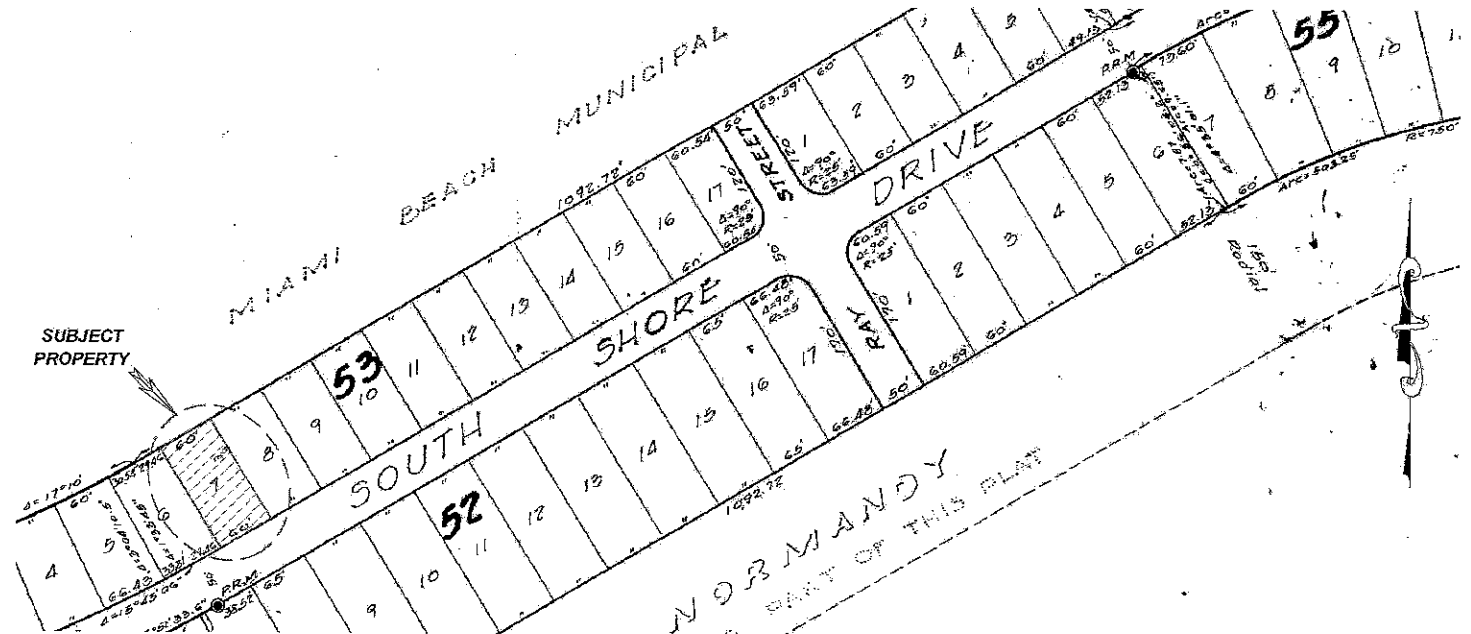


SURVEY OF LOT 7, BLOCK 53, OF NORMANDY GOLF COURSE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 62, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS: 505 S SHORE DR, MIAMI BEACH, FL 33141
FOR: 505 SOUTH SHORE DRIVE LLC

LOCATION SKETCH

Scale 1" = NT.S.



