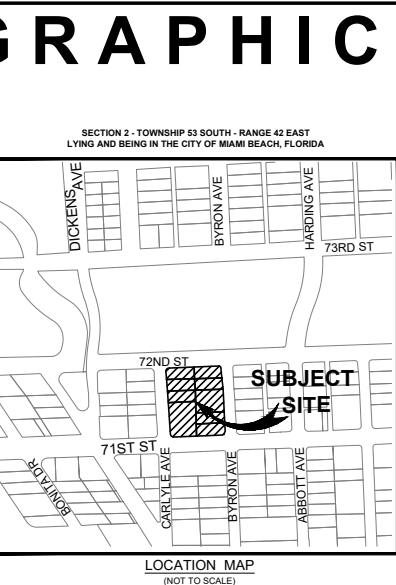
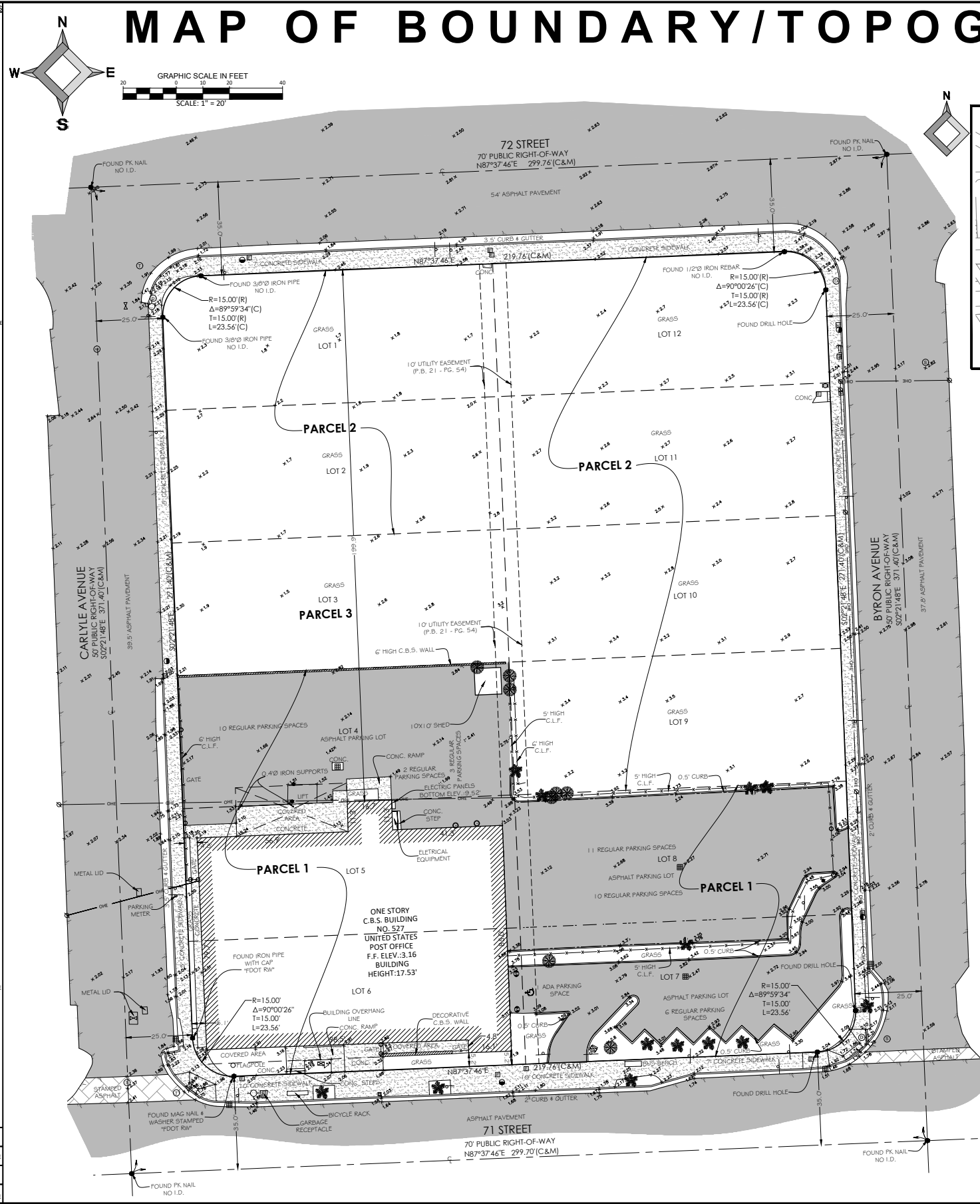


