



460 South Shore Drive
Miami Beach, Florida 33141

Project Number: 20-0528
Order Number:
Revision:

National Flood Insurance
Community Panel: 12086 C 0307 L
Flood Zone: AE
Base Flood Elevation: 8'
Firm Date: 09/11/2009

Title information provided by:
WFG National Title Insurance Company
Commitment No.: FL20187257
Issuing Office File No: 460 S. Shore Drive
Commitment Date: August 31, 2020 @ 11:59 pm

FOLIO: 02-3203-007-0920
SITE ADDRESS: 460 South Shore Drive
Miami Beach, Florida 33141

BUILDING FOOTPRINT AREA : ±2,647.2 Sq. feet
LOT AREA : ±11,050.0 Sq. feet

Title Legal Description
Lot 12, Block 52, 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.

Parking
Residential parking only

EXCEPTIONS

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. - Does not contain survey matters.
2. Rights or Claims of parties in possession not shown by the public records. - Does not contain survey matters.
3. Easements or claims of easements not shown by the public records. - Does not contain survey matters.
4. Any encroachment, encumbrance, violation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land. The term encroachment includes encroachments of existing improvements located on the land onto adjoining land, and encroachments on the land of existing improvements located on adjoining land. - Does not contain survey matters.
5. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records. - Does not contain survey matters.
6. Any adverse ownership claim by the state of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands and lands accreted to such lands. - Does not contain survey matters.
7. Any minerals or mineral rights leased, granted or retained by current or prior owners. - Does not contain survey matters.
8. Taxes for the year 2020 and subsequent years which are not yet due and payable. - Does not contain survey matters.
9. Easements, dedications, restrictions, covenants and conditions as set forth in the Plat of Normandy Golf Course Subdivision, recorded in Plat Book 44, page 62. - Hereon shown.
10. Oil, gas and mineral reservations as contained in Deed Book 1381, Page 525. - Instrument affects/ burdens the subject property.
11. Easement in favor of City of Miami Beach recorded in Deed Book 1889, Page 313. - Does not directly affect this property.
12. Easement in favor of City of Miami Beach recorded in Deed Book 1913, Page 13. - Does not directly affect this property.
13. The nature, extent or existence of riparian/littoral rights is not insured. - Does not contain survey matters.
14. Title to any portion of the insured land lying below the ordinary/mean high water line (mark) of any navigable water body is not insured. - Does not contain survey matters.
15. Any and all rights of the United States of America over artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas. - Does not contain survey matters.

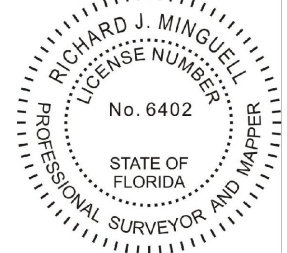
SURVEYORS NOTES

-Legal description used for this survey was provided by WFG National Title Insurance Company.
-This Survey has been prepared for the exclusive use of the entities named hereon and do not extend to any unnamed parties.
-Bearings based on Florida State Coordinate System.
-All dimensions and directions shown hereon are in substantial agreement with record values unless otherwise noted.
-Due to varying construction standards, building dimensions are approximate.
-All ties to property line are perpendicular to it, unless otherwise noted.
-In all cases dimensions shall control location over scaled positions.
-This survey does not determine or imply ownership.
-Underground improvements and utilities were not located.
-Not valid without the signature & raised seal of a Florida licensed surveyor and mapper.
I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE FOR THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

Certified to:
XXX
XXX
XXX
XXX

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 6a, 6b, 7a, 7b, 7c, 8, 9, 11a, 13, 16, 17, 18, 20 of Table A thereof. The fieldwork was completed on September 24, 2020.
Date of Plat or Map: September 24, 2020.

