX	TV	PARKING METER	
UNKNOWN BOX	UB	PARKING KIOSK	
TRAFFIC CONTROL BOX	TCB	WATER VALVE	W
CLEANOUT		SEWER VALVE	S
BOLLARD	BO	IRRIGATION VALVE	I
ARM GATE		GAS VALVE	G
ANCHOR		FORCE MAIN VALVE	F
WATER METER	WM	VACUUM BREAKER ASSEMBLY	
IRRIGATION METER	IM	SIAMESE CONNECTION	
GAS METER	GM	POST INDICATOR VALVE	
ELECTRIC METER	EM	FIRE HYDRANT	
SQUARECOLUMN		DOUBLE DETECTOR CHECK VALVE	
ROUND COLUMN		BACK FLOW PREVENTOR	
MAIL BOX		CENTERLINE	
IRRIGATION PUMP		RIGHT-OF-WAY	R/W
GUARD POST	GP	RADIUS	R
GROUND LIGHT		DELTA ANGLE	D
FLAG POLE		ARC DISTANCE	L
DRAINAGE WELL		PERMANENT CONTROL POINT	PCP
SQUARE DRAINAGE		PERMANENT REFERENCE MONUMENT	PRM
P6 INLET		PLAT BOOK AND PAGE	PB ___, PG ___
P5 INLET		POINT OF COMMENCEMENT	POC
CURB INLET		POINT OF BEGINNING	POB
CIRCULAR DRAINAGE		OVERHEAD UTILITY WIRES	OHW
CATCH BASIN		OFFICIAL RECORDS BOOK	ORB
ACCESS MANHOLE		CONCRETE BLOCK STRUCTURE	CBS
SWALE INLET		CONCRETE	CONC
TRAFFIC SIGNAL POLE		CHAINLINK FENCE	CLF
TRAFFIC SIGN		WOOD FENCE	WF
SURVEILLANCE CAMERA		FOUND IRON PIPE	FND. I.P.
PEDESTRIAN CROSS SIGNAL		FOUND NAIL & BRASS DISC	FND. N&D.
		CLEAR	CLR.
		ENCROACHMENT	ENCR.
		DEED OR LEGAL DISTANCE	(D)
		MEASURED DISTANCE	(M)
		RECORD OR PLATTED DISTANCE	(R)
		RECORD CALCULATED	(C)
		UTILITY EASEMENT	U.E.
		BROWARD COUNTY RECORDS	B.C.R.

LOCATION MAP

LOCATION MAP
NOT TO SCALE

REVISIONS

DATE	JOB No.	REV.	BY:

