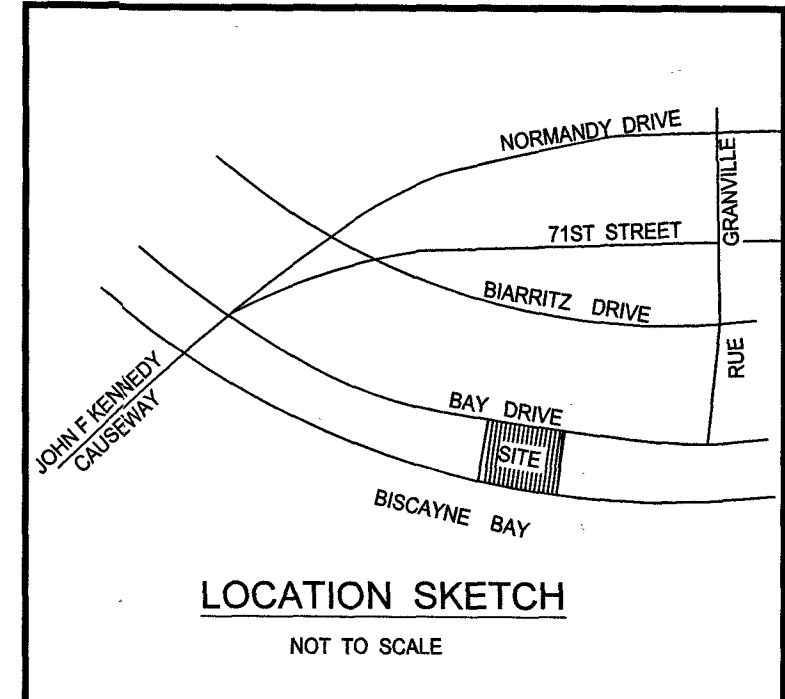
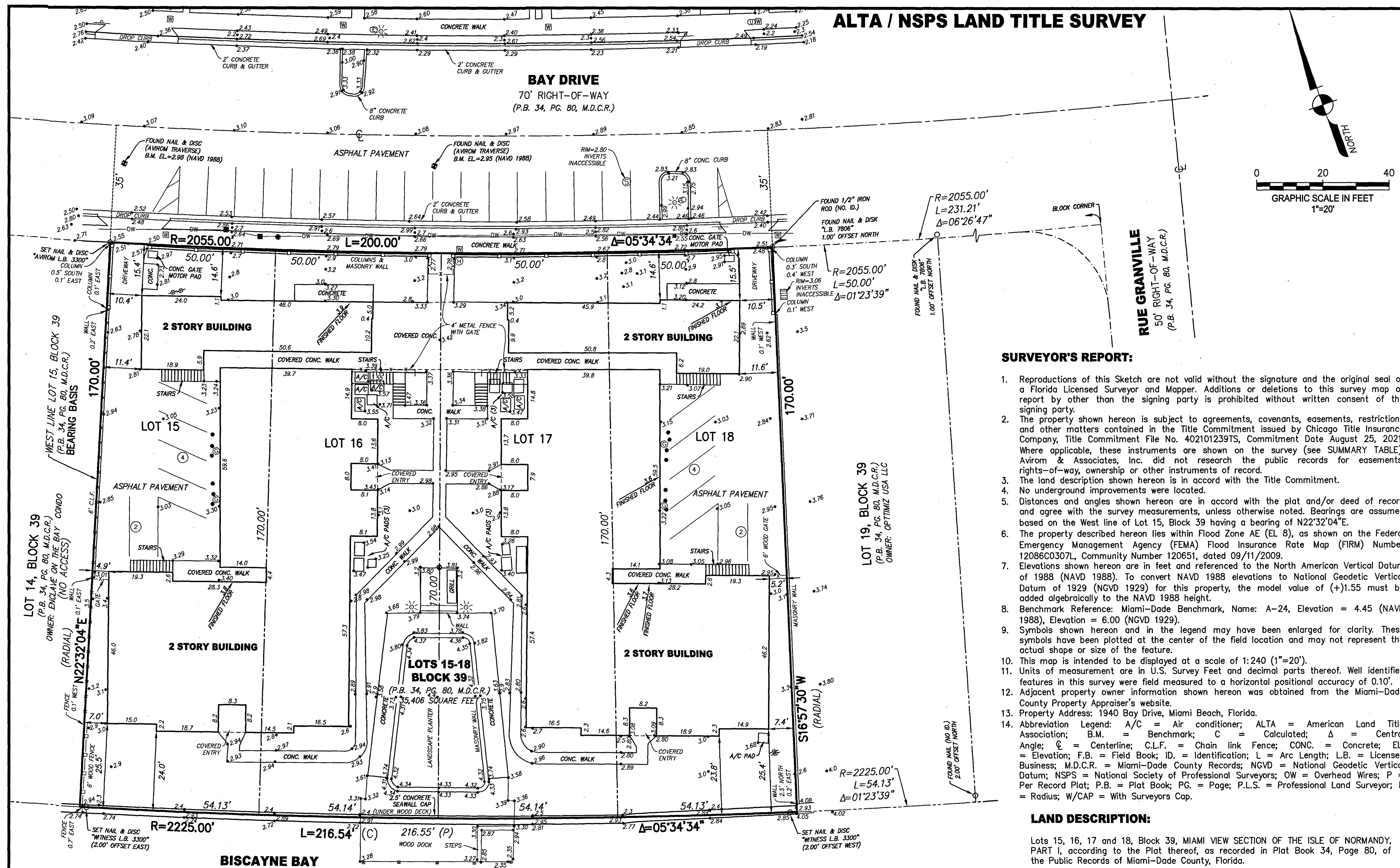


