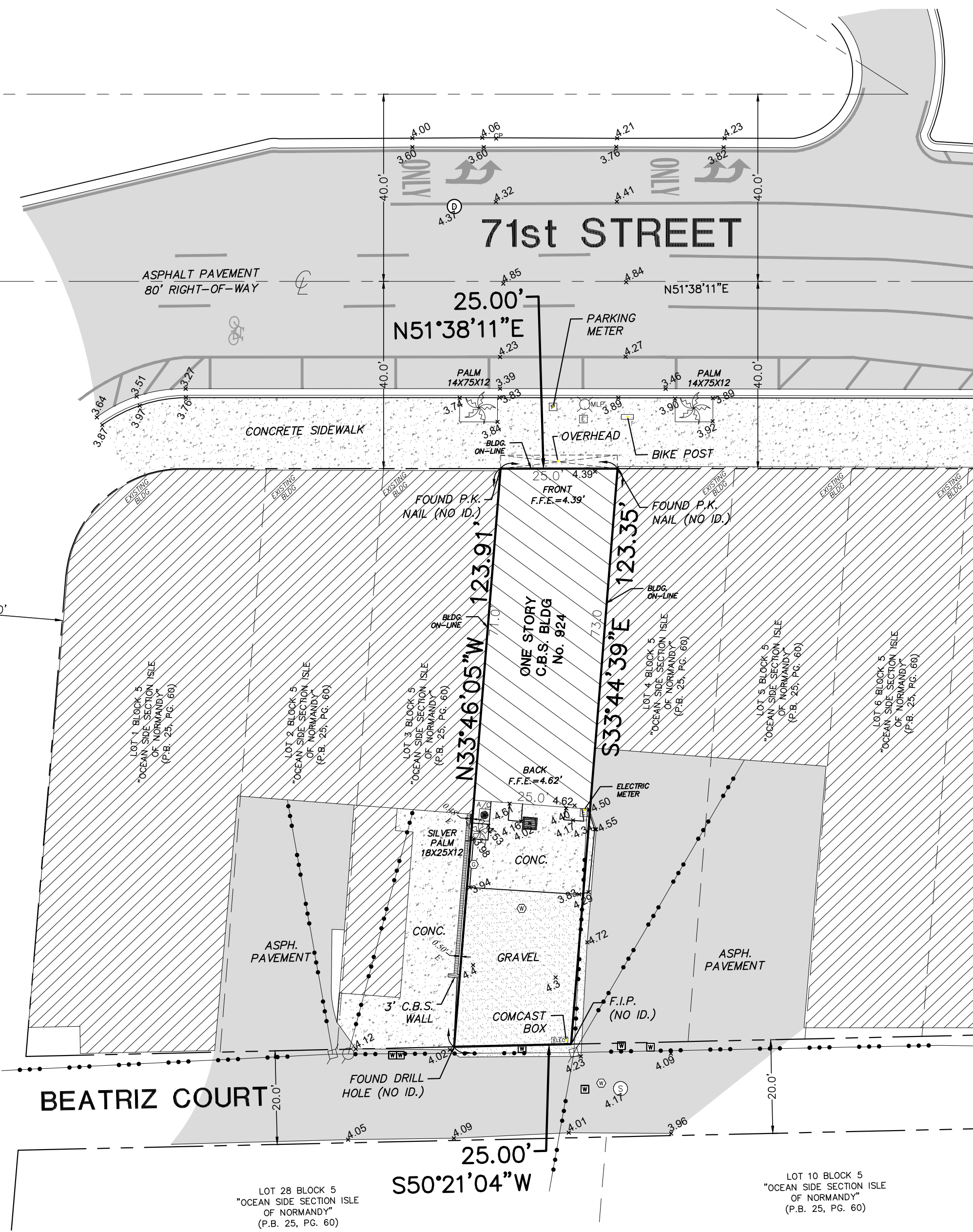
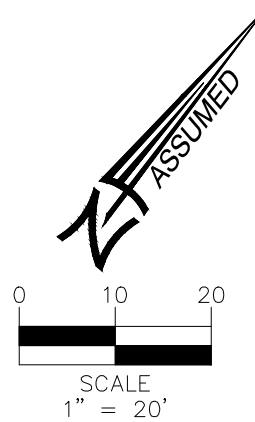


MAP OF BOUNDARY SURVEY



SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Boundary Survey was on March 06, 2023.

SECTION 2) LEGAL DESCRIPTION:

Lot 4, in Block 5, of "OCEAN SIDE SECTION OF ISLE OF NORMANDY", according to the Plat thereof, recorded in Plat Book 25, at Page 60, of the Public Records of Miami-Dade County, Florida, more commonly known as 924 71st Street, Miami Beach FL 33141.

Property Address and Tax Folio Number:

924 71st Street,
Miami Beach, Florida, 33141
Folio No.: 02-3210-013-0490

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice 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.

Plat of "OCEAN SIDE SECTION OF ISLE OF NORMANDY", recorded in Plat Book 26, at Page 70, Miami-Dade County Records.

Quit-Claim Deed, dated August 20th, 2009, recorded in Official Records Book 26986, Page 283, Miami-Dade County Records.

