

ABBREVIATIONS
AND LEGEND

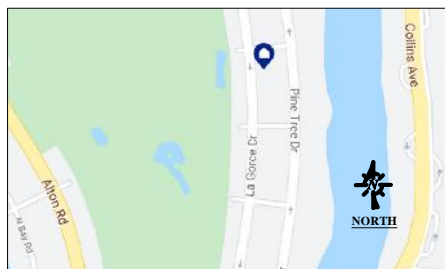
A/C	AIR CONDITIONER
BM	BENCHMARK
C.M.E.	CANAL MAINTENANCE EASEMENT
C.N.A.	CORNER NOT ACCESSIBLE
CONC.	CONCRETE
Δ	DELTA
D.E.	DRAINAGE EASEMENT
F.D.H.	FOUND DRILL HOLE
F.F.E.	FINISHED FLOOR ELEVATION
F.I.P./F.I.R.	FOUND IRON PIPE/ROD
F.N.	FOUND NAIL
F.N&D.	FOUND NAIL AND DISC
F.P.K.N.	FOUND PARKER KALON NAIL
GAR.	GARAGE
I.D.	SURVEYOR'S IDENTIFICATION
L	LENGTH
L.A.E.	LIMITED ACCESS EASEMENT
O/S	OFFSET
(P)	PLATTED
R/W	RIGHT-OF-WAY
S.I.R./S.I.P.	SET 1/2" IRON ROD/PIPE
(TYP.)	TYPICAL
U.E.	UTILITY EASEMENT
OH	OVERHEAD WIRE LINE
—#—#—	WOOD FENCE
—X—X—	CHAIN LINK FENCE
—O—O—	IRON/ALUMINUM FENCE
—M—M—	MONUMENT LINE
—C—C—	CENTERLINE
—P—P—	PROPERTY LINE
—S—S—	STRUCTURE LINE

⊠	=AIR CONDITIONER	⚡	=FLORIDA POWER & LIGHT BOX
⊙	=BELLSOUTH BOX	♿	=HANDICAP SPACE
⊞	=CABLE BOX	⊞	=INLET
⊞	=CATCH BASIN	☀	=LIGHT POLE
⊞	=CONTROL VALVE BOX	☀	=METAL LIGHT POLE
⊞	=ELECTRIC BOX	⊞	=SANITARY MANHOLE
⊞	=ELECTRIC METER	⊞	=SATELLITE DISH
⊞	=ELECTRIC SERVICE BOX	⊞	=WATER METER
⊞	=EXISTING ELEVATIONS	⊞	=WATER VALVE
⊞	=FIRE HYDRANT	⊞	=WOOD POLE

