SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST LYING AND BEING IN MIAMI-DADE COUNTY FLORIDA



## TITLE REVIEWS:

ALL THE FOLLOWING DOCUMENTS, LISTED IN SCHEDULE B-II OF THE TITLE COMMITMENT FILE NUMBER: 1292027, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATE EFFECTIVE AS OF JUNE 10, 2022 AT 11:00 PM, FURNISHED BY THE CLIENT TO THE UNDERSIGNED WERE REVIEWED TO SHOW ANY MATTER AFFECTING

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT. CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY.

I. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (NOT SURVEY-MATTER)

2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2022 AND SUBSEQUENT

b. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS. (NOT

c. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF (VISIBLE ABOVE GROUND ENCROACHMENT CONSISTS OF: TILES, CONCRETE PAD AND A PORTION OF WALL FALLING INSIDE THE FASEMENT TOGETHER WITH A PORTION OF WALLS ALONG THE WEST SOUTH AND FAST BOUNDARY LINES AND FENCE, TILE AND STEPS ALONG THE EAST BOUNDARY LINE FALLING OUTSIDE THE SUBJECT PROPERTY.

d. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS

ALL THOSE AS SHOWN ON THE SKETCH OF SURVEY)

e. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. (NOT SURVEY-MATTER)

3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS. (NOT SURVEY-MATTER)

4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY

5. RESTRICTIONS, CONDITIONS, RESERVATIONS, FASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, AS RECORDED IN PLAT BOOK 2, PAGE 77, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, (AFFECTS THE PROPERTY)

6. TERMS AND CONDITIONS OF VARIANCE BEFORE THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF MIAMI BEACH RECORDED IN BOOK 12296, PAGE 284, AND IN O.R. BOOK 12296, PAGE 290, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS THE PROPERTY, NOT PLOTTABLE).

7. HISTORIC PRESERVATION BOARD ORDER RECORDED IN 0. R. BOOK 20143, PAGE 4468, IN O.R. BOOK 20943, PAGE 3977, AND BOOK 32041, PAGE 1844, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS THE

8. EASEMENT TO FLORIDA POWER AND LIGHT COMPANY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ELECTRIC UTILITY FACILITIES CONTAINED IN INSTRUMENT RECORDED DECEMBER 14, 2004, UNDER O.R. BOOK 22905, PAGE 1685, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS THE PROPERTY AS SHOWN ON

9. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES INCLUDING PARTIES IN POSSESSION, HOTEL GUESTS

# PROPERTY ADDRESS:

SUBJECT PROPERTY (THE PROPERTY) MEANS THE REAL PROPERTY

SUBJECT PROPERTY (THE PROPERTY) AS FOLLOWS:

FOLIO No.: 02-3234-019-0400 MIAMI BEACH, FL 33139

15,000 SQUARE FEET AND/OR 0.344 ACRES MORE OR LESS.

N-1 = A PORTION OF THE CBS WALL, CONCRETE AND THE BRICK ALONG

THE WEST & NORTH BOUNDARY LINE, FALLS INSIDE THE EASEMENT.

N−2 = A PORTION OF THE CBS WALL ALONG THE SOUTH, WEST & EAST BOUNDARY LINES AND THE WOOD FENCE AND STEPS ALONG THE EAST BOUNDARY LINE, FALLS OUTSIDE THE PROPERTY.

No.& NAME

MANHOLE

MANHOLE

(3) DRAINAGE

MANHOLE

(4) CATCH

BASIN

# PROJECT NAME:

2207-0196 ALTA/NSPS SURVEY

LOCATION MAP, LEGAL DESCRIPTION, SURVEYOR'S NOTES, TITLE REVIEW COMMENTS & SKETCH

CLIENT: N/A CLIENT ADDRESS: **N/A** 

TYPE OF PROJECT:

PROJECT LOCATION: SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST MIAMI-DADE COUNTY, FLORIDA

STRUCTURE CHART

5.18 | S. 10" PIPE, IN.EL.=(-)0.57

4.98 | E. PIPE, IN.EL.=(-)0.98

4.74 E. PIPE, IN.EL.=0.64

W. PIPE, IN.EL.=0.18

(2) DRAINAGE 4.86 N.&.S. PIPE, IN.EL.=(-)1.64

INVERT ELEVATIONS

N. 10" PIPE, IN.EL.=(-)0.52

E. 6" PIPE, IN.EL.=(-)0.47

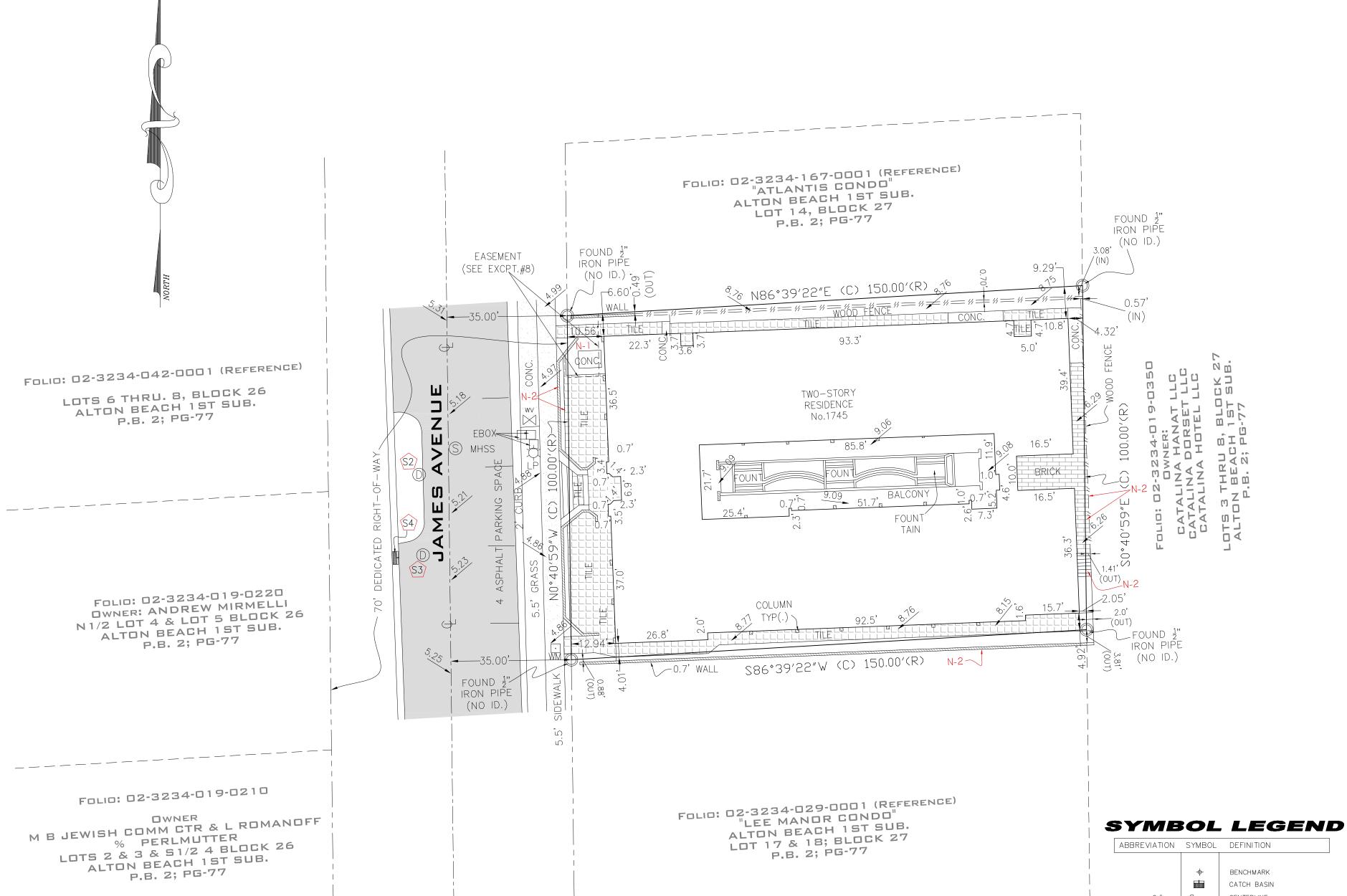
W. 6" PIPE, IN.EL.=(-)0.47

N.&.S. PIPE, IN.EL.=(-)1.52

DIRTY

DIRTY





## CENTERLINE CHAIN LINK FENCE — он — OVERHEAD WIRE ELEV. ELEVATION (EXISTING) PLAT BOOK RIGHT OF WAY SECTION CORNER SEWER MANHOLE DENOTES CALCULATE WATER VALVE WOOD POWER POLE CONCRETE DENOTES RECORD DENOTES SPOT ELEVATION STRUCTURE NUMBER

CONCRETE BLOCK STRUCTURE

GRAPHIC SCALE 1 inch = 20 ft.

### **LEGAL DESCRIPTION:**

THE LAND IS DESCRIBED AS FOLLOWS: LOTS 15 AND 16, BLOCK 27, FISHER'S FIRST ADDITION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 77, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

### SURVEYOR'S NOTES:

1) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE HEREIN LEGAL DESCRIPTION: PROVIDED BY CLIENT.

2) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS ALTA/NSPS LAND TITLE SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WAS MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.

3) ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17.51FAC), IS "RESIDENTIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.

4) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.

5.) TYPE OF SURVEY: ALTA/NSPS LAND TITLE SURVEY.

6.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. 7.) THE SUBJECT PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE "AE", THE BASE FLOOD ELEVATION 8.0 AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP No. 12086C0317, COMMUNITY

8) MIAMI-DADE BENCH MARK USED: Y-310-R ELEVATION= 5.62 (N.G.V.D.29)

No. 120651, SUFFIX "L", MAP REVISED: SEPTEMBER 11, 2009.

