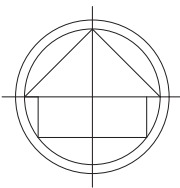


ALTA/NSPS LAND TITLE SURVEY



LOCATION MAP (NTS)

709 ALTON ROAD
MIAMI BEACH, FLORIDA

LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8" IRON ROD & CAP #6448
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
M/D.C.R.	MIAMI/DADE COUNTY RECORDS
-X-	CHAIN LINK/ WOOD FENCE
-E-	OVERHEAD UTILITY LINE
MLP	METAL LIGHT POLE
WM	WATER METER
TSB	TRAFFIC SIGNAL BOX
WPP	WOOD POWER POLE
FDH	FOUND DRILL HOLE
ALTA	AMERICAN LAND TITLE ASSOCIATION
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
ORB	OFFICIAL RECORDS BOOK
CO	CLEAN OUT
EB	ELECTRIC BOX
FDC	FIRE DEPARTMENT CONNECTION
DDCV	DOUBLE DETECTOR CHECK VALVE
WV	WATER VALVE
PIV	POST INDICATOR VALVE
(H)	HANDICAP PARKING SPACE

NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. EFFECTIVE DATE: MARCH 20, 2019, (FILE NO: FL-15651-19/FL252014)
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- BENCHMARK REFERENCE: MIAMI/DADE COUNTY BENCHMARK W-310 ELEVATION=5.47'
- BEARINGS SHOWN HEREON ARE ASSUMED.
- THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO: FL-15651-19/FL252014, WITH AN EFFECTIVE DATE OF 03/20/2019. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
- ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
- THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "AE/8" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 0319 L, WITH A DATE OF IDENTIFICATION OF 09/11/09, FOR COMMUNITY NO. 1206561, IN MIAMI/DADE COUNTY, STATE OF FLORIDA WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.
- THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
- THE PROPERTY HAS DIRECT ACCESS TO ALTON ROAD, LENOX COURT AND 7TH STREET, A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 2, PAGE 81, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF MIAMI BEACH, MIAMI/DADE COUNTY, FLORIDA.
- THERE ARE 166 STRIPED PARKING SPACES INCLUDING 6 DISABLED PARKING SPACES ON THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
- THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
- THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

ZONING TABLE		
CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT		
	ZONING REGULATIONS	ACTUAL
MINIMUM FRONT SETBACK	5 FEET	4 FEET
MINIMUM SIDE INTERIOR SETBACK	5 FEET	2.5 FEET
MINIMUM STREET SIDE SETBACK	5 FEET	5.3 FEET
REAR SETBACK	5 FEET	10 FEET
MAXIMUM HEIGHT	5 STORIES	N/A
REGULAR PARKING SPACES	N/A	160 SPACES
HANDICAP SPACES	N/A	6 HANDICAP SPACES

SCHEDULE B-II REVIEW OF:
THE COMMITMENT FOR TITLE INSURANCE, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. EFFECTIVE DATE: MARCH 20, 2019. (FILE NUMBER: FL-15651-19/FL252014)

ITEM# 16. UNDERGROUND EASEMENT (BUSINESS) TO FLORIDA POWER & LIGHT COMPANY RECORDED AUGUST 11, 2016 IN O.R. BOOK 30189, PAGE 152 (AFFECTS/PLOTTED)

ALL OTHER ITEMS (AFFECTS/NOT PLOTTABLE)

CERTIFIED TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6 (A), (B), 7 (A), (B) AND (C), 8, 9, 13, 14, 16 AND 17 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON MARCH 31, 2022.

Richard E. Cousins

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766

CLIENT :

BAPTIST

R E V I S I O N S				
	DATE	FB/P/G	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY/TOPO SURVEY	03/11/14	DATA/COLL	AM	REC
UPDATE TO ALTA / ACSM LAND TITLE SURVEY STANDARDS	07/19/14	DATA/COLL	AM	REC
REVISED CERTIFICATION	08/26/14	-----	REC	REC
REVISED TO REFLECT REVISED TITLE COMMITMENT	09/04/14	-----	JD	REC
REVISED TO REFLECT REVISED TITLE COMMITMENT	09/10/14	-----	JD	REC
UPDATE SURVEY	10/23/14	SKETCH	REC	REC

R E V I S I O N S				
REVISE THE TREE NAMES FOR TREES 38 - 59	12/02/14	-----	REC	REC
UPDATE RIGHT-OF-WAY SURVEY	04/30/15	SKETCH	AM	REC
UPDATE SURVEY/ REVISED SITE GRADES	02/23/18	SKETCH	JD	REC
REVISED PER NEW TITLE COMMITMENT	04/28/16	-----	AM	REC
REVISED PER NEW TITLE COMMITMENT	4/28/16	-----	AM	REC
UPDATE ALTA/NSPS LAND TITLE SURVEY	12/10/18	-----	AM	REC

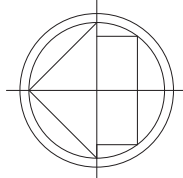
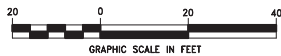
R E V I S I O N S				
REVISED PER NEW TITLE COMMITMENT	04/12/19	-----	AM	REC
FINAL SURVEY	07/08/20	SKETCH	JD	REC
UPDATE SURVEY	03/31/22	-----	AM	REC