LEGEND AND ABBREVIATIONS	
	= PALM TREE
	= TREE
	= ORNAMENTAL TREE
	= TEMPORARY SITE BENCHMARK
	= OFFICIAL RECORDS BOOK
	= PAGE
	= AMERICAN DISABILITY ACT
	= INDICATES NUMBER OF PIPES AND THE DIAMETER OF PIPES
	= INVERT ELEVATION
	= TYPICAL ELEVATION
	= IRRIGATION
	= EXISTING PIPE
	= STORM SANITARY
	= GAS
	= WATER
	= EXISTING UNDERGROUND COMMUNICATION LINE
	= CABLE TELEVISION
	= SPOT ELEVATION
	= CONCRETE
	= CONCRETE BLOCK STUCCO
	= METAL FENCE
	= WOOD FENCE
	= REINFORCED CONCRETE PIPE
	= FINISH FLOOR
	= FIRE DEPARTMENT CONNECTION
	= DIAMETER OF TREE (TAKEN AT BREAST HEIGHT)
	= HEIGHT OF TREE (TAKEN AT BREAST HEIGHT)
	= SPREAD (CANOPY OF TREE)
	= POLYVINYL CHLORIDE PIPE
	= HIGH DENSITY POLYETHYLENE
	= RECORD MEASURE
	= CORRUGATED METAL PIPE
	= CAST IRON PIPE
	= LICENSE BUSINESS
	= LENGTH
	= CENTRAL ANGLE
	= TANGENT
	= POINT OF COMPOUND CURVATURE
	= POINT OF TANGENCY
	= POINT OF CURVATURE
	= STATION
	= POINT OF INTERSECTION
	= BEGINNING POINT OF BASELINE
	= END POINT OF BASELINE
	= PLOT BOOK
	= SECTION LINE
	= BASELINE
	= MONUMENT LINE
	= TRAFFIC SIGNAL BOX
	= TRAFFIC SIGNAL CABINET
	= BOLLARD
	= PEDESTRIAN SIGNAL
	= TRAFFIC HANDHOLE
	= TRAFFIC CAMERA
	= TRAFFIC MARKER SIGN
	= TRAFFIC SIGNAL MAST ARM
	= SIGN
	= TRAFFIC SENSOR
	= CABLE TELEVISION MANHOLE
	= CABLE TELEVISION HANDHOLE
	= CABLE TELEVISION VAULT
	= CABLE TELEVISION BOX
	= CABLE TELEVISION MARKER SIGN
	= CABLE TELEVISION MARKER FLAG
	= FLOODLIGHT
	= ELECTRIC BOX
	= ELECTRIC SWITCH
	= WOODEN UTILITY POLE
	= CONCRETE UTILITY POLE
	= METAL UTILITY POLE
	= ELECTRIC TRANSFORMER
	= GUY ANCHOR
	= GUY ANCHOR POST
	= ELECTRIC MANHOLE
	= ELECTRIC HANDHOLE
	= ELECTRIC MARKING SIGN
	= GAS VALVE
	= GAS UTILITY BOX
	= GAS MANHOLE
	= GAS TANK
	= GAS METER
	= GAS WELL
	= GAS MARKER SIGN
	= GAS MARKER FLAG
	= COMMUNICATION BOX
	= COMMUNICATION MANHOLE
	= COMMUNICATION HANDHOLE
	= COMMUNICATION MARKER SIGN
	= COMMUNICATION MARKER FLAG
	= GARBAGE RECEPTACLE
	= BASKETBALL HOOP
	= HANDICAP PARKING SPACE
	= WATER METER
	= IRRIGATION VALVE
	= WATER VALVE
	= FIRE HYDRANT
	= AIR RELEASE VALVE
	= WATER BOX
	= WATER CONNECTION
	= WATER MANHOLE
	= WATER VAULT
	= WATER MARKING SIGN
	= STORM MANHOLE
	= STORM METER
	= STORM HANDHOLE
	= STORM VAULT
	= CATCH BASIN
	= STORM MARKER SIGN
	= TELEPHONE MANHOLE
	= TELEPHONE BOX
	= TELEPHONE HANDHOLE
	= TELEPHONE MARKER SIGN
	= NEWSPAPER DISPENSER
	= MAIL BOX
	= BORING HOLE
	= SANITARY MANHOLE
	= SANITARY VAULT
	= SANITARY TANK
	= SANITARY HANDHOLE
	= SANITARY LIFT STATION
	= SANITARY MARKER SIGN
	= SANITARY MARKER FLAG
	= GREASE TRAP MANHOLE
	= CLEANOUT
	= PARKING METER
	= FIBER OPTIC MANHOLE
	= FIBER OPTIC VAULT
	= FIBER OPTIC BOX
	= FIBER OPTIC HANDHOLE
	= FIBER OPTIC MARKER SIGN
	= FIBER OPTIC MARKER FLAG
	= FIBER OPTIC MARKER SIGN
	= MONITORING WELL
	= FUEL TANK
	= UNKNOWN UTILITY BOX
	= UNKNOWN UTILITY MANHOLE
	= UNKNOWN UTILITY HANDHOLE
	= UNKNOWN UTILITY VAULT
	= UNKNOWN UTILITY MARKER SIGN
	= UNKNOWN UTILITY MARKER FLAG
	= UNKNOWN UTILITY MARKER SIGN
	= RAILROAD SIGNAL
	= RAILROAD SIGN
	= RAILROAD BOX
	= RAILROAD HANDHOLE
	= RAILROAD VAULT
	= PIPELINE MANHOLE
	= PIPELINE HANDHOLE
	= PIPELINE VAULT
	= PIPELINE MARKER SIGN
	= PIPELINE MARKER FLAG
	= PROPERTY LINE
	= ELECTRICAL OUTLET
	= ASPHALT
	= BRICK
	= PAVER
	= CONCRETE
	= UNIMPROVED
	= GRAVEL
	= TILE
	= STAMPED CONCRETE