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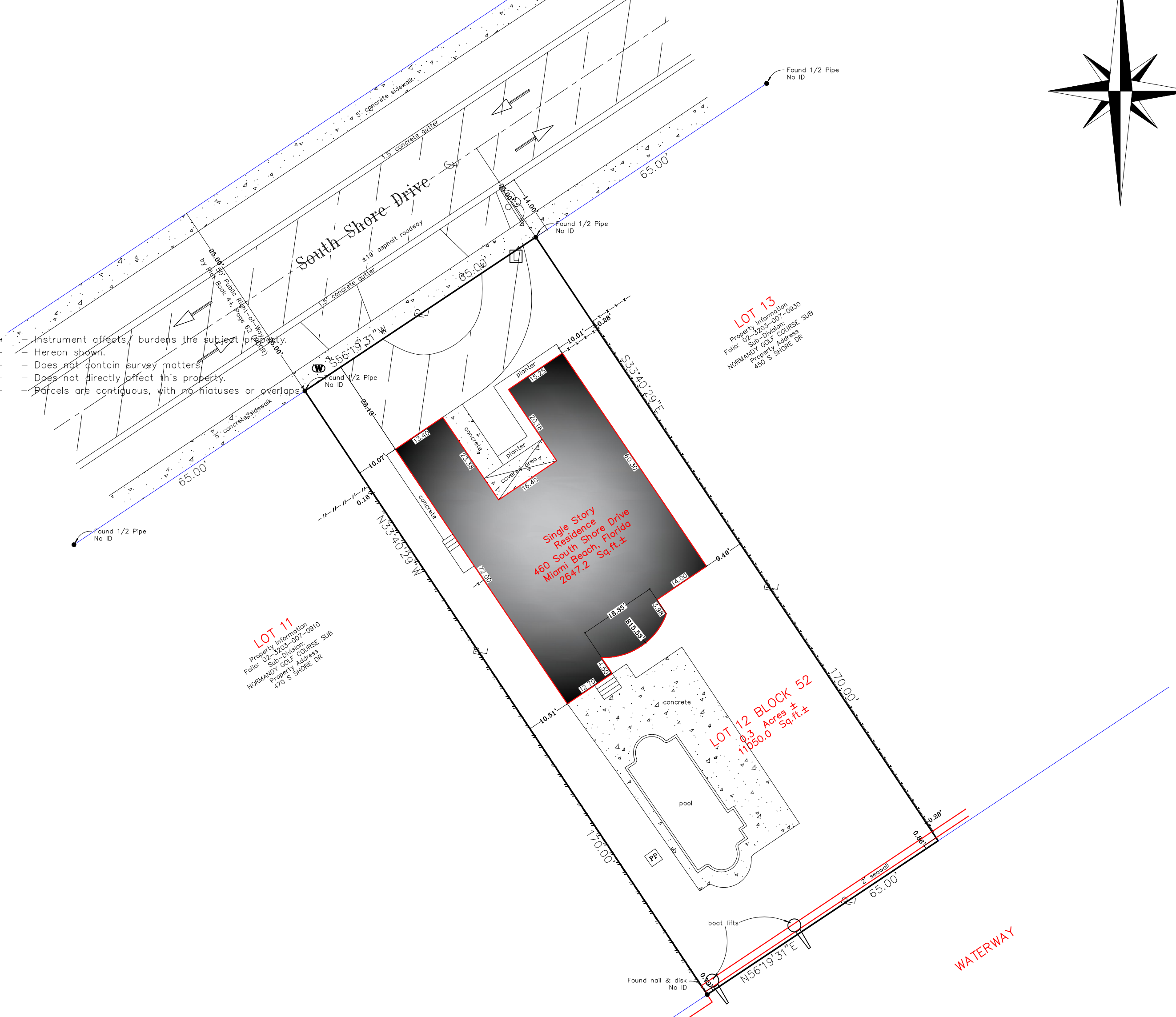
Richard J. Minguell
Richard J. Minguell
Registered Land Surveyor & Mapper
No. 6402, State of Florida



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A.L.T.A./N.S.P.S. Land Title Survey

