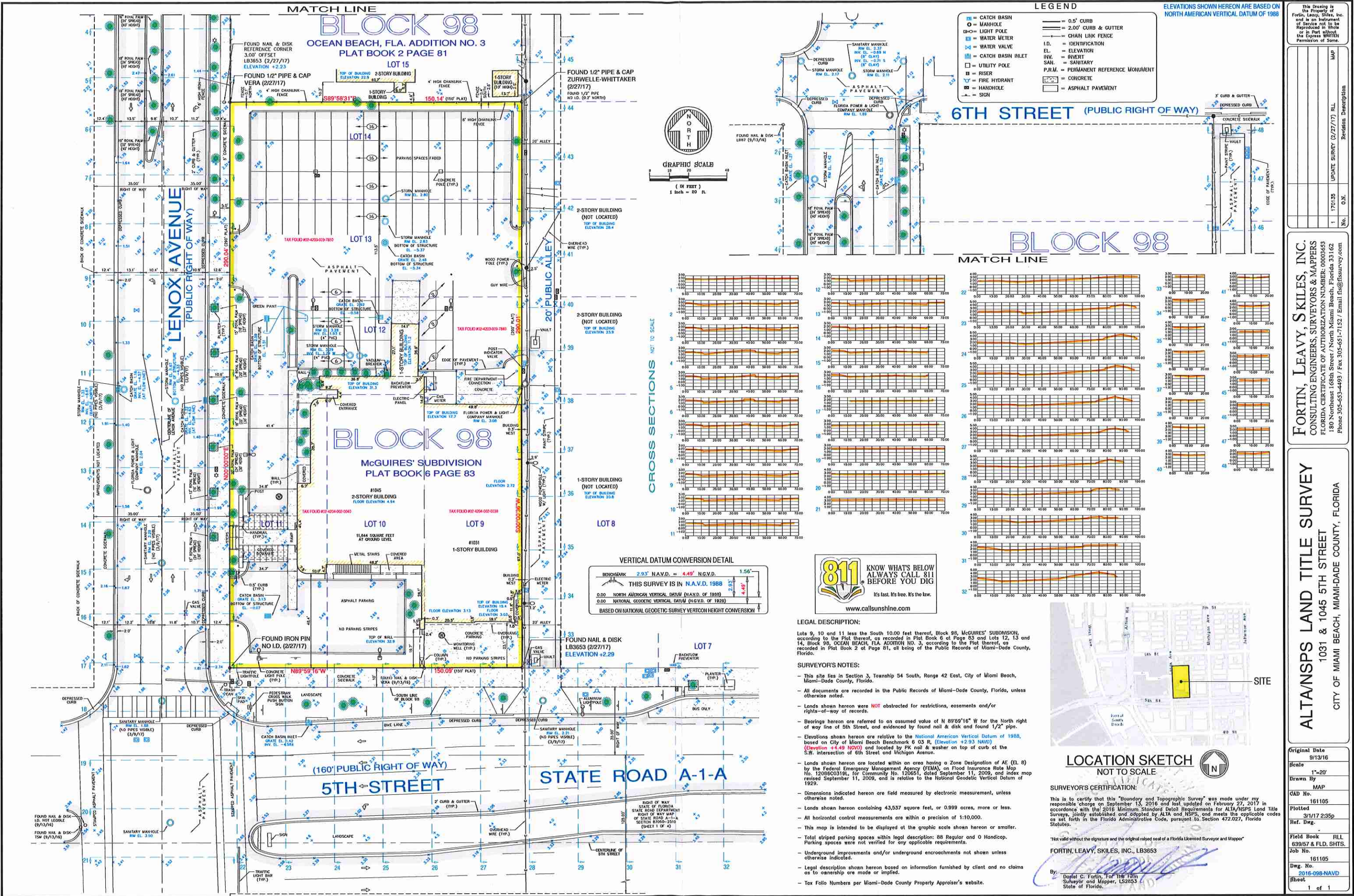
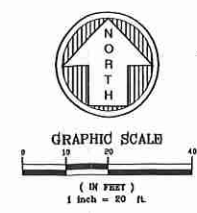


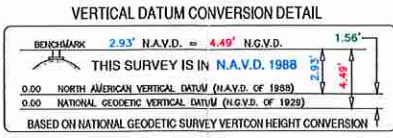


- LEGEND**
- = 0.5' CURB
 - = 2.0' CURB & GUTTER
 - = CHAIN LINK FENCE
 - I.D. = IDENTIFICATION
 - EL. = ELEVATION
 - INV. = INVERT
 - SAN. = SANITARY
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - = CONCRETE
 - = ASPHALT PAVEMENT
- = CATCH BASIN
 - = MANHOLE
 - = LIGHT POLE
 - = WATER METER
 - = WATER VALVE
 - = CATCH BASIN INLET
 - = UTILITY POLE
 - = RISER
 - = FIRE HYDRANT
 - = HANDHOLE
 - = SIGN

ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988



CROSS SECTIONS NOT TO SCALE



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LEGAL DESCRIPTION:

Lots 9, 10 and 11 less the South 10.00 feet thereof, Block 98, McGuire's Subdivision, according to the Plat thereof, as recorded in Plat Book 6 at Page 83 and Lots 12, 13 and 14, Block 98, OCEAN BEACH, FLA. ADDITION NO. 3, according to the Plat thereof, as recorded in Plat Book 2 at Page 81, all being of the Public Records of Miami-Dade County, Florida.

- SURVEYOR'S NOTES:**
- This site lies in Section 3, Township 54 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
 - All documents are recorded in the Public Records of Miami-Dade County, Florida, unless otherwise noted.
 - Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.
 - Bearings hereon are referred to an assumed value of N 89°59'16" W for the North right of way line of 5th Street, and evidenced by found nail & disk and found 1/2" pipe.
 - Elevations shown hereon are relative to the National American Vertical Datum of 1988, based on City of Miami Beach Benchmark 6 03 R, (Elevation +2.93 NAVD) (Elevation +4.49 NGVD), and located by PK nail & washer on top of curb at the S.W. intersection of 6th Street and Michigan Avenue.
 - Lands shown hereon are located within an area having a Zone Designation of AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0319L, for Community No. 120651, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
 - Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
 - Lands shown hereon contain 43,537 square feet, or 0.999 acres, more or less.
 - All horizontal control measurements are within a precision of 1:10,000.
 - This map is intended to be displayed at the graphic scale shown hereon or smaller.
 - Total striped parking spaces within legal description: 88 Regular and 0 Handicap. Parking spaces were not verified for any applicable requirements.
 - Underground improvements and/or underground encroachments not shown unless otherwise indicated.
 - Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.
 - Tax Folio Numbers per Miami-Dade County Property Appraiser's website.

LOCATION SKETCH
NOT TO SCALE

SURVEYOR'S CERTIFICATION:

This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on September 13, 2016 and last updated on February 27, 2017 in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By: *[Signature]*
Doriel C. Fortin, For The Firm
Surveyor and Mapper, LS2653
State of Florida.

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an instrument of Service not to be reproduced in whole or in part without the Express Written Permission of Some.

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

ALTANS/PS LAND TITLE SURVEY
1031 & 1045 5TH STREET
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	9/13/16
Scale	1"=20'
Drawn By	MAP
CAD No.	161105
Plotted	3/17/23sp
Ref. Dwg.	
Field Book	RL 639/57 & FLD. SHTS.
Job No.	161105
Dwg. No.	2016-098-NAVD
Sheet	1 of 1