LEGAL DESCRIPTION:

Parcel 1: Lots 4, 5, 6, 7 and 8, Block 5 of NORMANDY BEACH SOUTH, according to the Plat thereof, as recorded in Plat Book 21, at Page 54, Public Records of Miami-Dade County, Florida.

Parcel 2: Lots 1, 2, 9, 10, 11 and 12, Block 5, of NORMANDY BEACH SOUTH, according to the Plat thereof, as recorded in Plat Book 21, at Page 54, Public Records of Miami-Dade County, Florida.

Parcel 3: Lot 3, Block 5 of NORMANDY BEACH SOUTH, according to the Plat thereof as recorded in Plat Book 21, Page 54, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

DATE OF FIELD SURVEY:

The date of completion of the original field Survey was on November 8, 2021.

PROPERTY INFORMATION:

Containing 75,083.70 sq. ft. or 1.723 acres, more or less, by calculations.

Address and Folio:
7145 Carlyle Avenue, Miami, FL 33141 Folio: 02-3211-002-0260
7135 Carlyle Avenue, Miami, FL 33141 Folio: 02-3211-002-0270
7125 Carlyle Avenue, Miami, FL 33141 Folio: 02-3211-002-0280
527 71st Street, Miami, FL 33141 Folio: 02-3211-002-0290
7144 Byron Avenue, Miami, FL 33141 Folio: 02-3211-002-0350
7134 Byron Avenue, Miami, FL 33141 Folio: 02-3211-002-0360
7118 Byron Avenue, Miami, FL 33141 Folio: 02-3211-002-0320
7108 Byron Avenue, Miami, FL 33141 Folio: 02-3211-002-0310
7100 Byron Avenue, Miami, FL 33141 Folio: 02-3211-002-0300

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for Suburban Area (Linear: 1 foot in 7,500 feet) 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.

