

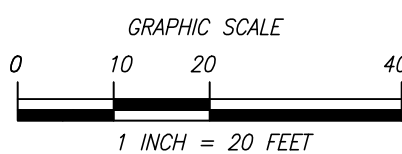
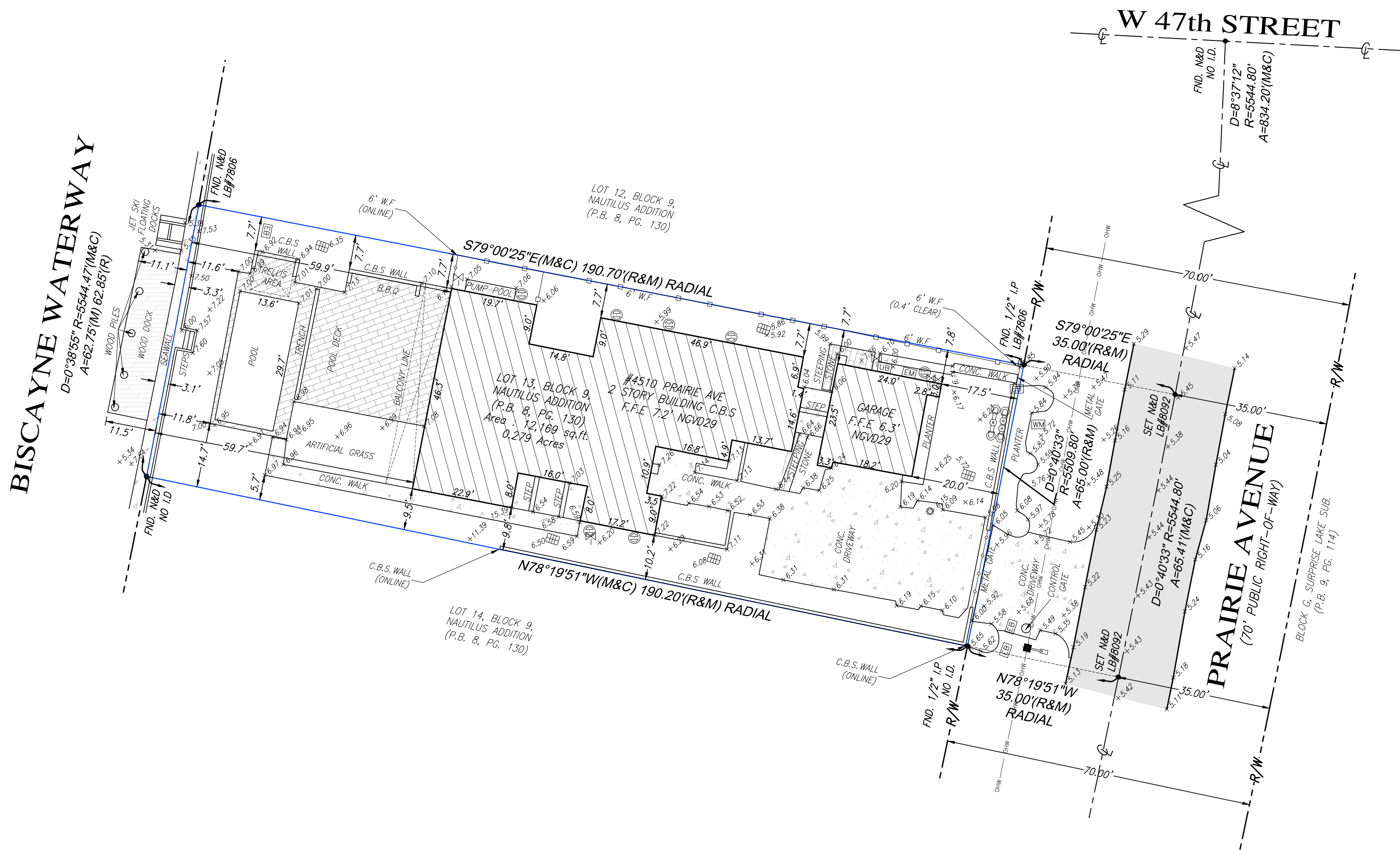
[illegible]

A plat map of a portion of Section 22, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida. The map shows a grid of streets including N Meridian Avenue, Biscayne Waterway, Prarie Avenue, W 45th Street, W 46th Street, and Post Avenue. A specific parcel is highlighted with a blue hatched pattern and labeled "SUBJECT PROPERTY".