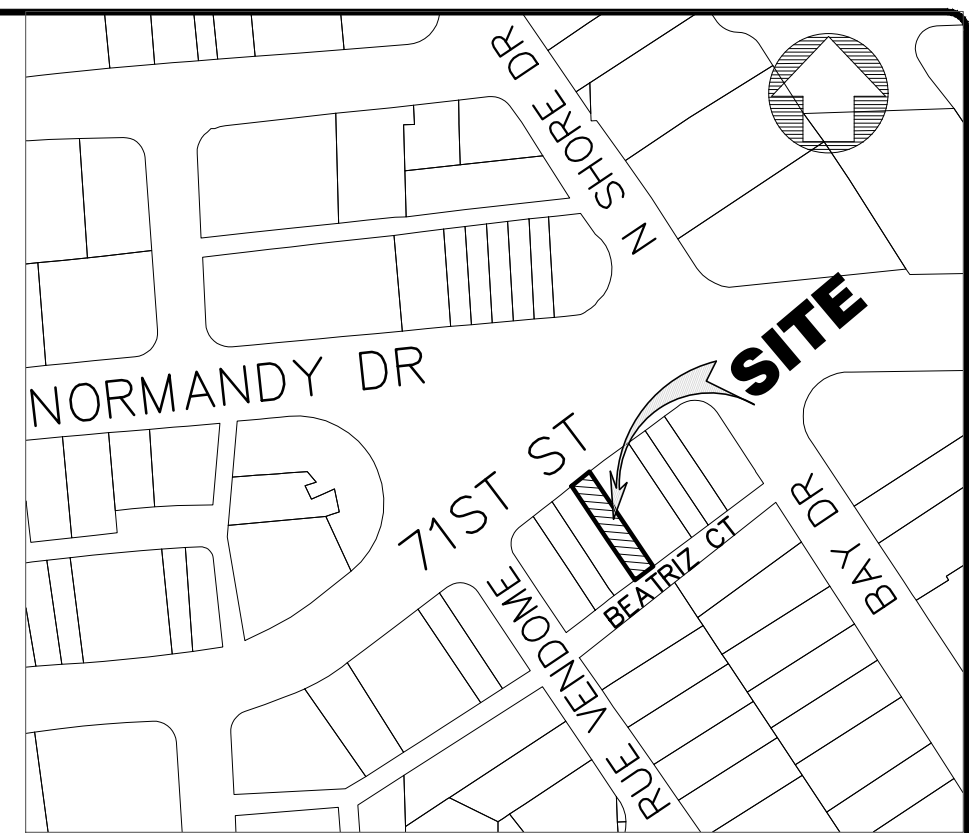
Bearings as shown hereon are based upon the Center Line of 71st STREET with an assumed bearing of N51°38'11"E, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "AE", with a Base Flood Elevation of 8.0 Feet as per Federal Emergency Management Agency (FEMA) Community Number 120651 (City of Miami Beach), Map Panel No. 12086C0307, Suffix L, Map Revised Date: September 11, 2009.

Legal Description was furnished by client.

City of Miami Municipal Atlas, Sheet No. 32 G, prepared by the City of Miami, Department of Engineering.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number M-313, Elevation 4.47 feet.



LOCATION MAP

SECTION 5) LIMITATIONS:

Since no other information were furnished other than that 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 that may appear in the 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:

GUS MANESSIS

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

NOTICE: Not valid without the original signature and 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.

LEGEND:

- | | | | |
|---|---------------------------------|---------------|-----------------------|
| DRWY = DRIVEWAY | F.I.P. = FOUND IRON PIPE | ELECTRIC BOX | RIGHT OF WAY LINE |
| P.B. = PLAT BOOK | F.I.R. = FOUND IRON REBAR | CABLE TV BOX | PROPERTY LINE |
| P.C. = PAGE | M.V. = MEASURED VALUE | WIRE PULL BOX | EASEMENT LINE |
| C.L. = CENTER LINE | R.V. = RECORD VALUE | WIRE PULL BOX | IRON FENCE |
| CONC. = CONCRETE | F.F.E. = FINISH FLOOR ELEVATION | WIRE PULL BOX | WOOD FENCE |
| F.N.D. = FOUND NAIL/DISK | F.F.E. = FINISH FLOOR ELEVATION | WIRE PULL BOX | CHAIN LINK FENCE |
| R/W = RIGHT OF WAY | M.M. = METAL METER | WIRE PULL BOX | OVERHEAD UTILITY LINE |
| SEC. = SECTION | G.V. = GAS VALVE | WIRE PULL BOX | |
| SKW = SIDEWALK | M.L.P. = METAL LIGHT POLE | WIRE PULL BOX | |
| BLDG. = BUILDING | W.V. = WATER VALVE | WIRE PULL BOX | |
| C.B. = CATCH BASIN | C.P.P. = CONCRETE POWER POLE | WIRE PULL BOX | |
| C.B.S. = CONCRETE BLOCK STRUCTURE | W.P.P. = WOODEN POWER POLE | WIRE PULL BOX | |
| BL. = BASELINE | M.H. = MANHOLE | WIRE PULL BOX | |
| N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM | D.M. = DRAINAGE MANHOLE | WIRE PULL BOX | |
| PL. = PROPERTY LINE | S.S.M. = SANITARY SEWER MANHOLE | WIRE PULL BOX | |
| N.T.S. = NOT TO SCALE | E. = ELEVATION | WIRE PULL BOX | |
| 30° = ANGLE | | WIRE PULL BOX | |

REVISIONS		
1.	6.	16.
2.	7.	17.
3.	8.	18.
4.	9.	19.
5.	10.	20.

HADONNE
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1985 NW 88th Court, Suite 101 - Doral, FL 33172 - P: +1(305)266-1188 - F: +1(305)207-6845 - W: www.hadonne.com

MAP OF BOUNDARY SURVEY
for
GUS MANESSIS
of
924 71st STREET, MIAMI BEACH, FL 33141

Field Book: FILE	Job No.: 23026
DRAWN BY: M.M.	
TECH BY: R.I.	
QA/QC BY: J.S.	1/1