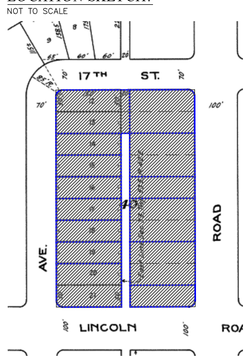
MAP OF BOUNDARY & TREE SURVEY

CERTIFICATE OF AUTHORIZATION # LB-8023
Survey Pros, Inc.
4348 SW 74TH AVENUE, MIAMI, FL. 33155
PH: (305) 767-6802 (main)
MIAMI-DADE | BROWARD | PALM BEACH | MONROE | HILLSBOROUGH | PINELLAS
www.survey-pros.com



LOCATION SKETCH:

NOT TO SCALE



PROPERTY ADDRESS:

1245 LINCOLN ROAD, MIAMI BEACH, FL. 33139 (FOLIO: 02-3233-017-0100)
1656 ALTON ROAD, MIAMI BEACH, FL. 33139 (FOLIO: 02-3234-017-0160)
1664 ALTON ROAD, MIAMI BEACH, FL. 33139 (FOLIO: 02-3234-017-0170)
1676 ALTON ROAD, MIAMI BEACH, FL. 33139 (FOLIO: 02-3234-017-0180)
1677 WEST AVENUE, MIAMI BEACH, FL. 33139 (FOLIO: 02-3233-017-0050)
1680 ALTON ROAD, MIAMI BEACH, FL. 33139 (FOLIO: 02-3234-017-0190)
1681 WEST AVENUE, MIAMI BEACH, FL. 33139 (FOLIO: 02-3233-017-0040)
1683 WEST AVENUE, MIAMI BEACH, FL. 33139 (FOLIO: 02-3233-017-0030)
1698 ALTON ROAD, MIAMI BEACH, FL. 33139 (FOLIO: 02-3234-017-0200)

LEGAL DESCRIPTION:

FOLIO: 02-3233-017-0100
LOTS 20 AND 21, BLOCK 40, OF THE ALTON BEACH REALTY COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 165, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND,

FOLIO: 02-3234-017-0160
LOTS 2 AND 3, BLOCK 40, OF FIRST ADDITION TO COMMERCIAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND,

FOLIO: 02-3234-017-0170
LOTS 4 AND 5, BLOCK 40, OF FIRST ADDITION TO COMMERCIAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND,

FOLIO: 02-3234-017-0180
LOT 6, BLOCK 40, OF FIRST ADDITION TO COMMERCIAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND,

FOLIO: 02-3233-017-0050
LOT 15, BLOCK 40, OF THE ALTON BEACH REALTY COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 165, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND,

FOLIO: 02-3234-017-0190
LOTS 7 AND 8, BLOCK 40, OF FIRST ADDITION TO COMMERCIAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND,

FOLIO: 02-3233-017-0040
LOT 14, BLOCK 40, OF THE ALTON BEACH REALTY COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 165, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND,

FOLIO: 02-3233-017-0030
LOTS 12 AND 13, AND THE 20 FEET OF ALLEY LYG. & E ADJ. CLOSED PER RES #2016-26489, BLOCK 40, OF THE ALTON BEACH REALTY COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 165, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND,

FOLIO: 02-3234-017-0200
LOTS 9 AND 10, BLOCK 40, OF FIRST ADDITION TO COMMERCIAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

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)
FN&D= FOUND NAIL & DISCK
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:

T = TELEPHONE RISER
CATV = CABLE TV RISER
WM = WATER METER
X 0.00 = ELEVATION
(00') = ORIGINAL LOT DISTANCE
Δ = CENTRAL ANGLE
℄ = CENTER LINE
WV = 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
= ORIGINAL LOT LINE

ASPHALT | CONCRETE | PAVERS/ BRICK | TILES | COVERED AREA

GRAPHIC SCALE
30 0 15 30
1"=30'

CURVE DETAILS:

C-1	C-2	C-3	C-4
R = 15'	R = 15'	R = 15'	R = 15'
AL = 23.56'	AL = 23.56'	AL = 23.56'	AL = 23.56'
CL = 21.21'	CL = 21.21'	CL = 21.21'	CL = 21.21'
CB = S 46°56'20" E	CB = N 43°03'40" E	CB = S 46°56'20" E	CB = N 43°03'40" E
Δ = 89°59'42"	Δ = 90°00'17"	Δ = 89°59'42"	Δ = 90°00'17"