SCALE: 1" = 20'
-25 0 50 100



LEGEND

- ⊙ = TELEPHONE MANHOLE
- ⊙ = ELECTRIC METER
- ⊙ = GAS METER
- ⊙ = WATER METER
- ⊙ = SINGLE TRAFFIC POLE
- ⊙ = DUAL TRAFFIC POLE
- ⊙ = UTILITY POLE
- ⊙ = VALVE
- ⊙ = CONTROL VALVE
- ⊙ = FIRE MAIN VALVE
- ⊙ = FORCE MAIN VALVE
- ⊙ = GAS VALVE
- ⊙ = SPRINKLER VALVE
- ⊙ = WATER VALVE
- ⊙ = MAIL BOX
- ⊙ = CATCH BASIN
- ⊙ = EXISTING ELEVATION
- ⊙ = CONCRETE POLE
- ⊙ = LIGHT POLE
- ⊙ = BENCHMARK
- ⊙ = TRAFFIC FLOW/ACCESS
- ⊙ = TRAFFIC SIGNAL BOX
- ⊙ = BELLSOUTH BOX
- ⊙ = CABLE BOX
- ⊙ = ELECTRIC BOX
- ⊙ = STREET LIGHT BOX
- ⊙ = TELEPHONE BOX
- ⊙ = ANCHOR
- ⊙ = SEWER FLOW MONITOR
- ⊙ = CLEAN OUT
- ⊙ = WELL
- ⊙ = WATER FLOW MONITOR
- ⊙ = PARKING METER
- ⊙ = FLAG POLE
- ⊙ = BIKE SIGN
- ⊙ = DUAL POLE SIGN
- ⊙ = INTERSECTION SIGN
- ⊙ = RAILROAD SIGN
- ⊙ = SINGLE POLE SIGN
- ⊙ = TRAFFIC SIGN
- ⊙ = METAL POST
- ⊙ = SPRINKLER TIMER
- ⊙ = GUARD RAIL
- ⊙ = HANDICAPPED PARKING
- ⊙ = CHAIN LINK FENCE
- ⊙ = WOOD FENCE
- ⊙ = ALUMINUM FENCE
- ⊙ = OVERHEAD WIRES
- ⊙ = PROPERTY LINE
- ⊙ = CENTER LINE
- ⊙ = FIRE HYDRANT
- ⊙ = MANHOLE
- ⊙ = ELECTRIC MANHOLE
- ⊙ = BELLSOUTH MANHOLE
- ⊙ = DRAINAGE MANHOLE
- ⊙ = GAS MANHOLE
- ⊙ = STORM MANHOLE
- ⊙ = SEWER MANHOLE
- ⊙ = AIR CONDITIONER
- N.T.S. = NOT TO SCALE
- BCR = BROWARD COUNTY RECORDS
- PBCR = PALM BEACH COUNTY RECORDS
- MDCR = MIAMI-DADE COUNTY RECORDS
- ⊙ = FLORIDA POWER & LIGHT, CO TRANSFORMER
- ⊙ = FLORIDA POWER & LIGHT, CO MANHOLE

Property Access
- Pedestrian access along South Shore Drive.
- Vehicular access along South Shore Drive.

Encroachments
a.) Possible unrecorded utility and public service easement rights evidenced by street signs, fire hydrant, water meters, water valves, electric boxes, light poles, catch basins at various locations nearby or on property.

Wetlands
There were no wetland delineation markers observed during the course of the fieldwork.

Survey Notes

- None of the buildings shown hereon encroach on any street, title or building lines, nor are there encroachments by improvements from adjoining properties, except as follows: N/A.
- All utility lines connect to the Property through a public right-of-way or an insured easement
- There was no observable evidence of earth moving work, building construction, or building additions.
- There was no observable evidence of recent street or sidewalk construction and/or repair at the time of this survey.
- There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill at the time of this survey.
- There was no evidence of cemetery or burial grounds located on property.
- The location of Utilities shown hereon are from observed evidence above ground only.
- The surveyor was not provided with underground plans to determine the location of any subterranean uses.