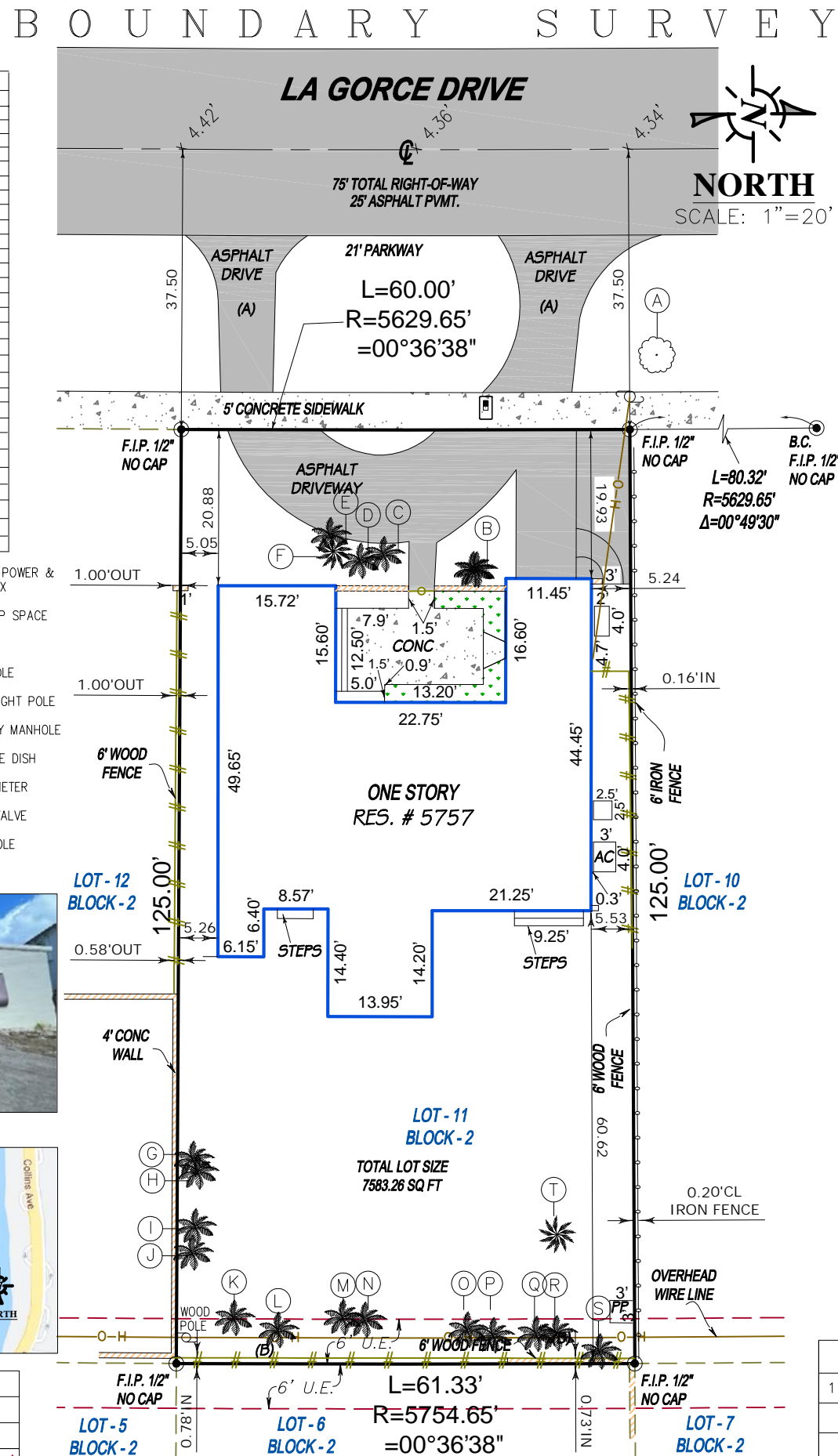
FRONT VIEW



VICINITY MAP



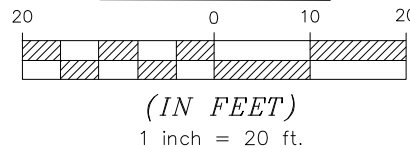
WATER	
SOD	
CONCRETE	
--- UTILITY EASEMENT (U.E.)	



TREE TABULATION

(A) TREE DIAMETER= 4.2' HEIGHT= 50' SPREAD= 50'	(K) FOX TAIL PALM DIAMETER= 1.50' HEIGHT= 50' SPREAD= 12'
(B) FOX TAIL PALM DIAMETER= 1.0' HEIGHT= 30' SPREAD= 10'	(L) FOX TAIL PALM DIAMETER= 1.50' HEIGHT= 50' SPREAD= 12'
(C) FOX TAIL PALM DIAMETER= 1.0' HEIGHT= 30' SPREAD= 10'	(M) FOX TAIL PALM DIAMETER= 1.50' HEIGHT= 50' SPREAD= 12'
(D) FOX TAIL PALM DIAMETER= 1.0' HEIGHT= 30' SPREAD= 10'	(N) FOX TAIL PALM DIAMETER= 1.50' HEIGHT= 50' SPREAD= 12'
(E) FOX TAIL PALM DIAMETER= 1.0' HEIGHT= 30' SPREAD= 10'	(O) FOX TAIL PALM DIAMETER= 0.4' HEIGHT= 30' SPREAD= 5'
(F) PINEAPPLE PALM DIAMETER= 1.0' HEIGHT= 30' SPREAD= 10'	(P) FOX TAIL PALM DIAMETER= 0.4' HEIGHT= 30' SPREAD= 5'
(G) FOX TAIL PALM DIAMETER= 0.60' HEIGHT= 35' SPREAD= 10'	(Q) FOX TAIL PALM DIAMETER= 0.4' HEIGHT= 30' SPREAD= 5'
(H) FOX TAIL PALM DIAMETER= 0.60' HEIGHT= 35' SPREAD= 10'	(R) FOX TAIL PALM DIAMETER= 0.60' HEIGHT= 30' SPREAD= 5'
(I) FOX TAIL PALM DIAMETER= 0.60' HEIGHT= 35' SPREAD= 10'	(S) FOX TAIL PALM DIAMETER= 0.60' HEIGHT= 30' SPREAD= 5'
(J) FOX TAIL PALM DIAMETER= 0.60' HEIGHT= 35' SPREAD= 10'	(T) PINEAPPLE PALM DIAMETER= 2.0' HEIGHT= 15' SPREAD= 7'