BOUNDARY SURVEY
4000 ALTON PROPERTY

ALL OF LOT 53 AND A PORTION OF LOTS 52, 54 AND 55, BLOCK 1 OF NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 AT PAGE 95, AND A PORTION OF LOT D OF RE-SUBDIVISION OF LOTS 48, 49, 50 AND 51 OF BLOCK 1, NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35 AT PAGE 46 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND A PORTION OF SECTIONS 22 AND 27 IN TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 54 OF BLOCK 1 OF NAUTILUS SUBDIVISION; THENCE NORTH 09 DEGREES 11 MINUTES 22 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID LOTS 52, 53 AND 54, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF ALTON ROAD (STATE ROAD 907) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 87090-2402 DATED 12-2009, SHEET 16 OF 18, FOR 228.03 FEET; THENCE NORTH 80 DEGREES 48 MINUTES 38 SECONDS WEST FOR 269.11 FEET; THENCE NORTH 09 DEGREES 11 MINUTES 22 SECONDS EAST FOR 144.42 FEET; THENCE SOUTH 55 DEGREES 48 MINUTES 22 SECONDS WEST, ALONG THE SOUTHEASTERLY, LIMITED ACCESS, RIGHT-OF-WAY LINE OF THE JULIA TUTTLE CAUSEWAY AS SHOWN ON STATE ROAD 112/I-195 OF SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 87090-2402, SHEET 16 OF 18, FOR 301.90 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE TO THE NORTHEAST AND WHOSE RADIUS POINT BEARS NORTH 42 DEGREES 50 MINUTES 30 SECONDS EAST FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE SOUTHEASTERLY ALONG A 768.51 FOOT RADIUS, CURVE LEADING TO THE LEFT THROUGH A CENTRAL ANGLE OF 06 DEGREES 58 MINUTES 09 SECONDS FOR AN ARC DISTANCE OF 93.48 FEET TO A POINT OF TANGENCY (SAID POINT BEING COINCIDENT WITH STATE ROAD NO. 907, STATION 17+34.46, AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 87090-2402, SHEET 16 OF 18); THENCE SOUTH 54 DEGREES 07 MINUTES 39 SECONDS EAST FOR 218.45 FEET TO A POINT OF CURVATURE (SAID POINT BEING COINCIDENT WITH STATE ROAD NO. 907, STATION 15+16.00 AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 87090-2402, SHEET 16 OF 18); THENCE SOUTHEASTERLY ALONG A 600.92 FOOT RADIUS CURVE LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09 DEGREES 57 MINUTES 10 SECONDS FOR AN ARC DISTANCE OF 104.39 FEET (LAST MENTIONED THREE COURSES BEING COINCIDENT WITH THE NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF ALTON ROAD (STATE ROAD NO. 25), AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP); THENCE SOUTH 76 DEGREES 03 MINUTES 16 SECONDS EAST FOR 72.65 FEET; THENCE NORTH 41 DEGREES 11 MINUTES 22 SECONDS EAST, ALONG THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF ALTON ROAD (STATE ROAD 907) AS SHOWN ON SAID RIGHT-OF-WAY MAP SECTION 87090-2402, FOR 48.00 FEET; THENCE SOUTH 80 DEGREES 48 MINUTES 38 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 54, FOR 26.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS DEFINED IN ARTICLE 1(C), A TEMPORARY NON-EXCLUSIVE EASEMENT FOR M-400 PHASE I CONSTRUCTION EASEMENT AS DEFINED IN ARTICLE 3(A), A NON-EXCLUSIVE EASEMENT FOR THE PURPOSES OF STORMWATER DRAINAGE AS DEFINED IN ARTICLE 6(B) AND A TEMPORARY NONEXCLUSIVE M-4000 CRANE SWING EASEMENT AS DEFINED IN ARTICLE 7(B) OF THAT CERTAIN EASEMENT AND OPERATING AGREEMENT EXECUTED BY AND BETWEEN TALMUDIC COLLEGE 4000 ALTON ROAD, INC. AND M-4000 ALTON OWNER, LLC, DATED OCTOBER 3, 2014 AND RECORDED OCTOBER 6, 2014 IN OFFICIAL RECORDS BOOK 29338, PAGE 3650, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND TOGETHER WITH ANY AND ALL RIGHTS IN AND TO THOSE CERTAIN COVENANTS, CONDITIONS AND LIMITATIONS CONTAINED IN THAT CERTAIN DECLARATION OF RESTRICTIVE COVENANTS IN LIEU OF UNITY OF TITLE DATED OCTOBER 1, 2014, RECORDED OCTOBER 6, 2014 AT OFFICIAL RECORDS BOOK 29338, PAGE 3635, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; BUT ONLY TO THE EXTENT THEY ARE DETERMINED TO BE INTERESTS IN REAL PROPERTY.

LANDS SHOWN HEREON CONTAINING 99,240 SQUARE FEET, OR 2.278 ACRES, MORE OR LESS.

LYING AND BEING IN SECTION 22 AND 27, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

TALMUDIC UNIVERSITY

LOTS 52, 53 AND 54 IN BLOCK I OF NAUTILUS SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 95 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THAT PART OF LOT 54, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 54; THENCE RUN EAST 63.9 FEET ALONG THE SOUTH LINE OF SAID LOT 54 TO A POINT; THENCE RUN NORTHWEST 76 FEET TO THE WEST LINE OF SAID LOT 54 AT A POINT 37 FEET NORTH FROM THE SOUTHWEST CORNER THEREOF; THENCE RUN SOUTH 37 FEET ALONG THE WEST LINE OF SAID LOT 54 TO THE POINT OF BEGINNING, ALL IN BLOCK 1, NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 95 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA:

