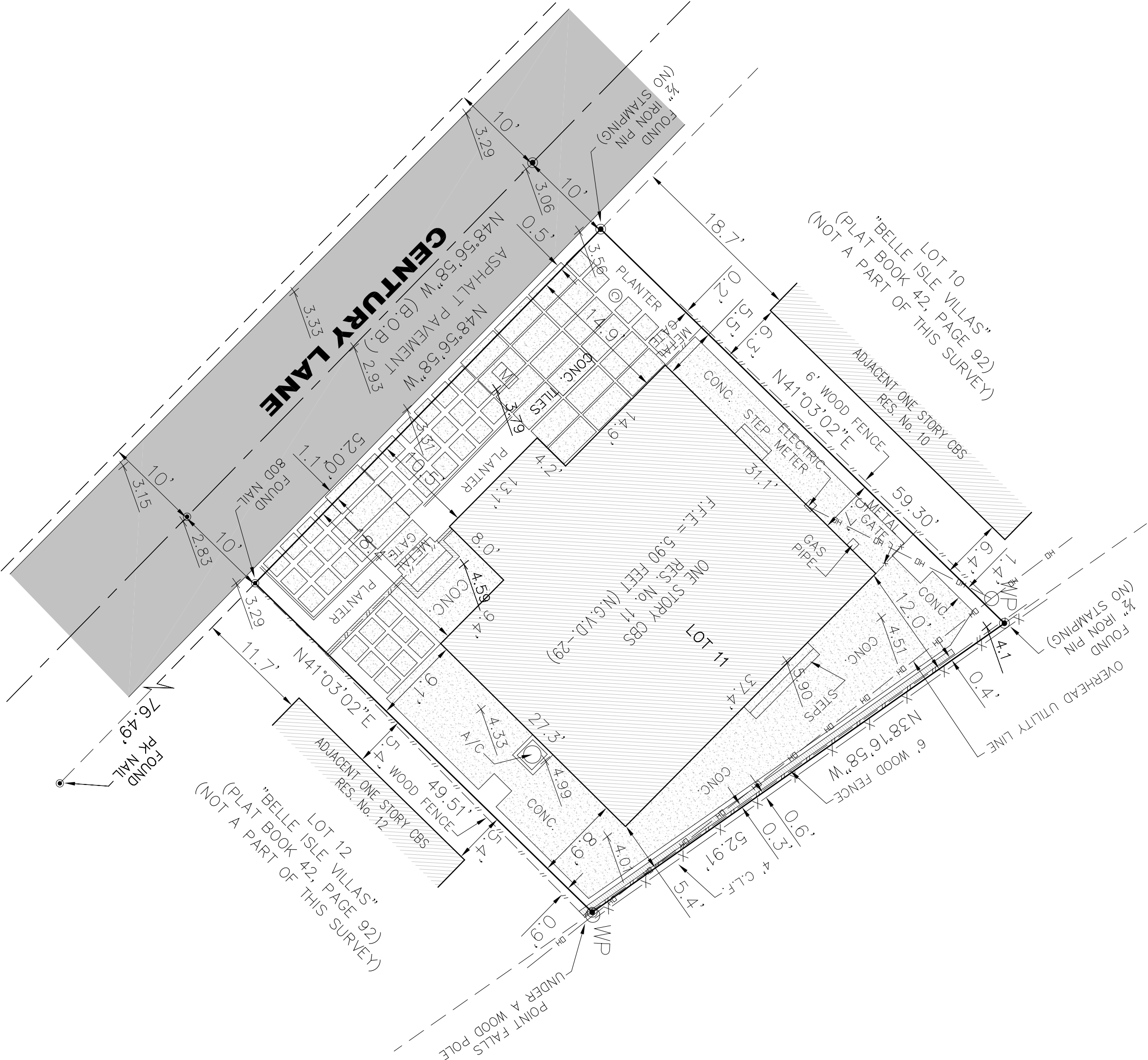
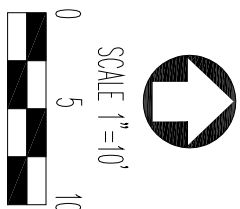


SKETCH OF SURVEY



LEGEND & ABBREVIATIONS:



SURVEYOR'S NOTES

DATE OF COMPLETION:

01-24-2017

ILLEGAL DESCRIPTION AND PROPERTY ADDRESS:

Lot 11, Belle Isle Villas, according to the plat thereof as recorded in Plat Book 42, at Page(s) 92, of the Public Records of Miami-Dade County, Florida.

PROPERTY ADDRESS: 11 CENTURY LANE, MIAMI BEACH, FL 33139

FOLIO #: 02-3233-002-01110

CERTIFIED TO:

BRIGITTE EVA ALFRED, LLC.

III-ACCURACY:

THIS SURVEY WAS PREDICATED ON THE EXPECTED USE OF LAND AS CLASSIFIED IN THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 54-17 OF THE FLORIDA ADMINISTRATIVE CODE IS "SUBURBAN" THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

IV-SOURCES OF DATA:

THIS SURVEY IS BASED UPON RECORDED INFORMATION AS PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY 3TCI.

NORTH ARROW DIRECTION IS BASED ON AN ASSUMED MERIDIAN.

BEARINGS AS SHOWN HEREON ARE BASED UPON THE CENTER LINE OF CENTURY LANE, WITH AN ASSUMED BEARING OF N48°56'58"W, SAID LINE TO BE CONSIDERED A WELL MONUMENTED LINE.

