



**MARTINEZ & MARTINEZ ENTERPRISES, INC.**  
Business License # 7702  
6901 SW. 16 St., Pembroke Pines, Florida 33023  
Phone: 786-277-4851 plspsm@gmail.com

### **Property Address:**

428 S. HIBISCUS DRIVE, MIAMI BEACH, FL. 33140

### **LEGAL DESCRIPTION:**

Lots 26 and 27, Block 1, of Hibiscus Island, according to the Plat thereof, as recorded in Plat Book 8, Page 75, of the Public Records of Miami-Dade County, Florida; together with that part of the 20.00 foot strip contiguous and abutting to said lots, as included in Deed dated September 14, 1932 recorded October 8, 1932 in Deed Book 1501, Page 479, of the Public Records of Miami-Dade County, Florida, as included in Deed Book filed August 2, 1932 in Deed Book 1496, Page 305, of the Public Records of Miami-Dade County, Florida. Said 20.00 foot strip lies seaward of the property line and lies contiguous to Biscayne Bay and between the prolongations of the non-common side lot lines extended into Biscayne Bay.

### **SURVEYOR'S NOTES:**

- 1) The above captioned Property was surveyed and described based on the above Legal Description: **Provided by Client.**
- 1) This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. **ABSTRACT NOT REVIEWED.**
- 2) There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of **ABSTRACT OF TITLE** will have to be made to determine recorded instruments, if any affecting this property.
- 3) **Accuracy:**  
The expected use of the land, as classified in the Standards of Practice, is "Residential High Risk". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- 4) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- 5) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- 6) Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described.
- 7) The surveyor does not determine fence and/or wall ownership.
- 8) Elevations shown are relative to the National Geodetic Vertical Datum of 1929.
- 9) Flood Zone: **AE** Base Flood Elev.: **10.00'** as per map **120651**, Suffix **L**, Panel **0316**  
Date of Panel 9-11-09
- 10) Ownership subject to **OPINION OF TITLE.**
- 11) Type of Survey: **BOUNDARY SURVEY.**
- 12) A complete list of abbreviations used in this survey are shown on the back of this sheet.
- 13) Survey # 19-22E
- 14) 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:**

Certified to:

Casa Alaia LLC, Fidelity National Title Insurance Company, Holland & Knight LLP, Fryd Mortgage, LLC, its successors and assigns, ATIMA

Field Date: 02-09-2019

For the firm:

**Pedro Luis Martinez P.S.M.**

Professional Surveyor & Mapper

State of Florida Reg. No.5443

Up-date elevations ONLY: 6-04-2020

Up-date: 02-10-2023

Up-date areas ONLY: 10-10-2023