ABBREVIATION AND MEANING

LEGEND TYPICAL

| | | |
|---|---|-----------------------------------|
| A = ARC | FNIP = FEDERAL NATIONAL INSURANCE PROGRAM | RAD. = RADIUS OF RADIAL |
| A/C = AIR CONDITIONER PAD | IN.&EG. = INGRESS AND EGRESS EASEMENT | RGE. = RANGE |
| A.E. = ANCHOR EASEMENT | L.F.E. = LOWEST FLOOR ELEVATION | R.P. = RADIUS POINT |
| A/R = ALUMINIUM ROOF | L.M.E. = LAKE MAINTENANCE EASEMENT | R.O.E. = ROOF OVERHANG EASEMENT |
| A/S = ALUMINIUM SHED | L.P. = LIGHT POLE | R/W = RIGHT-OF-WAY |
| ASPH. = ASPHALT | M. = MEASURED DISTANCE | SEC. = SECTION |
| B.C. = BLOCK CORNER | M/H = MANHOLE | S.I.P. = SET IRON PIPE L.B. #6044 |
| B.C.R. = BROWARD COUNTY RECORDS | N.A.P. = NOT A PART OF | SWK. = SIDEWALK |
| B.M. = BENCH MARK | NGVD = NATIONAL GEODETIC VERTICAL DATUM | T = TANGENT |
| B.O.B. = BASIS OF BEARINGS | N.T.S. = NOT TO SCALE | TWP. = TOWNSHIP |
| C = CALCULATED | O.H.L. = OVERHEAD UTILITY LINES | U.E. = UTILITY EASEMENT |
| C.B. = CATCH BASIN | O.R.B. = OFFICIAL RECORD BOOK | U.P. = UTILITY POLE |
| C.B.W. = CONCRETE BLOCK WALL | O/S = OFFSET | W.M. = WATER METER |
| CH = CHORD | OVH. = OVERHANG | W.R. = WOOD ROOF |
| CH.B. = CHORD BEARING | P.B. = PLAT BOOK | W.S. = WOOD SHED |
| CL = CLEAR | P.C. = POINT OF CURVE | ∠ = ANGLE |
| C.L.F. = CHAIN LINK FENCE | P.C.C. = POINT OF COMPOUND CURVE | Δ = CENTRAL ANGLE |
| C.M.E. = CANAL MAINTENANCE EASEMENTS | PL = PLANTER | ℄ = CENTER LINE |
| CONC. = CONCRETE | P.L.S. = PROFESSIONAL LAND SURVEYOR | M = MONUMENT LINE |
| C.P. = CONCRETE PORCH | P.O.B. = POINT OF BEGINNING | |
| C.S. = CONCRETE SLAB | P.O.C. = POINT OF COMMENCEMENT | |
| D.E. = DRAINAGE EASEMENT | P.P. = POWER POLE | |
| D.M.E. = DRAINAGE MAINTENANCE EASEMENTS | P.P.S. = POOL PUMP SLAB | |
| DRIVE = DRIVEWAY | P.R.C. = POINT OF REVERSE CURVE | |
| ENCR. = ENCROACHMENT | PRM = PERMANENT REFERENCE MONUMENT | |
| E.T.P. = ELECTRIC TRANSFORMER PAD | PT. = POINT OF TANGENCY | |
| F.F.E. = FINISHED FLOOR ELEVATION | PVMT. = PAVEMENT | |
| F.H. = FIRE HYDRANT | PWY = PARKWAY | |
| F.I.P. = FOUND IRON PIPE | R. = RECORD DISTANCE | |
| F.I.R. = FOUND IRON ROD | | |
| F.N. = FOUND NAIL | | |
| F.N.D. = FOUND NAIL & DISK | | |

| | |
|--------|---------------------------|
| —OH— | OVERHEAD UTILITY LINES |
| ZZZZ | C.B.S. = WALL (CBW) |
| —X—X— | C.L.F. = CHAIN LINK FENCE |
| —O—O— | I.F. = IRON FENCE |
| —W—W— | W.F. = WOOD FENCE |
| * 0.00 | = EXISTING ELEVATIONS |

SURVEYOR'S NOTES

- 1) IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
 - 2) THIS IS A SPECIFIC PURPOSE SURVEY.
 - 3) THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
 - 4) IF SHOWN, ELEVATIONS ARE REFERRED TO MIAMI-DADE COUNTY.
- ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEOGRAPHIC VERTICAL DATUM OF 1929 CITY OF MIAMI BEACH BENCH MARK# CMB LOCATOR# SS0212 ELEVATION 4.22 FEET OF N.G.V.D. OF 1929

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: *George Ibarra* 05-19-15
GEORGE IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO. 2534
STATE OF FLORIDA (VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

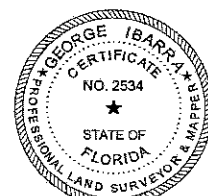
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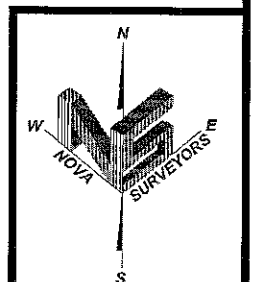
LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY ("SURVEY"):

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING, AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD, AND LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND / OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND / OR NOT TO SCALE.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE SHOWN.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS, AND THEY WILL BE RESPONSIBLE FOR SUBMITTING PLAT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTED. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED.
- HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION BELOW. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION. THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE: AE COMMUNITY/PANEL/SUFFIX: 120651 0307 L DATE OF FIRM: 09/11/2009 BASE FLOOD ELEVATION: 8 FT.

