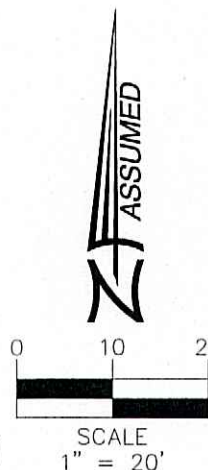


# MAP OF BOUNDARY SURVEY



## SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for this Type of Survey 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.

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 (1"=20') or smaller.

## SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

(Quit Claim Deed, dated June 13, 1996, recorded in Official Records Book 17439, Page 4212, Miami-Dade County Records).

This property is to be located in Flood Zone "AE", with a base elevation of 8.0 feet as per Federal Emergency Management Agency (FEMA) Community Number 120651 (City of Miami-Beach), Map Panel No. 12086C0317, Suffix L, Map Revised Date: September 11, 2009.

Legal Description was furnished by client.

Elevations as shown hereon are based on the North American Vertical Datum of 1988 (NAVD-88). Benchmark used, Miami-Dade County, Benchmark Number C-100, Elevation 9.50 feet (NAVD-88).

## SECTION 5) LIMITATIONS:

Since no other information were furnished other than what is cited in the Sources of Data, 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 who may appear of 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.


## SECTION 6) CLIENT INFORMATION:

This Boundary Survey was prepared at the request of and certified to:  
**ARKADIA PROPERTY GROUP**

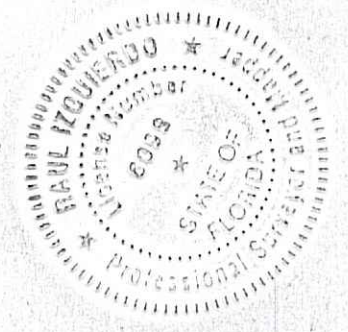
## SECTION 7) SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom 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-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

**HADONNE CORP.**, a Florida Corporation  
Florida Certificate of Authorization Number LB7097

By:   
**Raul Izquierdo, PSM**  
For the Firm  
Registered Surveyor and Mapper LS6099  
State of Florida  
Date: 02/07/2022

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.