ALTA / NSPS LAND TITLE SURVEY



LEGEND

⊗	BACK FLOW PREVENTOR VALVE
⊙	BENCHMARK
⬢	BOLLARD (UNLESS NOTED)
⊕	CONCRETE UTILITY POLE
⊕	DOUBLE DETECTOR CHECK VALVE
⊕	ELECTRIC SERVICE BOX
⊕	EXISTING ELEVATION
⊕	HAND HOLE
⊕	IRRIGATION CONTROL VALVE
⊕	METAL LIGHT POLE
⊕	NUMBER OF REGULAR PARKING
⊕	SANITARY MANHOLE
⊕	UNDERGROUND GAS MARKER
⊕	WATER METER
⊕	WOOD UTILITY POLE

EXISTING PARKING DATA:

Number of Regular Parking Spaces	12
Number of Handicapped Parking Spaces	0
Total Parking Spaces	12

SUMMARY TABLE FOR:
SCHEDULE B, SECTION 2 EXCEPTIONS
TITLE COMMITMENT FILE NO. 402101239TS (SEE SURVEYOR'S REPORT #2)

EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	AFFECTED AREA
No. 6 P.B. 34/80	YES	SHOWN

SURVEYOR'S REPORT:

- Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
- The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment issued by Chicago Title Insurance Company, Title Commitment File No. 402101239TS, Commitment Date August 25, 2021. Where applicable, these instruments are shown on the survey (see SUMMARY TABLE).
- Avirom & Associates, Inc. did not research the public records for easements, rights-of-way, ownership or other instruments of record.
- The land description shown hereon is in accord with the Title Commitment.
- No underground improvements were located.
- Distances and angles shown hereon are in accord with the plat and/or deed of record and agree with the survey measurements, unless otherwise noted. Bearings are assumed based on the West line of Lot 15, Block 39 having a bearing of N22°32'04"E.
- The property described hereon lies within Flood Zone AE (EL 8), as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12086C0307L, Community Number 120651, dated 09/11/2009.
- Elevations shown hereon are in feet and referenced to the North American Vertical Datum of 1988 (NAVD 1988). To convert NAVD 1988 elevations to National Geodetic Vertical Datum of 1929 (NGVD 1929) for this property, the model value of (+)1.55 must be added algebraically to the NAVD 1988 height.
- Benchmark Reference: Miami-Dade Benchmark, Name: A-24, Elevation = 4.45 (NAVD 1988), Elevation = 6.00 (NGVD 1929).
- Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
- This map is intended to be displayed at a scale of 1:240 (1"=20').
- Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
- Adjacent property owner information shown hereon was obtained from the Miami-Dade County Property Appraiser's website.
- Property Address: 1940 Bay Drive, Miami Beach, Florida.
- Abbreviation Legend: A/C = Air conditioner; ALTA = American Land Title Association; B.M. = Benchmark; C = Calculated; Δ = Central Angle; C.L.F. = Chain link Fence; CONC. = Concrete; EL. = Elevation; F.B. = Field Book; ID. = Identification; L = Arc Length; L.B. = Licensed Business; M.D.C.R. = Miami-Dade County Records; NGVD = National Geodetic Vertical Datum; NSPS = National Society of Professional Surveyors; OW = Overhead Wires; P = Per Record Plat; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; R = Radius; W/CAP = With Surveyors Cap.

LAND DESCRIPTION:

Lots 15, 16, 17 and 18, Block 39, MIAMI VIEW SECTION OF THE ISLE OF NORMANDY, PART I, according to the Plat thereof, as recorded in Plat Book 34, Page 80, of the Public Records of Miami-Dade County, Florida.

Said lands situate in the City of Miami Beach, Miami-Dade County, Florida and containing 35,406 square feet more or less.

CERTIFIED TO:

1940 Apartments LLC, a Florida limited liability company
Chicago Title Insurance Company
City National Bank of Florida, its successors and/or assigns

CERTIFICATION:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 13 and 14 of Table A thereof. The fieldwork was completed on 08/01/2023.

Date of Plat or Map: 8/14/2023
JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300
EMAIL: john@aviromsurvey.com

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd Avenue, Suite 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / WWW.AVIROMSURVEY.COM
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AVIROM & ASSOCIATES
ESTABLISHED 1981

REVISIONS	DATE	F.B./PG.	BY	CKD
ADD ELEVATIONS AND TREES	04/18/2022	2108/A3-47	W.R.E.	J.T.D.
UPDATE BOUNDARY SURVEY	08/01/2023	---	M.A.J.	J.T.D.
CONVERT ELEVATIONS FROM NGVD 1929 TO NAVD 1988	08/14/2023	---	---	---

ALTA / NSPS LAND TITLE SURVEY
LOTS 15-18, BLOCK 39
1940 BAY DRIVE
MIAMI VIEW SECTION OF THE ISLE OF NORMANDY, PART I
(P.B. 000, PG. 00, P.B.C.R.)
CITY OF MIAMI BEACH
MIAMI-DADE COUNTY, FLORIDA

JOB #:	12262
SCALE:	1" = 20'
DATE:	10/22/2021
BY:	J.S.B.
CHECKED:	J.T.D.
F.B.	2049
PG.	42-49
SHEET:	1 OF 1