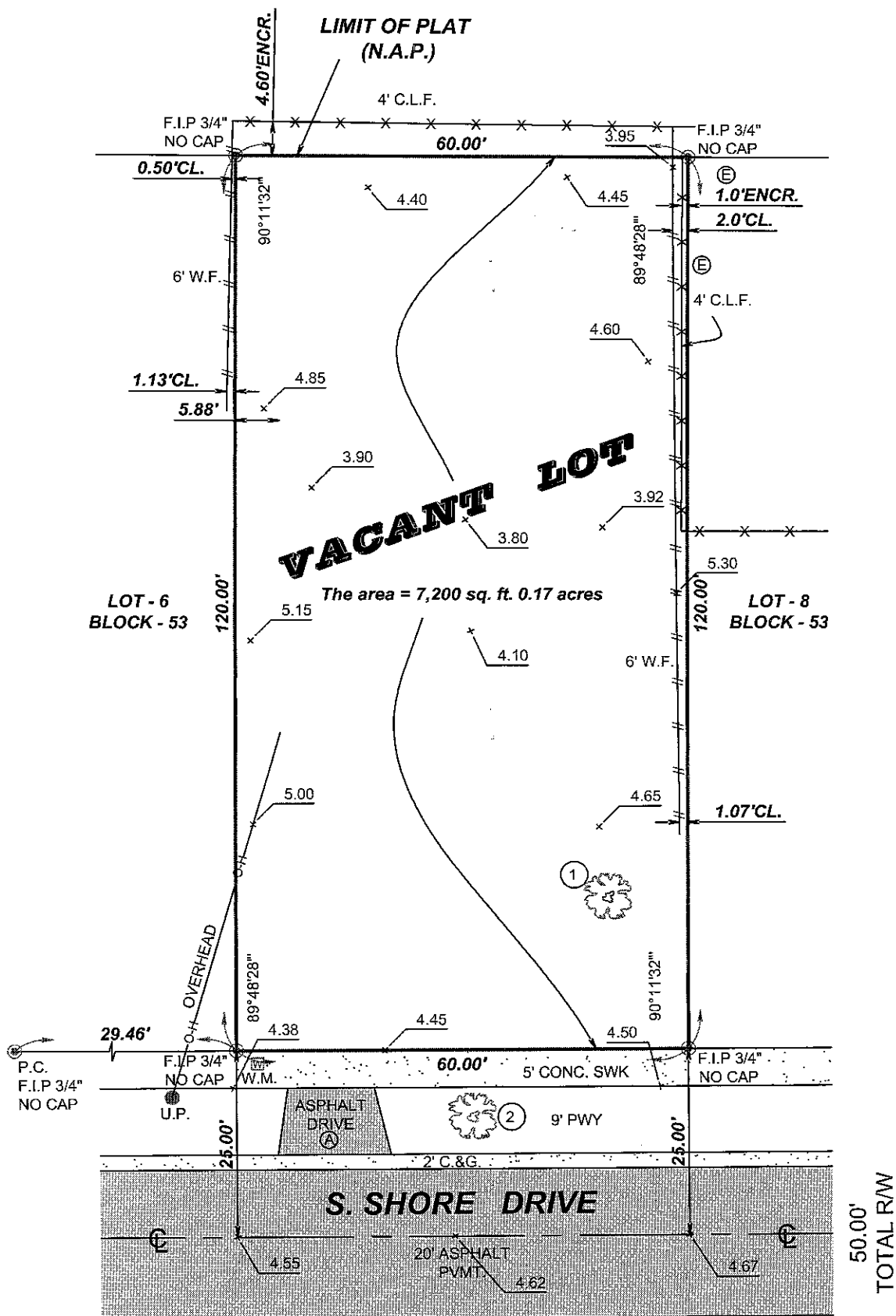
CERTIFIED TO: 505 SOUTH SHORE DRIVE LLC



SURVEYOR'S SEAL



SCALE = 1" = 20'

MIAMI BEACH MUNICIPAL GOLF COURSE (N.A.P.)

TREE TABLE

| No. | TREE NAME | DIAMETER (') | HEIGHT (') | SPREAD (') |
|-----|-----------|----------------|--------------|--------------|
| 1 | FRUTILLA | 1.00 | 2.00 | 15.00 |
| 2 | FICUS | 0.30 | 10.00 | 5.00 |

SURVEYOR'S NOTE:

· There may be Easements recorded in the Public Records not shown on this Survey.