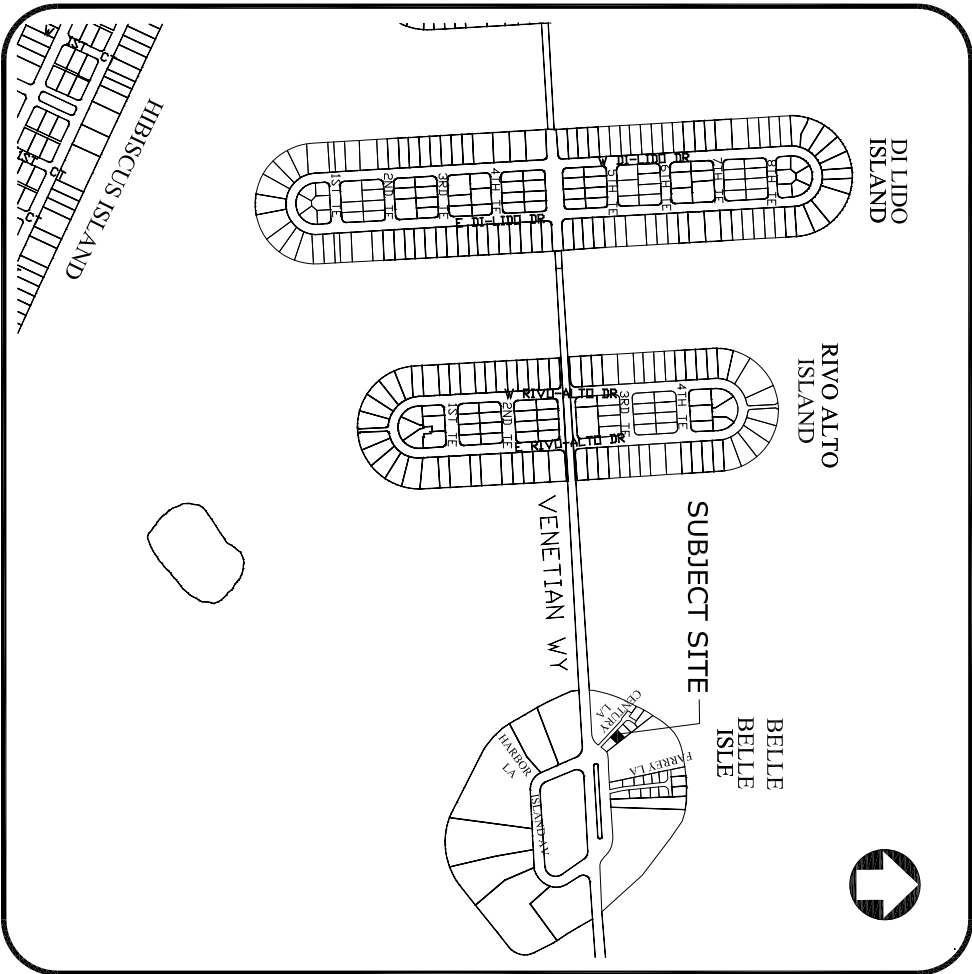
THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON ONLY AND THE CERTIFICATIONS HEREON DO NOT EXTEND TO ANY UNNAMED PARTIES.

BOUNDARY SURVEY

OF

11 CENTURY LANE, MIAMI BEACH, FL 33139

Lot Area = 2,829 sq.ft.



LOCATION MAP
SEC. 33-53-42
NOT TO SCALE

THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE: AE-9, AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY-PANEL: CITY OF MIAMI BEACH-120851, MAP-PANEL: 12086C-0317, SUFFIX L, EFFECTIVE DATE: 09-11-2009 AND A FIRM INDEX DATE OF 09-11-2009.

IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

V-VERTICAL CONTROL:

ELEVATIONS ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM 1929 AS PER MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT BENCHMARK No. D-168. SAID BENCHMARK HAS AN ELEVATION OF 7.75 FEET.

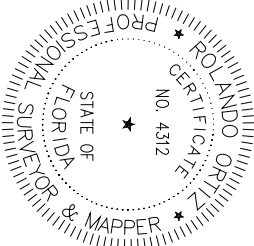
UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN. SUBSURFACE SOIL CONDITIONS WERE NOT DETERMINED, AS THIS FALLS OUTSIDE THE PURVIEW OF THIS SURVEY. THESE CONDITIONS MAY INCLUDE THE DETERMINATION OF WETLANDS, FILLED-IN AREAS, GEOLOGICAL CONDITIONS OR POSSIBLE CONTAMINATION BY HAZARDOUS LIQUID OR SOLID WASTE THAT MAY OCCUR WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY.

VI-SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, PURSUANT TO RULE 54-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

3TCI, Inc., A FLORIDA CORPORATION
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB7799

BY:
ROLANDO ORTIZ
REGISTERED SURVEYOR AND MAPPER LS4312
STATE OF FLORIDA



NOTICE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING



3TCI, Inc. - LB7799
PROFESSIONAL LAND SURVEYORS AND MAPPERS
12211 SW 129th CT. MIAMI FL 33186
tel: 305-316-8474 fax: 305-378-1662 www.3tcI.com

| | | | | | |
|----------|----------|-------------|-------------|--------|--------|
| DRAFTER: | CHECKED: | FIELD BOOK: | JOB NUMBER: | SCALE: | SHEET: |
| FES | RO | 2013-2 | 14-757 | 1"=20' | 1 OF 1 |