TREE TABLE:

NO	COMMON NAME	DBH(ø)	HEIGHT	CANOPY
1	ROYAL PALM	16"	35'	12'
2	ROYAL PALM	16"	35'	12'
3	ROYAL PALM	16"	30'	12'
4	ROYAL PALM	14"	35'	12'
5	ROYAL PALM	14"	30'	12'
6	ROYAL PALM	14"	30'	14'
7	ROYAL PALM	14"	30'	14'
8	ROYAL PALM	14"	40'	14'
9	ROYAL PALM	14"	30'	14'
10	OAK	8	18'	12'
11	OAK	8	18'	12'
12	OAK	8	18'	12'
13	OAK	8	22'	14'
14	OAK	8	18'	14'
15	OAK	8	18'	12'
16	OAK	10	20'	14'
17	PALMETTO	10	16'	7'
18	PALM	4	16'	8'
19	ROYAL PALM	15"	35'	12'
20	GUMBO LIMBO	12"	20'	18'
21	GUMBO LIMBO	12"	20'	18'
22	GUMBO LIMBO	12"	20'	20'
23	GUMBO LIMBO	13"	20'	20'
24	GUMBO LIMBO	13"	20'	20'
25	PALM	12"	45'	10'
26	TREE	4"	12'	4'
27	TREE	4"	12'	4'
28	TREE	4"	12'	4'
29	TREE	4"	12'	4'
30	TREE	4"	12'	5'
31	TREE	4"	12'	5'
32	TREE	4"	12'	5'

NO	COMMON NAME	DBH(ø)	HEIGHT	CANOPY
33	TREE	4"	12'	5'
34	TREE	4"	12'	5'
35	TREE	4"	13'	5'
36	TREE	4"	13'	5'
37	TREE	4"	13'	5'
38	TREE	4"	13'	5'
39	TREE	4"	13'	5'
40	TREE	4"	13'	5'
41	TREE	4"	13'	5'
42	TREE	4"	18'	5'
43	TREE	4"	18'	5'
44	TREE	4"	18'	5'
45	TREE	4"	18'	5'
46	PALM	8"	30'	8'
47	PALM	8"	30'	8'
48	PALM	8"	30'	8'
49	PALM	8"	30'	8'
50	OAK	8"	20'	12'
51	OAK	8"	20'	12'
52	OAK	8"	20'	12'
53	OAK	8"	20'	12'
54	OAK	8"	20'	12'
55	OAK	8"	20'	12'
56	OAK	8"	20'	12'
57	OAK	8"	20'	12'
58	OAK	8"	20'	12'
59	OAK	8"	20'	12'
60	PALM	7"	22'	10'
61	TREE	13"	18'	12'
62	PALM	4"	21'	8'
63	PALMETTO	12"	18'	12'
64	PALMETTO	13"	16'	8'

IN CASE OF A DISPUTE AN ARBORIST REPORT WILL GOVERN.

AREA CALCULATIONS:

NORTH PARCEL = FOLIO(S): 0232330170040, 0232330170030, 0232340170200
39,500 SQ.FT.

SOUTH PARCEL = FOLIO(S): 0232330170100
15,000 SQ.FT.

ALLEY = YELLOW SHADED AREA ON SURVEY
5,500 SQ.FT.

MAIN PARCEL = FOLIO(S): 0232340170160, 0232340170170, 0232340170180, 0232340170190, 0232330170050
60,000 SQ.FT.

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:

1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
3. 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.
4. 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.
5. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB#8023.
6. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
7. FENCE OWNERSHIP IS NOT DETERMINED. DIMENSIONS ARE TO THE INTERIOR PORTION OF THE FENCE.
8. 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).
9. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
10. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT. THE CENTERLINE OF ALTON ROAD BEARS N01°56'29"W.

SURVEYOR'S CERTIFICATION:

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 STATUE.

CERTIFIED TO:

SHVO

Nicolas Del Vento
Digitally signed by Nicolas Del Vento
Date: 2023.05.25 16:15:37 -04'00'

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

NICOLAS DEL VENTO LICENSE NO.6945 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

DATE OF ORIGINAL FIELD WORK: 11/03/2022
JOB NUMBER: 22108643
DRAWN BY: ADRIEL
CAD FILE: SHVO
SHEET 1 OF 1
REVISION(S):