AND: LOT E, LESS THE WEST 0.10 FEET THEREOF; RESUBDIVISION OF LOTS 48, 49, 50 AND 51 OF BLOCK 1, NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 35, AT PAGE 46 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF LOT D OF RE-SUBDIVISION OF LOTS 48, 49, 50 & 51 OF BLOCK 1, NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35 AT PAGE 46 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 54 OF BLOCK 1, NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF,. AS RECORDED IN PLAT BOOK 8 AT PAGE 95 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTH 80°48'38" WEST ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 54 FOR 175.93 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ALTON ROAD, ALSO KNOWN AS STATE ROAD NO. 25, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 87090-2402, SHEET 16 OF 18, SAID POINT LYING ON A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST AND WHOSE RADIUS POINT BEARS SOUTH 39°51'18" WEST; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE BEING A 600.92 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL, ANGLE OF 03°58'57" FOR AN ARC DISTANCE OF 41.77 FEET TO A POINT OF TANGENCY; THENCE NORTH 54°07'39" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 34.06 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID BLOCK 1 OF NAUTILUS SUBDIVISION, THE FOLLOWING THREE (3) COURSES BEING ALONG SAID WESTERLY BOUNDARY LINE OF BLOCK 1; (1) THENCE NORTH 04°09'24" EAST FOR 64.92 FEET; (2) THENCE NORTH 00°23'11" EAST FOR 101.19 FEET; (3) THENCE NORTH 05°58'24 WEST FOR 103.61 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE NORTH 05°58'24 WEST ALONG THE WESTERLY LINE OF SAID LOT D FOR 42.47 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE JULIA TUTTLE CAUSEWAY, ALSO KNOWN AS STATE ROAD 112 AND 1-195, AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP; THENCE NORTH 55°48'22" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 69.95 FEET; THENCE SOUTH 25°20'17" EAST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR 78.82 FEET; THENCE NORTH 67°28'20" EAST FOR 95.22 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT D; THENCE SOUTH 09°05'09" WEST ALONG SAID EASTERLY LINE OF LOT D FOR 74.16 FEET TO THE SOUTHEAST CORNER OF SAID LOT D; THENCE NORTH 80°48'38" WEST ALONG THE SOUTHERLY LINE OF SAID LOT D, ALSO BEING THE NORTHERLY LINE OF LOT 52 OF SAID NAUTILUS SUBDIVISION FOR 165.54 FEET TO THE POINT OF BEGINNING.