A PORTION OF SECTION 22, TOWNSHIP 53 SOUTH, RANGE 42 EAST,
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA
SCALE 1" = 300'

[illegible]

FIELD SURVEY WAS COMPLETED ON: SEPTEMBER 5, 2023



PREPARED FOR:
ELIYAHU FINKELMAN, REVITAL FINKELMAN
LYING AND BEING IN SECTION 22, TOWNSHIP 53 SOUTH, RANGE 42 EAST
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.



	CERTIFICATE OF AUTHORIZATION No. LB8092 3300 NW 112th AVE. SUITE #10, DORAL, FL 33172 (P) 305-526-0606 (E) info@jhasurveys.com	
	DRAWN BY: D.N.A. DATE: 09/06/23	CHECKED BY: J.G.H. DATE: 09/06/23

LOT 13, BLOCK 9, NAUTILUS ADDITION OF MIAMI BEACH BAY SHORE CO., ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 130, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

1. FIELD SURVEY WAS COMPLETED ON: SEPTEMBER 5, 2023.
2. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT
3. SUBJECT PROPERTY AREA: 12.69 ACRES (0.279 Acres)
4. BEARINGS BASED ON "AN ALLEGED BEARING OF SP70U25
5. BEARINGS BASED ON THE NORTHWEST BOUNDARY LINE.
6. DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREIN,
ARE RECORD AND/OR MEASURED UNLESS OTHERWISE
NOTED.
7. INTERIOR LOT LINES, AS SHOWN HEREIN, ARE FOR
INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE
NOTED.
8. UNDERGROUND FOOTINGS, FOUNDATIONS AND UTILITIES
HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY,
UNLESS OTHERWISE NOTED.
9. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN
LOCATED AT THE TIME OF THIS SURVEY, UNLESS
OTHERWISE NOTED.
10. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO
FROM PRAIRIE AVENUE, PUBLIC DEDICATED RIGHT-OF-WAY S.
11. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS,
RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE
REVEALED ON A SEARCH OF TITLE OF THE SUBJECT
PROPERTY.

- **PROPERTY ADDRESS:** 4510 PRAIRIE AVE, MIAMI BEACH, FL, 33140
- **FOLIO NUMBER:** 02-3222-014-0531

- ELIYAHU FINKELMAN
- REVITAL FINKELMAN

- SUBJECT PROPERTY IS LOCATED WITHIN FEDERAL FLOOD ZONE "AE" (EL 7'), AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12086C0309L, DATED SEPTEMBER 11, 2009
- ELEVATION REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND IS EXPRESSED IN FEET.

- ELEVATIONS SHOWN HEREON REFER TO NATIONAL VERTICAL DATUM OF 1929 (N.G.V.D. 1929) AND ARE EXPRESSED IN FEET.
- BENCHMARK: MIAMI DADE D-185,
ELEV. 4.14' (NGVD 29)
W 47 ST --- 40' SOUTH OF C/L
PRAIRIE AVE --- 13' EAST OF C/L
DESCRIPTION: PK NAIL AND ALUMINUM WASHER SET ON
CONC FLOW OF STORM DRAIN.

- THERE ARE NO, OBSERVED, ENCROACHMENTS ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS, UNLESS OTHERWISE NOTED.

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

BY: JOSE G. HERNANDEZ
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952
STATE OF FLORIDA.

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY
WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND
SURVEYOR NO. 6952 OF THE STATE OF FLORIDA ON SEPTEMBER 6, 2022.

THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: MD-637
SHEET NUMBER: 1 OF 1