

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

CERTIFICATE OF AUTHORIZATION # LB-8023

Survey Pros, Inc.

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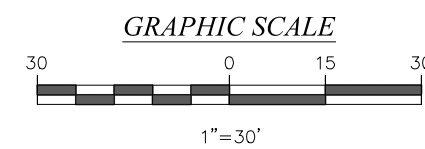
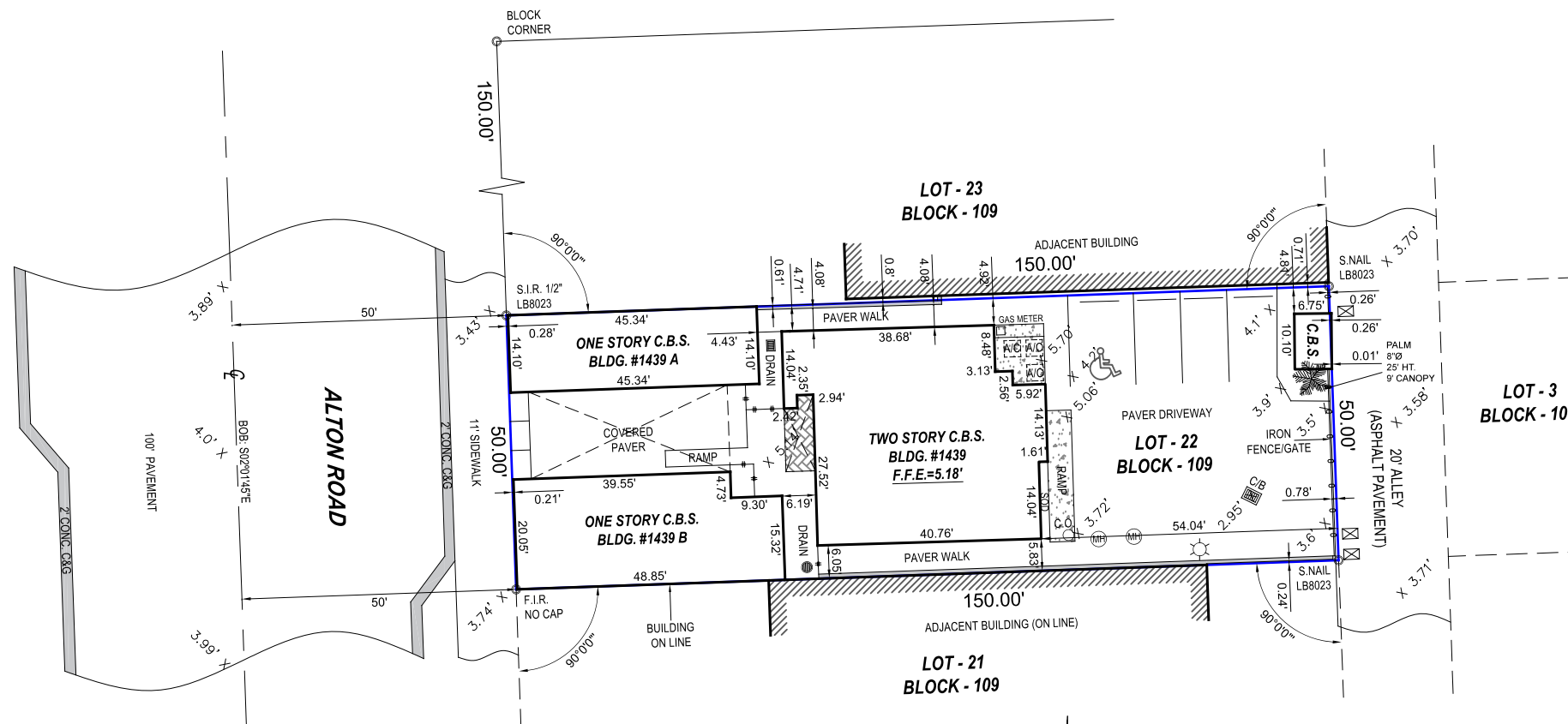
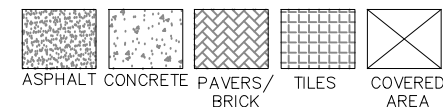
LEGEND

ABBREVIATIONS:

A = ARC DISTANCE
 AC = AIR CONDITIONER PAD
 BCR = BROWARD COUNTY RECORDS
 BLDG = BUILDING
 BM = BENCH MARK
 BOB = BASIS OF BEARINGS
 CBS = CONCRETE BLOCK & STUCCO
 (C) = CALCULATED
 C&G = CURB & GUTTER
 CLF = CHAIN LINK FENCE
 COL = COLUMN
 D.E. = DRAINAGE EASEMENT
 D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
 D/W = DRIVEWAY
 EB = ELECTRIC BOX
 ENC. = ENCROACHMENT
 EP = EDGE OF PAVEMENT
 EW = EDGE OF WATER
 FDH = FOUND DRILL HOLE
 FFE = FINISHED FLOOR ELEVATION
 FIP = FOUND IRON PIPE (NO ID)
 FIR = FOUND IRON ROD (NO ID)
 FN = FOUND NAIL (NO ID)
 FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
 L.E. = LANDSCAPE EASEMENT
 L.M.E. = LAKE MAINTENANCE EASEMENT
 (M) = MEASURED
 MDCR = MIAMI-DADE COUNTY RECORDS
 MH = MAN HOLE
 ML = MONUMENT LINE
 (P) = PLAT
 PB = PLAT BOOK
 PC = POINT OF CURVATURE
 PCP = PERMANENT CONTROL POINT
 PE = POOL EQUIPMENT PAD
 PG = PAGE
 PI = POINT OF INTERSECTION
 PL = PLANTER
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 PRC = POINT OF REVERSE CURVATURE
 PRM = PERMANENT REFERENCE MONUMENT
 PT = POINT OF TANGENCY
 R = RADIUS DISTANCE
 (R) = RECORD
 R/W = RIGHT-OF-WAY
 RES = RESIDENCE
 SIP = SIP LB#8023
 SND = SET NAIL & DISK LB#8023
 STL = SURVEY TIE LINE
 SWK = SIDEWALK
 (TYP) = TYPICAL
 UB = UTILITY BOX
 U.E. = UTILITY EASEMENT
 W/F = WOOD FENCE

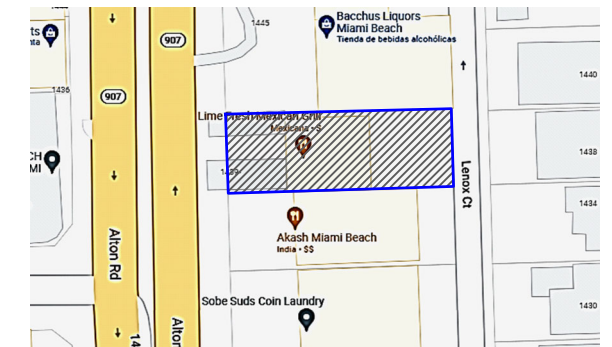
SYMBOLS:

☐ = TELEPHONE RISER
 ☐ = CABLE TV RISER
 ☐ = WATER METER
 X 0.00 = ELEVATION
 (00°) = ORIGINAL LOT DISTANCE
 Δ = CENTRAL ANGLE
 C = CENTER LINE
 W = WATER VALVE
 ☐ = CURB INLET
 ☐ = FIRE HYDRANT
 ☐ = LIGHT POLE
 ☐ = CATCH BASIN
 ☐ = UTILITY POLE
 ☐ = DRAINAGE MANHOLE
 ☐ = SEWER MANHOLE
 —●— = METAL FENCE
 —■— = WOOD FENCE
 —*— = CHAIN LINK FENCE
 - - - = EASEMENT
 ——— = BOUNDARY LINE
 —○— = OVERHEAD UTILITY LINE



LOCATION MAP:

NOT TO SCALE



PROPERTY ADDRESS:

1439 ALTON ROAD, MIAMI BEACH, FL. 33139

LEGAL DESCRIPTION:

LOT 22, BLOCK 109, OF OCEAN BEACH, FLA. 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.

FLOOD ZONE INFORMATION:

THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE BASE FLOOD ELEVATION 8
 COMMUNITY NAME & NUMBER CITY OF MIAMI BEACH 120651
 MAP & PANEL NUMBER 12086C0317 SUFFIX L

SURVEYOR'S NOTES:

- ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
- NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
- THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
- ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 8023.
- THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
- FENCE OWNERSHIP IS NOT DETERMINED.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
- BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT. THE CENTERLINE OF ALTON ROAD BEARS S02°01'45"E.

BENCHMARK INFORMATION:

NAME: D-149
 ELEV(NGVD29): 4.18
 ELEV(NAVD88): 2.62
 LOCATION1: NE 15 ST --- 37' SOUTH OF C/L
 LOCATION2: MERIDIAN AVE --- 32' WEST OF C/L
 DESCRIPTION1: PK NAIL AND BRASS WASHER IN CONC GUTTER AT SW CORNER OF INTERSECTION

CERTIFIED TO:

RAYMOND RIGAZIO

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

SEAL

AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

NICOLAS DEL VENTO
 PROFESSIONAL SURVEYOR & MAPPER
 STATE OF FLORIDA LIC. # 6945

DATE OF ORIGINAL FIELD WORK: 01/20/2022
 JOB#: 22017504
 DRAWN BY: ADRIEL
 CAD FILE: RIGAZIO
 SHEET 1 OF 1