GRAPHIC SCALE



RECORD OF REVISION		
1	04/25/2022	UPDATE
NO.	DATE	DESCRIPTION

CERTIFY TO:

- A) 5757 LAGORCE DRIVE LLC
B) HINSHAW & CULBERTSON LLP
C) FIRST AMERICAN TITLE INSURANCE COMPANY

FOLIO NUMBER:

02-3214-003-0540

LEGAL DESCRIPTION

LOT 11, BLOCK 2, BEACH VIEW, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 158 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

FLOOD ELEVATION INFORMATION

This property appears to be located in Flood Zone AE Base Flood Elevation 8.00' as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651 (CITY OF MIAMI BEACH), 12086 C Map No. 0328 Suffix L, Effective Date: September 11, 2009

BENCH MARK:

Elevations shown are based on the national geodetic vertical datum of 1929. Miami-Dade Engineering Division Benchmarks.

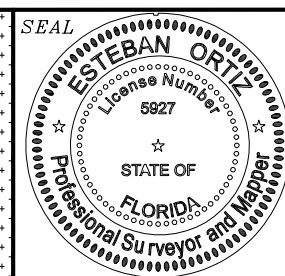
Benchmark: D-186 Elevation: 7.32' Locator: 2312SW

SURVEYOR'S NOTES:

- 1) The above captioned property was surveyed and based on the above legal description provided by the client.
- 2) Foundations and/or footings that may cross the boundary line of the parcel herein described are not shown. Underground utilities are not depicted hereon.
- 3) The lands shown hereon were not adstracted for easement or other recorded encumbrances not shown on the plat and the same if any may not be shown on this section
- 4) Wall ties are to face to the wall
- 5) Ownership subject to opinion of the Title.
- 6) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 7) Elevations shown hereon are based on a closed level loop using third order procedures and are relative to the National Geodetic Vertical Datum 1929.
- 8) Survey map and report copies thereof are not valid without the signature and raised seal of the Florida Licensed Surveyor.
- 9) The surveyor does not determine Ownership of fences or/and walls.
- 10) This survey has been prepared for the exclusive use of entities named hereon this Certification does not extend to any unnamed party or parties.
- 11) The purpose of this survey is for use in obtaining Title Insurance and Financing and should not be used for Construction.
- 12) Bearings shown hereon are based on an assumed meridian.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, ALSO THAT THERE ARE NO VISIBLE ENCROACHMENTS UNLESS SHOWN, AND THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET BY THE FLORIDA BOARD OF LAND SURVEYORS, AS SET FORTH IN CHAPTER 472.027 (F.S) AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.



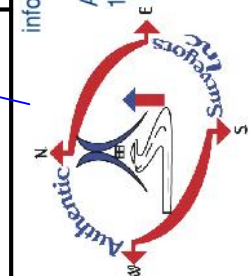
ESTEBAN ORTIZ
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA
NO. 5927

NOTE: NOT VALID UNLESS
SIGNED AND SEALED

BOUNDARY SURVEY

PROJECT LOCATION:
5757 LA GORCE DRIVE
CITY, STATE & ZIP CODE
MIAMI, FLORIDA 33140-2141

Authentic Surveys, Inc
11605 SW 84th Avenue
E Miami, Florida 33156
off: 305-970-6200
fax: 305-514-0087



LAND SURVEYORS' LAND PLANNERS' MAPPERS' LB# 7555