The Vertical Accuracy obtained on this "Boundary Survey" exceeds the calculated value of closure in feet of plus or minus 0.05 feet times the square root of the distance in miles a commonly value accepted in the construction and surveying industry.

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 One inch equals Twenty feet or smaller.

DATA SOURCES USED FOR SURVEY:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Centerline of 71 Street with an assumed bearing of N87°36'48"E, said line to be considered a well established and monumented line.

This project area appears to be located in Flood Zone "AE", with a Base Flood Elevation being "8.0", as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651 (CITY OF MIAMI BEACH), Map No. 12086C0326, Suffix L, Map Revised Date: September 11, 2009.

Plat of "NORMANDY BEACH SOUTH" according to the Plat thereof as recorded in Plat Book 21 at Page 54 of the Public Records of Miami-Dade County, Florida.

Warranty Deed recorded on 03/31/2016, in Official Records Book 30019 at Pages 3602-3603 of the Public Records of Miami-Dade County, Florida.

Warranty Deed recorded on 10/19/2015, in Official Records Book 29818 at Pages 4941-4942 of the Public Records of Miami-Dade County, Florida.

Warranty Deed recorded on 10/19/2015, in Official Records Book 29818 at Pages 4945-4946 of the Public Records of Miami-Dade County, Florida.

LIMITATIONS:

Since no other information were furnished other than that is cited under data sources, 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 on 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.

PURPOSE OF SURVEY:

The purpose of this survey is for design.

CLIENT INFORMATION:

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

KGTC, LLC.

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map consisting of one (1) sheet was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary 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 of the Florida Statutes.

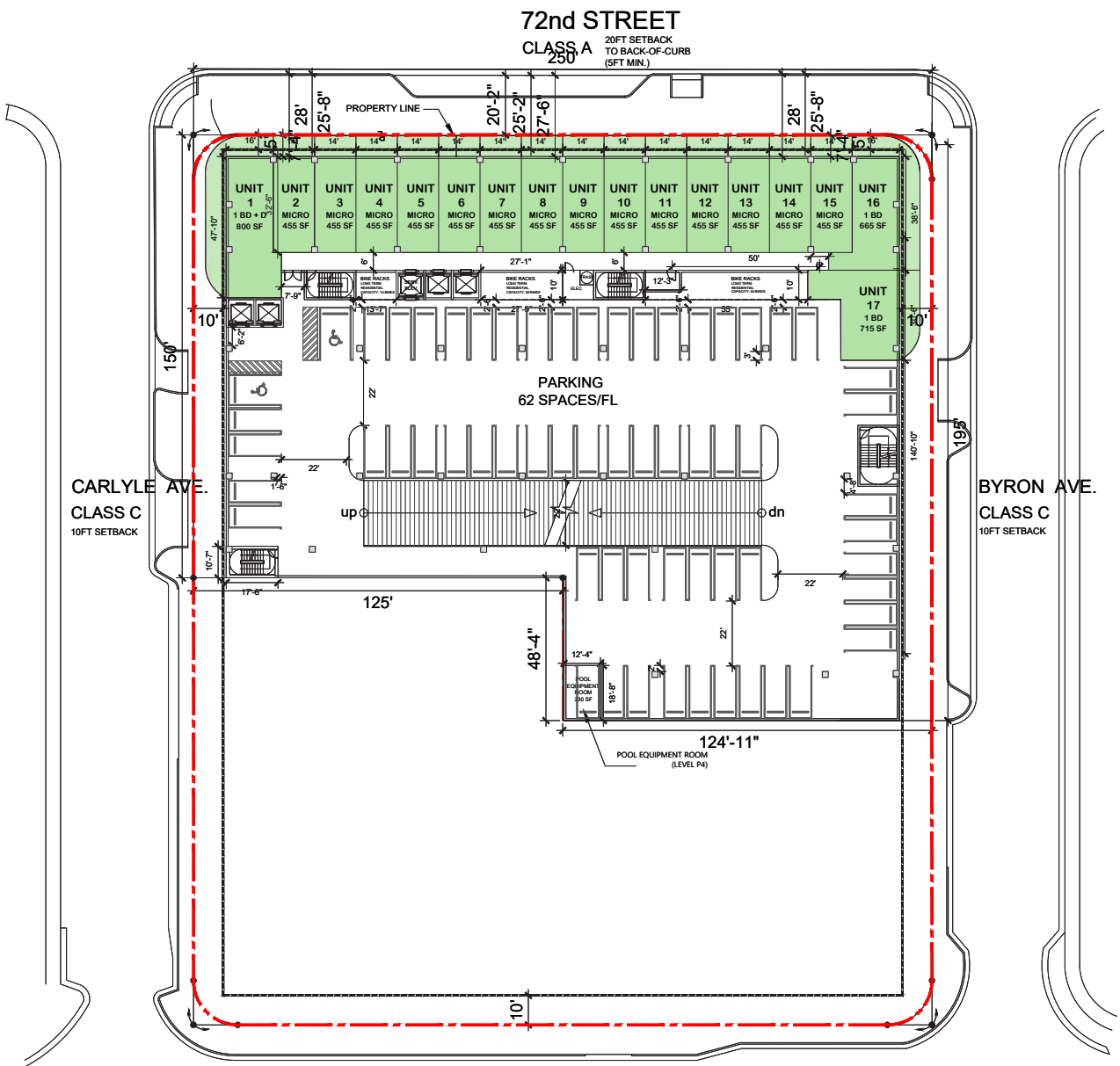
LONGITUDE SURVEYORS LLC, a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335