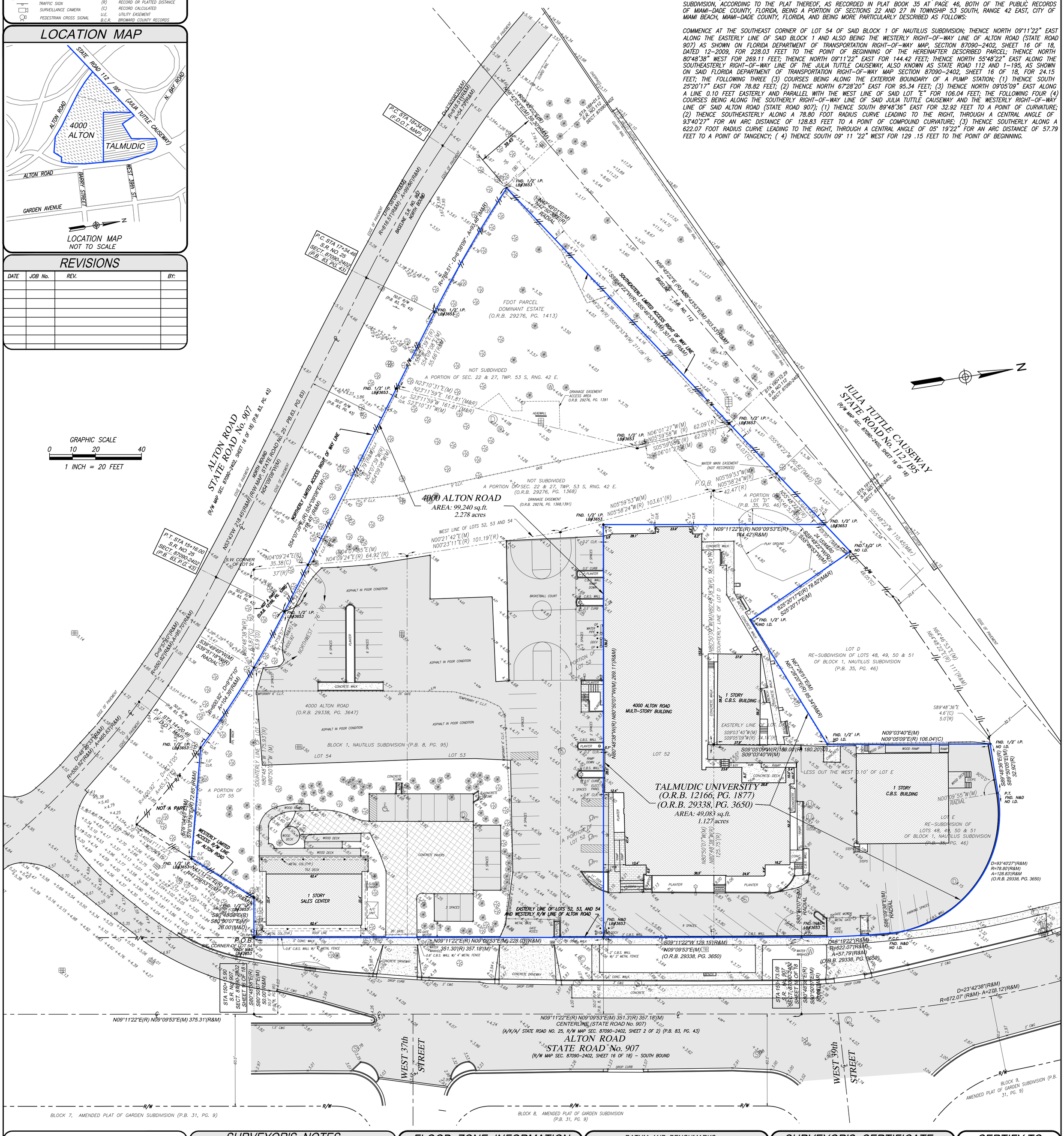
LESS AND EXCEPT THEREFROM:

OVERALL PARCEL – SOUTH SIDE, AS RECORDED IN OFFICIAL RECORDS BOOK 29338 AT PAGE 3635 3647 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ALSO KNOWN AS:

A PORTION OF LOT 52, BLOCK 1 OF NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 AT PAGE 95, AND A PORTION OF LOTS D AND E OF RE-SUBDIVISION OF LOTS 48, 49, 50 AND 51 OF BLOCK 1, NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35 AT PAGE 46, BOTH OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING A PORTION OF SECTIONS 22 AND 27 IN TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 54 OF SAID BLOCK 1 OF NAUTILUS SUBDIVISION; THENCE NORTH 09°11'22" EAST ALONG THE EASTERLY LINE OF SAID BLOCK 1 AND ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF ALTON ROAD (STATE ROAD 907) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 87090-2402, SHEET 16 OF 18, DATED 12-2009, FOR 228.03 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE NORTH 80°48'38" WEST FOR 269.11 FEET; THENCE NORTH 09°11'22" EAST FOR 144.42 FEET; THENCE NORTH 55°48'22" EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE JULIA TUTTLE CAUSEWAY, ALSO KNOWN AS STATE ROAD 112 AND 1-195, AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 87090-2402, SHEET 16 OF 18, FOR 24.15 FEET; THE FOLLOWING THREE (3) COURSES BEING ALONG THE EXTERIOR BOUNDARY OF A PUMP STATION; (1) THENCE SOUTH 25°20'17" EAST FOR 78.82 FEET; (2) THENCE NORTH 67°28'20" EAST FOR 95.34 FEET; (3) THENCE NORTH 09°05'09" EAST ALONG A LINE 0.10 FEET EASTERLY AND PARALLEL WITH THE WEST LINE OF SAID LOT "E" FOR 106.04 FEET; THE FOLLOWING FOUR (4) COURSES BEING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID JULIA TUTTLE CAUSEWAY AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID ALTON ROAD (STATE ROAD 907); (1) THENCE SOUTH 89°48'36" EAST FOR 32.92 FEET TO A POINT OF CURVATURE; (2) THENCE SOUTHEASTERLY ALONG A 78.80 FOOT RADIUS CURVE LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 93°40'27" FOR AN ARC DISTANCE OF 128.83 FEET TO A POINT OF COMPOUND CURVATURE; (3) THENCE SOUTHWESTERLY ALONG A 622.07 FOOT RADIUS CURVE LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 05° 19'22" FOR AN ARC DISTANCE OF 57.79 FEET TO A POINT OF TANGENCY; (4) THENCE SOUTH 09° 11 '22" WEST FOR 129 .15 FEET TO THE POINT OF BEGINNING.