LOT 10 BLOCK 12  
"ISLAND VIEW SUBDIVISION"  
P.B. 6, PG. 115

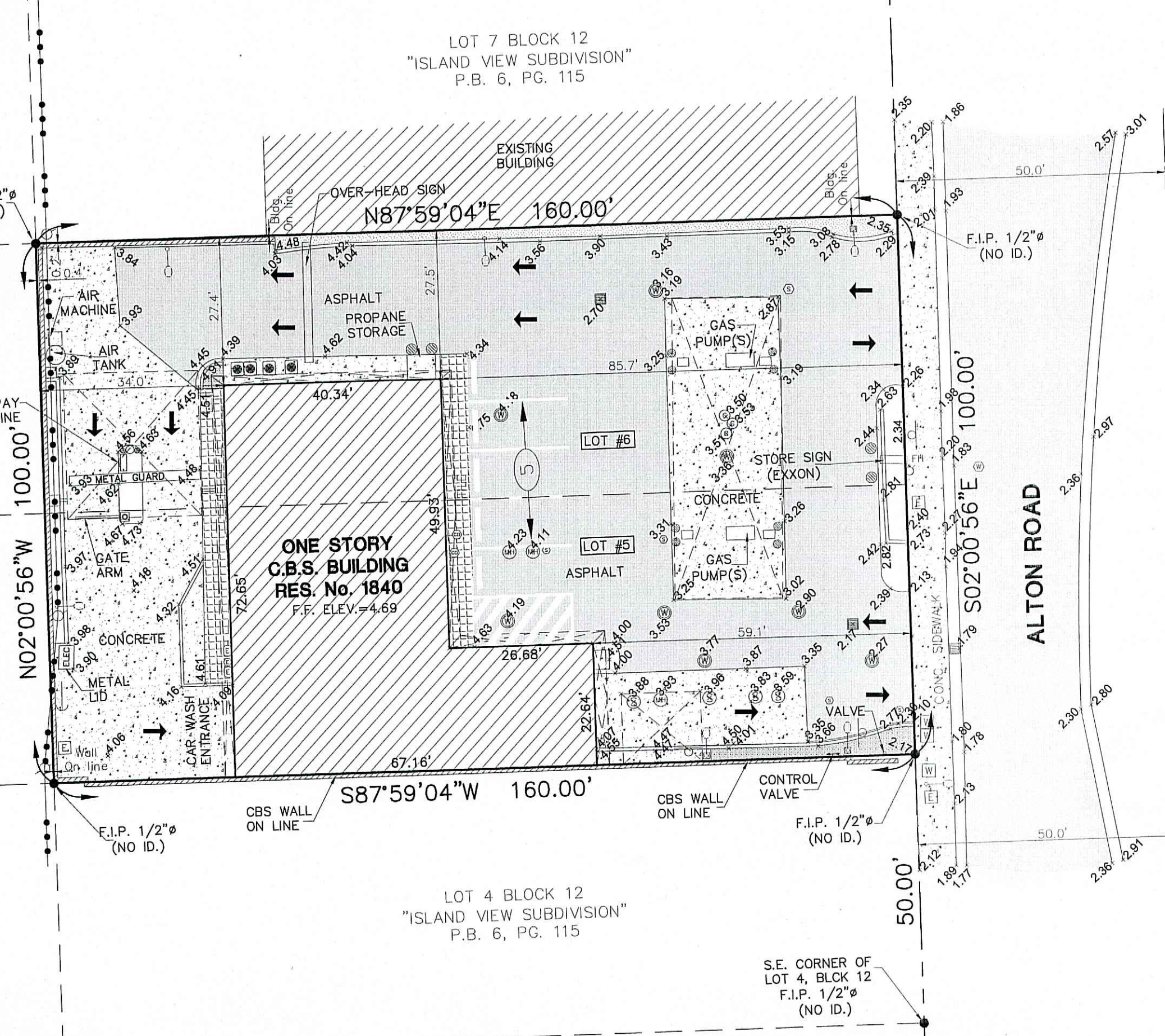
LOT 11 BLOCK 12  
"ISLAND VIEW SUBDIVISION"  
P.B. 6, PG. 115

LOT 12 BLOCK 12  
"ISLAND VIEW SUBDIVISION"  
P.B. 6, PG. 115

LOT 13 BLOCK 12  
"ISLAND VIEW SUBDIVISION"  
P.B. 6, PG. 115

LOT 7 BLOCK 12  
"ISLAND VIEW SUBDIVISION"  
P.B. 6, PG. 115

LOT 4 BLOCK 12  
"ISLAND VIEW SUBDIVISION"  
P.B. 6, PG. 115



## PORTION SECTIONS 33 AND 34 - TOWNSHIP 53 SOUTH - RANGE 42 EAST



## LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
●	FOUND IRON REBAR	⚡	BACKFLOW PREVENTER
○	FOUND IRON PIPE WITH CAP	Ⓜ	GAS METER
—	CBS PROPERTY LINE	Ⓜ	PEDESTRIAN SIGNAL
R/W	RIGHT-OF-WAY	Ⓜ	ELECTRIC UTILITY BOX
CBS	CONCRETE BLOCK STUCCO	Ⓜ	LIGHT POLE
N.A.V.D.	NATIONAL GEODETIC VERTICAL DATUM	Ⓜ	SOY ANCHOR
PI	PLAT BOOK	Ⓜ	WATER METER
PG	PAGE	Ⓜ	WATER VALVE
F.N.D.	FOUND NAIL & DISK	Ⓜ	GREASE-TRAP MANHOLE
—	NUMBER OF PARKING SPACES	Ⓜ	SANITARY SEWER CLEAN-OUT
Δ	BETA ANGLE OF CURVE	Ⓜ	SANITARY SEWER MANHOLE
R	RADIUS DISTANCE OF CURVE	Ⓜ	SANITARY SEWER VALVE
A	ARC DISTANCE OF CURVE	Ⓜ	MANHOLE UNKNOWN
CH	CHORD DISTANCE OF CURVE	Ⓜ	DRAINAGE MANHOLE
N.T.S.	NOT TO SCALE	Ⓜ	SIGNAL MAST ARM
T.B.M.	TEMPORARY BENCH MARK	Ⓜ	CABLE TV BOX
F.F.E.	FINISH FLOOR ELEVATION	Ⓜ	POST
PLNT	PLANTER	Ⓜ	SOIL
F.B.H.	FOUND BENCH HOLE	Ⓜ	MAILBOX
F.I.P.	FOUND IRON PIPE	Ⓜ	CONCRETE UTILITY POLE
F.I.R.	FOUND IRON REBAR	Ⓜ	QUANDARY
○	CATCH BASIN	Ⓜ	F.P. TRANSFORMER
Ⓜ	ELECTRICAL WALL PANEL	Ⓜ	WOOD UTILITY POLE