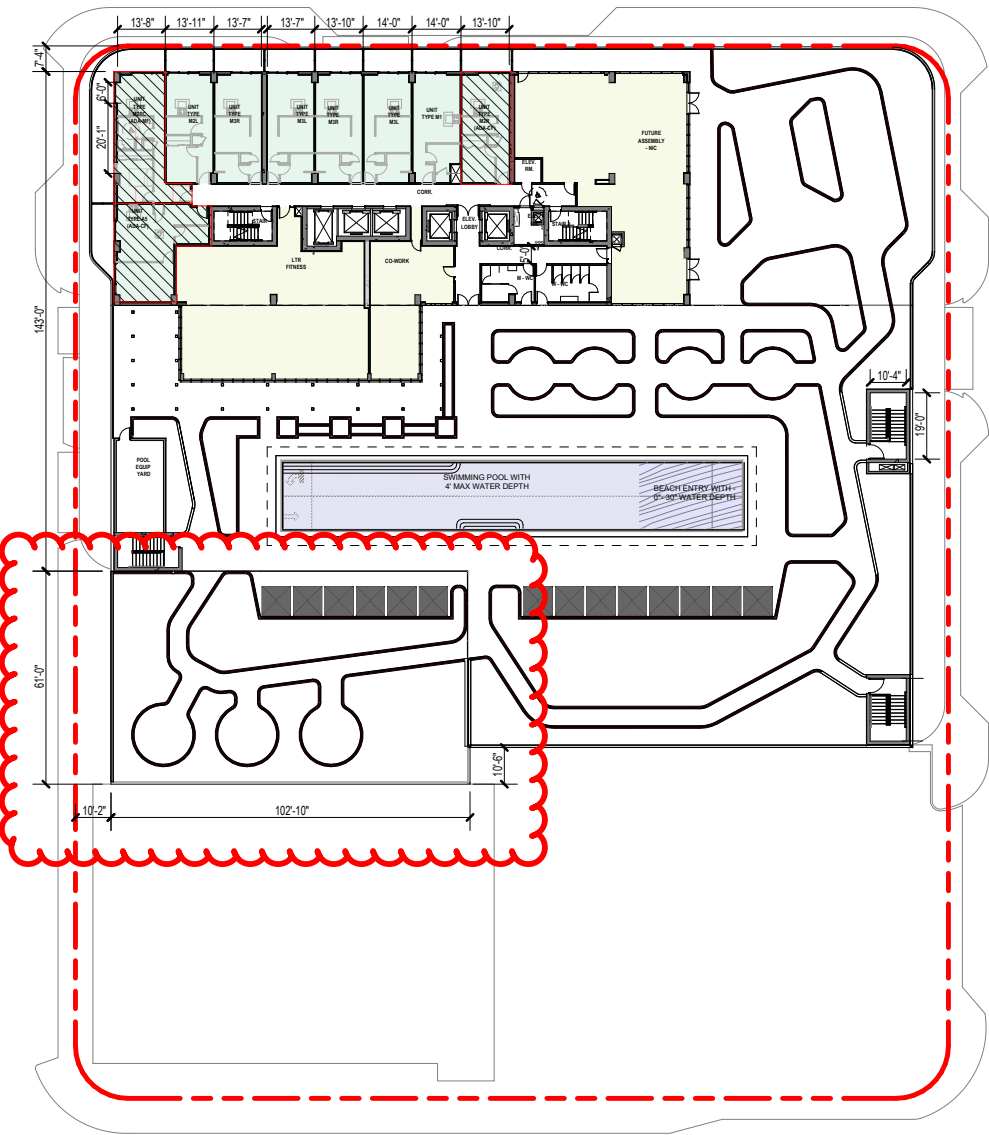
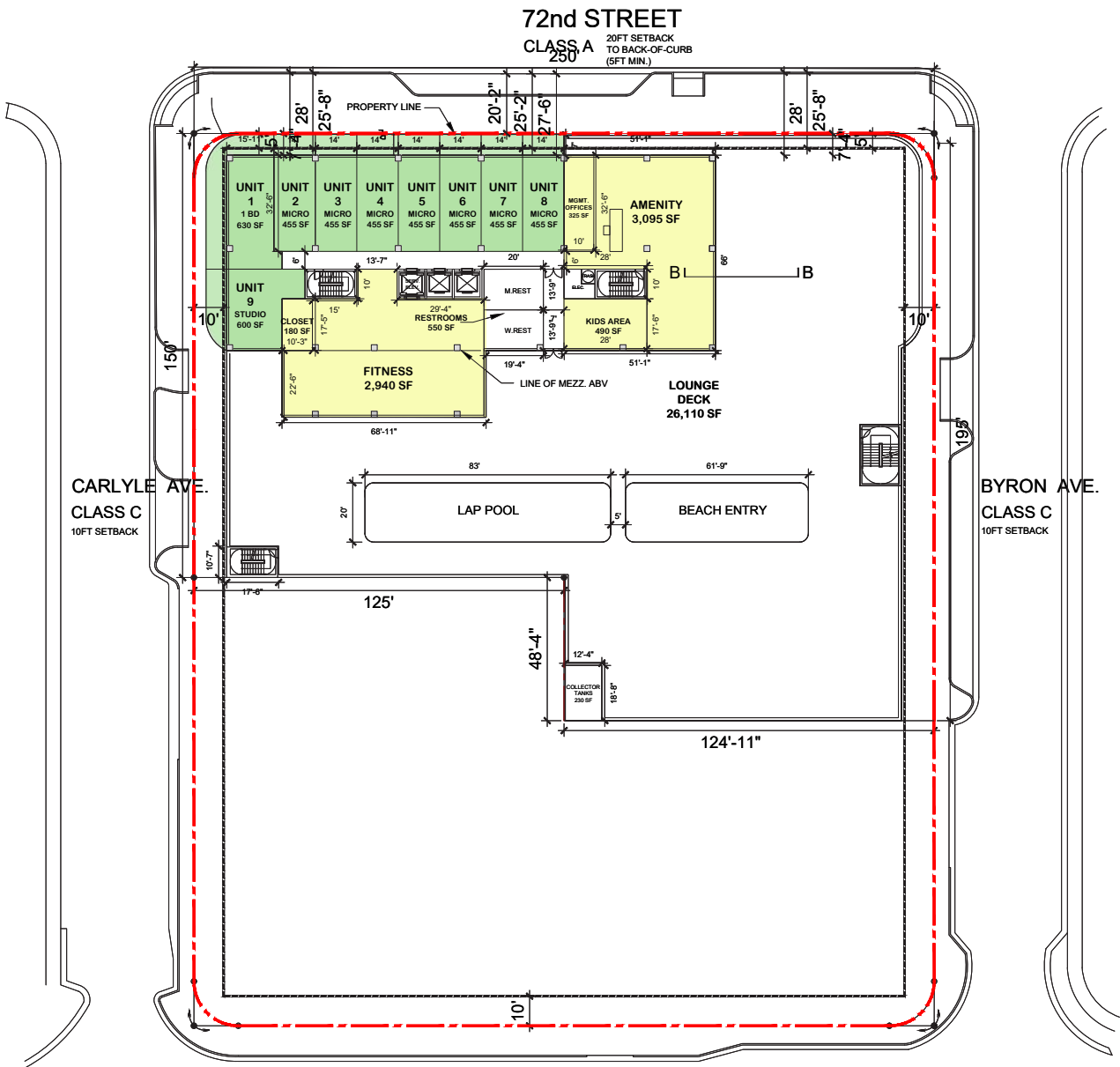
This item has been digitally signed by:

Eduardo M. Suarez, PSM
Professional Surveyor and Mapper LS6313
State of Florida

NOTICE: Printed copies of this document are not considered signed and sealed and the signature must be verified on the electronic copies. The above named Professional Surveyor & Mapper shall be responsible for the following sheets in accordance with Rule 5J-17, F.A.C.

LONGITUDE SURVEYORS	
7769 NW 48th STREET SUITE 375 DORAL, FLORIDA 33166 PH: (305) 463-0912 FAX: (305) 513-5680 FLORIDA CERTIFICATE OF AUTHORIZATION LB 7335	
WWW.LONGITUDESURVEYORS.COM	
By:	
No.:	Date:
RECORD OF REVISION	
Description	
Project Name: KGTC, LLC. SURVEY	
7125,7135,7145 CARLYLE AVENUE, MIAMI, FL 33141	
7100,7108,7118,7134,7144 BYRON AVENUE, MIAMI, FL 33141	
527 71 STREET, MIAMI, FL 33141	
Type of Project: BOUNDARY/TOPOGRAPHIC SURVEY	
Scale:	AS SHOWN
Drawn By:	DR2
Checked By:	DR
Managed By:	DR
Drawing Date:	11-12-2021
Project No.:	21462.0.01
Sheet 1 of 1	







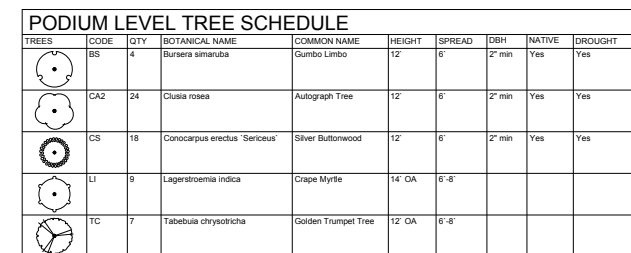
Revised DRB Submission

















[illegible]

AMENITY DECK SHRUB SCHEDULE										
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Remarks
	Adm	264	Asparagus densiflorus 'Meyerei'	Foxtail fern	3 Gal	18"	24"		N	Full pots
	Cc	75	Capparis cynophallophora	Jamaican Caper	15 Gal	48"	30"		Y	
	Ch	102	Chrysobalanus icaco 'Horizontal'	Horizontal Cocoplum	7 Gal	30"	36"		Y	Full pots
	Dr	45	Dracaena reflexa 'Song of Jamaica'	Pleomele	15 Gal	6'	4'		N	
	Pl	93	Psychotria ligustrifolia	Bahama Wild Coffee	7Gal	30"	36"		Y	Sun grown plants
	Td	260	Tripsacum floridana	Dwarf fakahatchee	3 Gal	24"	18"		Y	Full pots
	Zp	68	Zamia pumila	Coontie	7 Gal	24"	24"		Y	

AMENITY DECK GROUND COVER SCHEDULE											
Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Area (sf)	Remarks
	el		Erodia littoralis	Golden Beach Creeper	Gals	8"	8"	24" oc	Y	1,311	
	lm		Liriope muscari	Giant Myrtuf	Gals	10"	10"			889	