PROJECT NUMBER : 7247-14

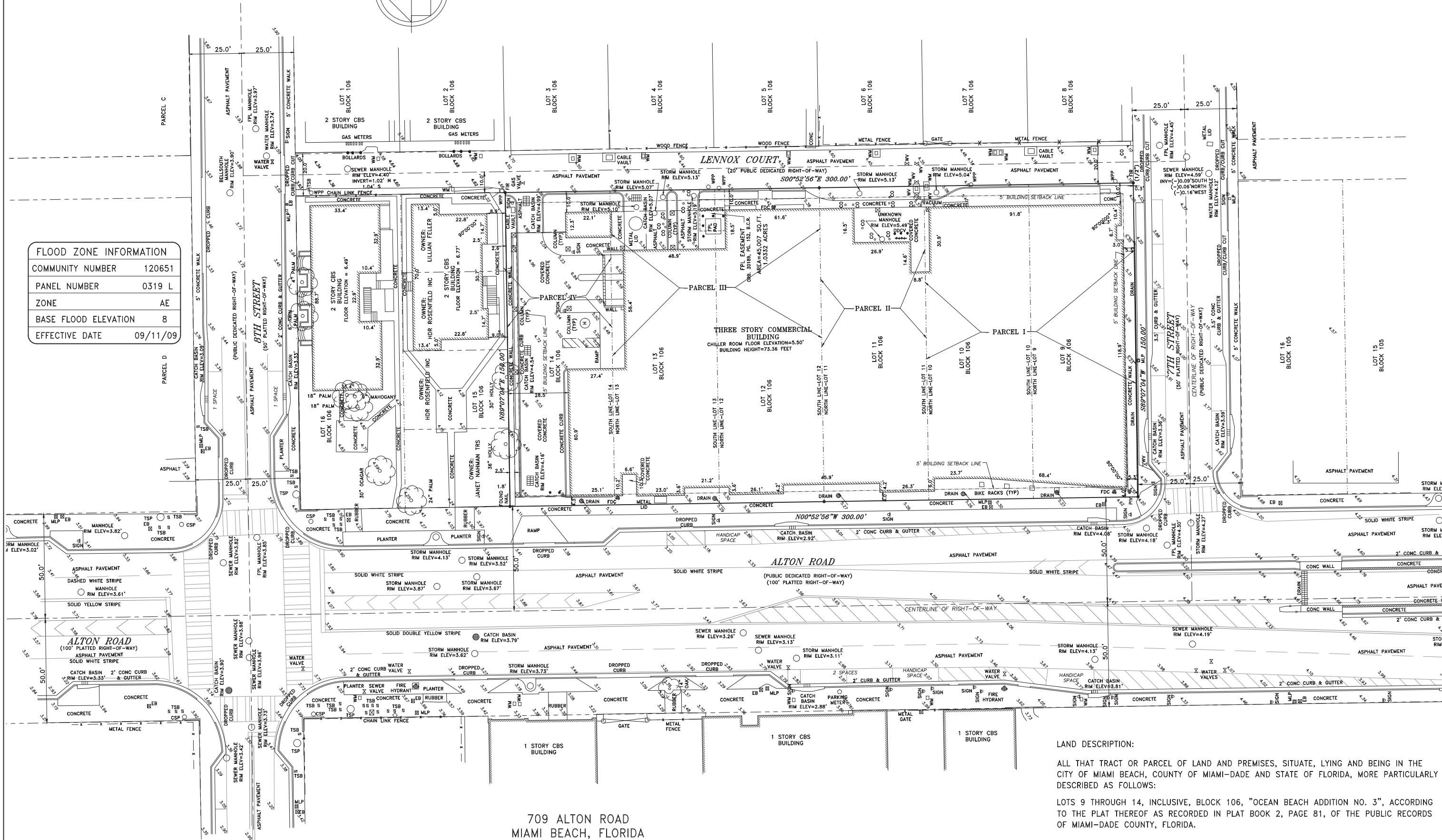
SCALE : 1" = 20'

SHEET
1
OF
2
SHEETS

ALTA/NSPS LAND TITLE SURVEY



FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120651
PANEL NUMBER	0319 L
ZONE	AE
BASE FLOOD ELEVATION	8
EFFECTIVE DATE	09/11/09



LAND DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND AND PREMISES, SITUATE, LYING AND BEING IN THE CITY OF MIAMI BEACH, COUNTY OF MIAMI-DADE AND STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 9 THROUGH 14, INCLUSIVE, BLOCK 106, "OCEAN BEACH ADDITION NO. 3", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

709 ALTON ROAD
MIAMI BEACH, FLORIDA

COUSINS SURVEYORS & ASSOCIATES, INC.



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BAPTIST

REVISIONS

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY/TOPO SURVEY	03/11/14	DATA/COLL	AM	REC
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REVISIONS

REVISIONS	DATE	FB/PG	DWN	CKD
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UPDATE ALTA/NSPS LAND TITLE SURVEY	12/10/18		AM	REC

REVISIONS

REVISIONS	DATE	FB/PG	DWN	CKD
REVISED PER NEW TITLE COMMITMENT	04/12/18		AM	REC
FINAL SURVEY	07/08/20	SKETCH	JD	REC
UPDATE SURVEY	03/31/22		AM	REC

PROJECT NUMBER : 7247-14

SCALE : 1" = 20'

SHEET
2
OF
2
SHEETS