- Location1: 17 ST ----- 52' NORTH OF C/L. - Location2: WASHINGTON AVE ----- 52' WEST OF C/L

- Description: PK NAIL AND ALUMINUM WASHER IN CONC SIDEWALK NEAR TRAFFIC CONTROL BOX. - Locator: 3225 SW

9) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 20 FEET OR SMALLER. 10) THE SOURCES OF DATA USED FOR THE PREPARATION OF THIS ALTA/NSPS LAND TITLE SURVEY ARE IN "FÍSHER'S FIRST ADDITION OF ALTON BEACH" AS RECORDED IN PLAT BOOK 2, AT PAGE 77, OF THE PUBLIC RECORDS OF

11.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. FOOT

12.) BEARINGS SHOWN HEREON AND NORTH ARROW DIRECTION ARE BASED ON AN ASSUMED VALUE OF N 00°40'59" W, ALONG THE CENTERLINE OF JAMES AVENUE, A PUBLIC DEDICATED RIGHT-OF-WAY OF MIAMI-DADE COUNTY, FLORIDA, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

13.) FIELD WORK SURVEY DATE: 08-01-2022.

14.) TOTAL AREA OF PROPERTY: 15,000 SQ.FT. OR 0.344 ACRES MORE OR LESS

15.) PROPERTY ADDRESS: 1745 JAMES AVE. Miami Beach, FL 33139 a.) THE SURVEYED PROPERTY IS WITHIN THE JURISDICTION OF THE CITY OF MIAMI BEACH AND IS CURRENTLY ZONED: RM-2.

16.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.

17.) OWNERSHIP: SUBJECT TO OPINION OF TITLE.

18.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.

19.) THE SUBJECT PROPERTY HAS DIRECT AND UNIMPEDED PEDESTRIAN AND VEHICULAR ACCESS TO AND FROM JAMES AVENUE, A DEDICATED PUBLIC RIGHT-OF-WAY.

20.) THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN THE TITLE OF COMMITMENT NO.:1292027 WITH AN EFFECTIVE DATE OF JUNE 10, 2022 AT 11:00 PM 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.

21.) ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.

23.) 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. (EXCEPT AS SHOWN).

24.) THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE PROPERTY IS FIVE (5), INCLUDING NONE DESIGNATED HANDICAP SPACES, AND TO THE EXTENT POSSIBLE, ARE GRAPHICALLY SHOWN HEREON.

25.) THERE NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY. 26.) THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO THE CITY

27.) THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

28.) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR

AND MAPPER. 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.

29.) PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST, BUT THIS ITEM SHALL NOT BE ADDRESSED ON THE FACE OF THE PLAT OR MAP.

30.) THIS ALTA/NSPS LAND TITLE SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THIS CERTIFICATE DOES NOT EXTENDED TO ANY UNNAMED PARTY:

- BAY TITLE COMPANY - LV LENDING LLC

- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

# SURVEYOR'S CERTIFICATES:

- 1745 JAMES LLC - BAY TITLE COMPANY

LV LENDING LLC

- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

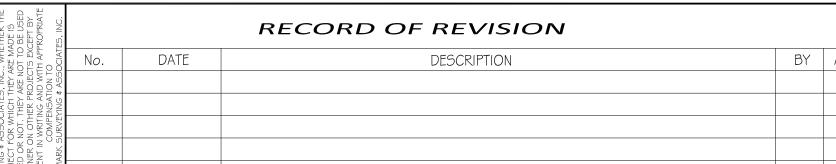
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS,INCLUDES ITEMS 1, 2, 3, 4, 6, 7, 8, 9, 10 (ONLY WHERE PARTY WALLS ARE PRESENT, 11, 12, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON AUGUST 01, 2022

DATE OF PLAT OR MAP: AUGUST 04, 2022

THE UNDERSIGNED FURTHER CERTIFIES THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS ALTA SURVEY MAP IS TRUE AND CORRECT, THAT IT WAS MADE UNDER MY DIRECT SUPERVISION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYOR AND MAPPER CHAPTER 51:17:050 TROUGH 5J-17:052 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO CHAPTER 172. OF FLORIDA STATUTE. SUBJECT TO NOTES AND NOTATIONS

SIGNED FOR THE FIRM
ARTURO MENDIGUTIA, P.S. STATE P.S. NO. 5844-STATE OF FLORIDA NOT VALID WITHOUT FOR THE FIRM THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT MALTEN CONSENT OF THE SIGNING PARTY OR PARTIES IN A DIGITAL FORMAT NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED





LANDMARK SURVEYING & ASSOCIATES, INC.

FAX: (305) 556-4003 WWW.LMSURVEYING.COM REQUEST@LMSURVEYING.COM LB No. 7633

PROFESSIONAL SURVEYORS

AND MAPPERS

PO.BOX 127601 HIALEAH, FLORIDA 33012

PHONE: (305) 556-4002

Scale: **1' = 20'** 

Drawn by: M.GUZMAN

Check by: **A.MENDIGUTIA** 

Date: **08-04-2022**