

Boundary Survey

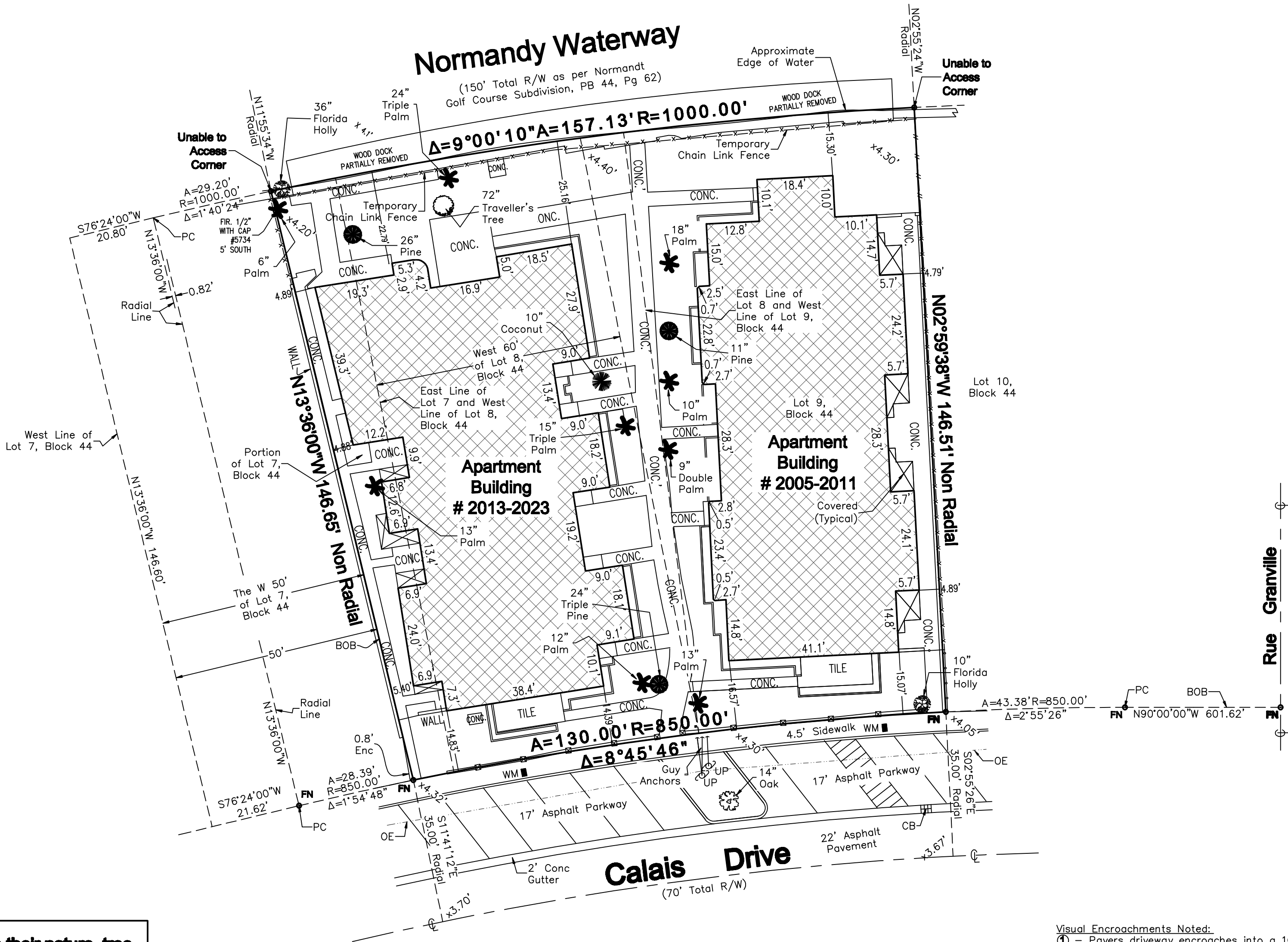
Scale 1"= 20'

Property Address:

2005-2011 and 2013-2023 Calais Drive,
Miami Beach, Florida 33141

Legal Description:

Lot 7 , less the west 50 feet, and the west 60 feet of
Lot 8, Block 44, of "NORMANDY WATERWAY SUBDIVISION"
according to the Plat thereof, as recorded in Plat Book 40, at
Page 60, of the Public Records of Miami-Dade County, Florida.
and
Lot 9 and Lot 8 less the west 60 feet thereof, Block 44, of
"NORMANDY WATERWAY SUBDIVISION " according to the
Plat thereof, as recorded in Plat Book 40, at page 60, of the
Public Records of Miami-Dade County, Florida.



Lot Area= 21,037 Sq Ft

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:

County BM # NU-313 USCG,
Elev=3.75 ft & A-24, Elev=5.98 ft,
NGVD 1929

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

Due to their nature, tree
location and dimension
are approximate

Visual Encroachments Noted:
① - Pavers driveway encroaches into a 10 foot
utility easement along the north side
② - Metal fence along the east side encroaches
up to 1.4 feet into the east adjoining property.
③ - Metal fence along the west side encroaches
up to 0.4 feet into the west adjoining property.

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; @ = Centerline; --- = Chain Link Fence; [] = Concrete Wall; ° = Degrees; Δ = Central Angle; Ø = Diameter; 10.00 = Existing Elevation; ' = Minutes; " = Seconds; --- = Wood Fence; Unless otherwise noted, found markers had no identification

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)

Date of Field Work 07-14-2021
Updated 08-19-2021

Aniano J. Garcia PLSM 5105

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

For:

Pampa Sunbelt 5 LLC

Order No 21-0244