

NOTES:

a) The flood information shown hereon does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof, for any damage that results from reliance on said information.

b) The survey shows platted easements and right-of-ways. There may exist additional restrictions and/or encroachments which affect this property.

c) Elevations shown hereon are with reference to the National Geodetic Vertical Datum

ABBREVIATIONS:

U.E.=Utility Easement
 CONC.=Concrete
 CL=Clear
 ENCR=Encroaching
 C=Center Line
 A=Arc Length
 Ch=Chord

PROPERTY LINE:

P=Property Line
 B.C.=Block Corner
 R/W=Right-of-Way
 O.U.L.=Overhead Utility Line
 F.N.&D.=Found Nail & Disc
 CBS=Concrete Block Stucco
 O/H=Roof Overhang

BOUNDARY MARK:

Chata.=Chatahochee
 F.D.H.=Found Drill Hole
 W/M=Water Meter
 F.I.P.=Found Iron Pipe
 F.N.=Found Nail
 Δ=Central Angle

COMMUNITY:

P.C.=Point of Curvature
 P.T.=Point of Tangency
 P.C.P.=Permanent Control Point
 P.L.S.=Professional Land Surveyor
 Res.=Residence
 CLF=Chain Link Fence

PLANTER:

PL=Planter
 PLWY=Parkway
 N.T.S.=Not to Scale
 LB=Licensed Business
 L.S.=Land Surveyor
 T=Tangent
 S=Section
 RING=Range

POINT OF BEGINNING:

M=Monument
 N/A=Not applicable
 O.S.=Old Set
 BG=Barbecue
 P.=Power Pole
 R/R=Railroad
 SWK=Sidewalk

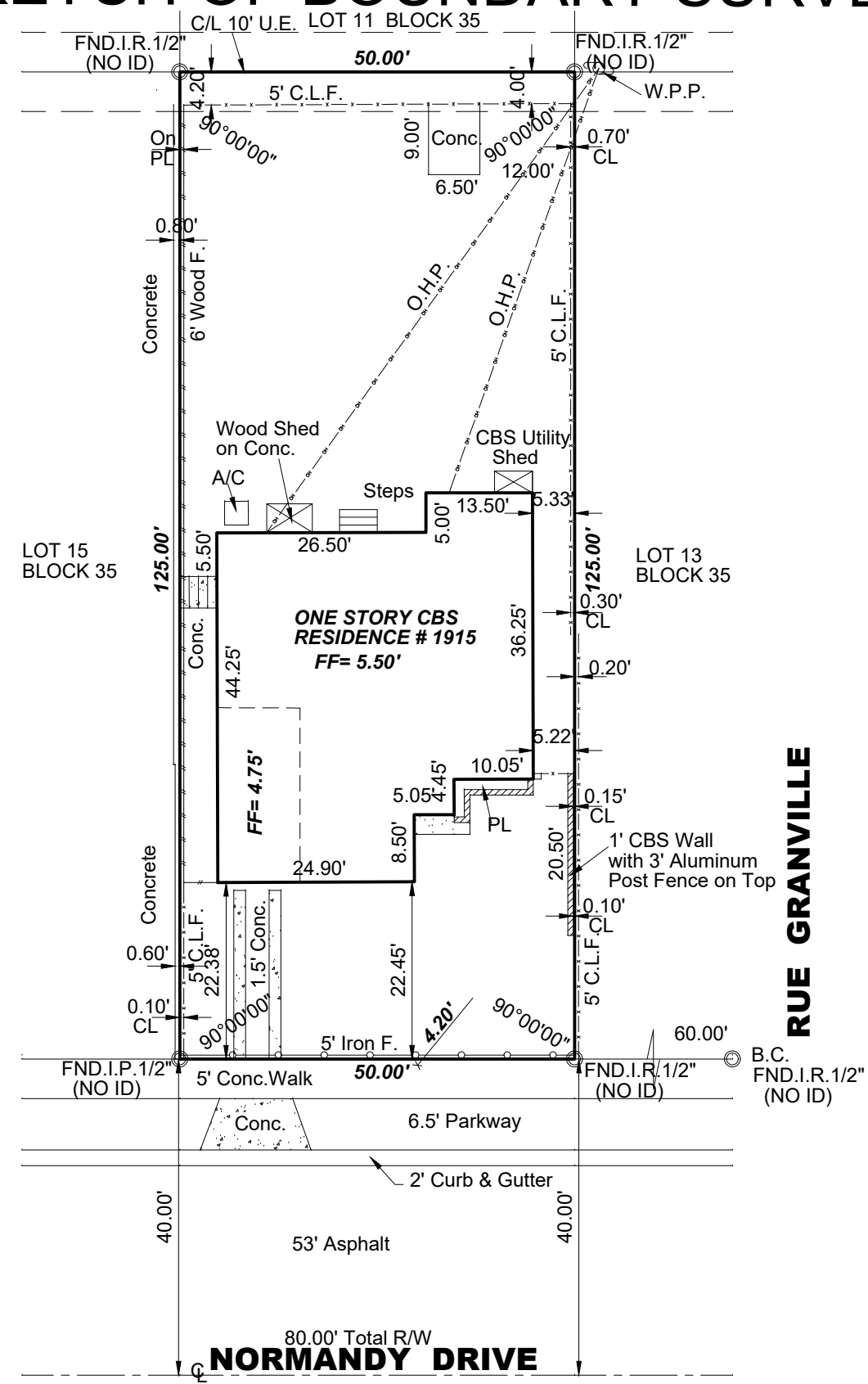
POINT OF COMMENCEMENT:

P.C.C.=Point of Compound Curvature
 D.M.E.=Drainage & Maintenance Easement
 P.R.M.=Permanent Reference Monument
 P.R.C.=Point of Reverse Curvature
 F.P.L.=Florida Power & Light
 D.I.E.=Drainage Easement

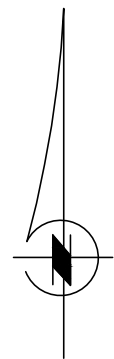
NOTES:

"This Survey Declaration is made on the Field Date indicated, to the Owner(s) listed. It is not transferable to additional institutions or subsequent Owners."
 The intended use of this survey is for Mortgage purposes only, any other use is not valid without the written consent of the signing Professional Surveyor and Mapper.

SKETCH OF BOUNDARY SURVEY

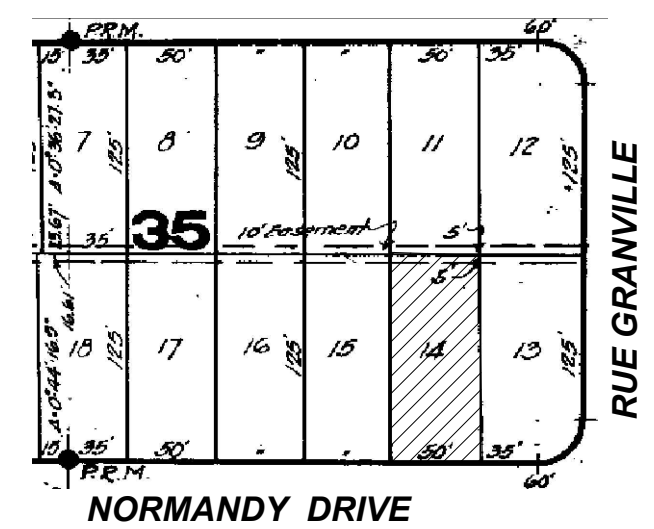


SCALE: 1" = 20'



LEGAL DESCRIPTION:
 LOT 14, BLOCK 35, OF MIAMI VIEW SECTION PART 3, ISLE OF NORMANDY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 33, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. FOLIO: 02-3210-011-0290

CERTIFIED TO:
Ben Arviv/ Arviv Group LLC
 LOCATION SKETCH (N.T.S.)



NOTES: NO ENCROACHMENTS FOUND AT THE TIME OF THIS SURVEY

PROPERTY ADDRESS: 1915 NORMANDY DR, MIAMI BEACH, FL 33141		BENCH MARK USED N-313	
LOWEST FLOOR ELEVATION 4.75'	FLOOD ZONE AE	DATE OF FIRM 09/11/09	ELEVATION 3.75' NGVD 29
LOWEST ADJACENT GRADE 4.50'	BASE FLOOD ELEV. 8.0'	COUNTY MIAMI-DADE	

NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER

BOUNDARY SURVEY No. 6453

I hereby certify that this Survey meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5j-17 of Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.
 Field Date: 05-26-2023

GUILLERMO A. GUERRERO
 Professional Surveyor & Mapper No. 6453
 682 East 21st Street, Hialeah, FL 33013
 (305)333-3328 Cell
 guerrerops@aol.com

STATE OF FLORIDA
 PROFESSIONAL SURVEYOR & MAPPER

NOTES/REVISIONS

BASIS OF BEARINGS: N/A

SCALE: 1"=20'

JOB No. GG-23-1915