BOUNDARY SURVEY
4000 ALTON ROAD

PREPARED FOR:
MAST CAPITAL
LYING AND BEING IN SECTION 27, TOWNSHIP 53 SOUTH, RANGE 42 EAST
MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

J.Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 112th AVE. SUI. #10, DORAL, FL 33178
(P) 305-526-0606 (E) info@jhasurveys.com

DRAWN BY: R.J.G.	CHECKED BY: J.G.H.	JOB NUM.: 151948
DATE: 03/30/20	DATE: 03/31/20	F.B. MD-14 , PG. 56

SURVEYOR'S NOTES

1. FIELD SURVEY WAS COMPLETED ON: JANUARY 14, 2016 AND REVISED ON MARCH 29, 2021.
2. BEARINGS BASED ON AN ASSUMED BEARING OF N09°11'22"E ALONG THE WEASTERLY RIGHT OF WAY LINE OF ALTON ROAD – SOUTH BOUND, AS SHON ON STATE ROAD 112 R/W MAP, SECT. 87090-2402.
3. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.
4. DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
5. INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.
6. UNDERGROUND FOOTINGS, FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
7. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
8. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM ALTON ROAD A PUBLIC DEDICATED RIGHT OF WAY.
9. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

FLOOD ZONE INFORMATION

SUBJECT PROPERTY IS LOCATED WITHIN FEDERAL FLOOD ZONE "AE" (EL 7), AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 120651 0317 L, MAP NUMBER 12086C0317, DATED SEPTEMBER 11, 2009.
ELEVATION REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND IS EXPRESSED IN FEET.

PROPERTY INFORMATION

- OWNER: M 4000 ALTON TOWER MAST CAPITAL
- PROPERTY ADDRESS: 4000 ALTON ROAD MIAMI BEACH, FL 331406
- PROPERTY FOLIO NUMBER: 02-3222-011-0430
- SUBJECT PROPERTY IS LOCATED WITHIN ZONE
  RM-2 RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY
  GU CIVIC AND GOVERNMENT USE

DATUM AND BENCHMARKS

- ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 1929) AND ARE EXPRESSED IN FEET.
- BENCHMARK, MIAMI-DADE, D-106, ELE. 3.21' N.G.V.D. 1929, 42 STREET --- 125' SOUTH OF PROJECTED SOUTH SOUTH EDGE OF PAVEMENT, ALTON ROAD --- 15' WEST OF WEST EDGE OF PAVEMENT, 30' SOUTH OF A SIGN READING "I-195 W & ALTON ROAD S". BM DESC: PK NAIL AND BRASS WASHER IN NE CORNER OF A STORM DRAIN.
- BENCHMARK, MIAMI-DADE, D-131 , ELE. 8.73' N.G.V.D. 1929, CHASE AVE --- 56' NORTH OF C/L, ALTON ROAD --- 3' WEST OF EDGE OF PAVEMENT, 17' NW OF A STORM SEWER MANHOLE.
  BM DESC: PK NAIL AND BRASS WASHER IN CONCRETE DECK OF CATCH BASIN.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

BY:_____
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR NO. 6952
STATE OF FLORIDA.

CERTIFY TO:

- MAST CAPITAL

THIS SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL LICENSED OF A PROFESSIONAL SURVEYOR AND MAPPER

PROJECT NUMBER: MD-106-D
SHEET NUMBER: 1 OF 2