Ⓜ	FIRE HYDRANT	Ⓜ	TREE NUMBER
Ⓜ	DRAINAGE CURB INLET	Ⓜ	UTILITY STRUCTURE NUMBER
Ⓜ	WOOD FENCE	Ⓜ	CBS WALL
Ⓜ	IRON FENCE	Ⓜ	EASEMENT LINE
Ⓜ	IRON ROLLING GATE	Ⓜ	X-UTL-DRAIN
Ⓜ	IRON SWING GATE	Ⓜ	X-UTL-SALT
Ⓜ	CHAIN-LINK FENCE	Ⓜ	OVERHEAD UTILITY LINE
Ⓜ	CHAIN-LINK ROLLING GATE	Ⓜ	EXISTING ELEVATION
Ⓜ	CHAIN-LINK SWING GATE	Ⓜ	GRAVEL
Ⓜ	FENCE-OTHER	Ⓜ	BRICK
Ⓜ	TRIE	Ⓜ	BUILDING HATCH
Ⓜ	PAVE TREE	Ⓜ	CONCRETE
Ⓜ	PALM TREE	Ⓜ	TILE
Ⓜ	PROPERTY LINE	Ⓜ	ASPHALT PAVEMENT
Ⓜ	RIGHT-WAY LINE	Ⓜ	HANDICAP TACTILE STRIP

## SURVEYOR'S NOTES:

### SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the original Survey was on November 04, 2021.

### SECTION 2) LEGAL DESCRIPTION:

Lots 5 and 6, Block 12 of "ISLAND VIEW SUBDIVISION" of the Alton Beach Realty Company, according to the Plat thereof, as recorded in Plat Book 6, Page 115, of the Public Records of Miami-Dade County, Florida.

Property Address and Tax Folio Number:  
1840 Alton Rd. Miami Beach, Florida 33139  
Folio No.: 02-3233-012-0170

**HADONNE**  
LAND SURVEYOR AND MAPPERS  
LAND DEVELOPMENT CONSULTANTS  
SUBSURFACE UTILITY ENGINEERING  
1985 NW 88th Court, Suite 101 • Doral, FL 33172 • P: +1(305)288-1188 • F: +1(305)207-8845 • W: www.hadonne.com

**MAP OF BOUNDARY SURVEY**  
for  
**Arkadia Property Group**  
of  
**1840 ALTON ROAD, MIAMI BEACH, FLORIDA 33139**

Field Book: FILE	Job No.: <b>21135</b>
DRAWN BY: MM	
TECH BY: RI	
QA/QC BY: AH	<b>1/1</b>

REVISIONS			
1.	6.	11.	16.
2.	7.	12.	17.
3.	8.	13.	18.
4.	9.	14.	19.
5.	10.	15.	20.