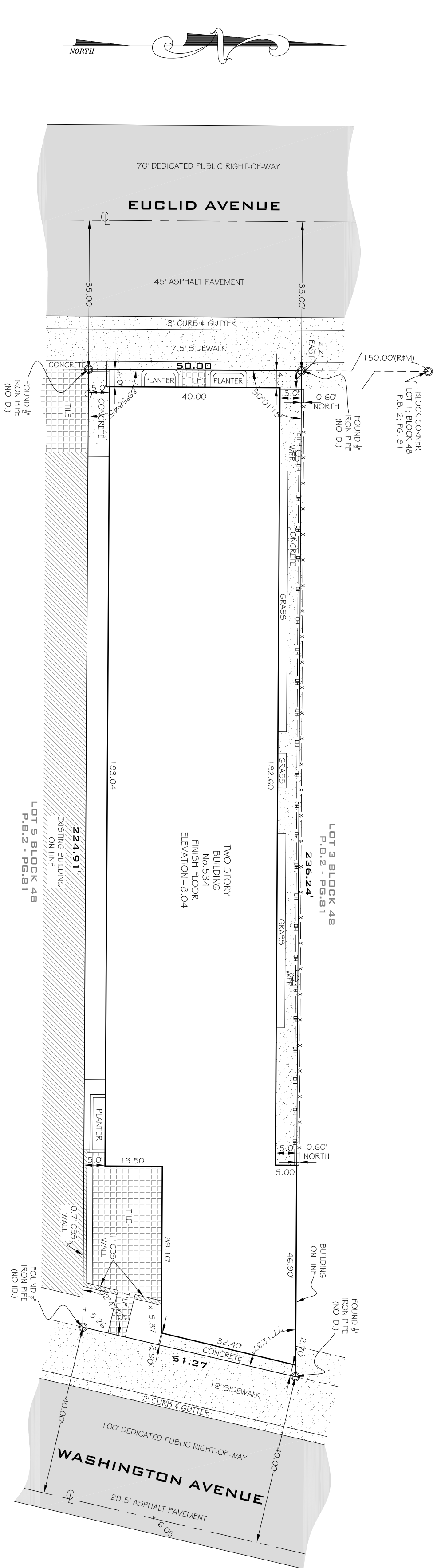
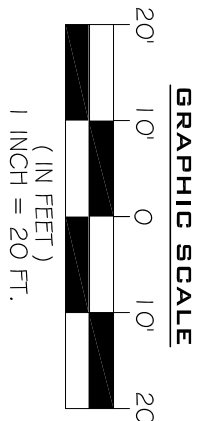


# MAP OF BOUNDARY SURVEY

## LOCATION MAP

SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST  
LYING AND BEING IN MIAMI-DADE COUNTY FLORIDA  
(NOT TO SCALE)



### SURVEYOR'S NOTES:

- 1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION PROVIDED BY CLIENT.
- 2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES.
- 3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HIS COUNTY.
- 4.) ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN FLORIDA MINIMUM TECHNICAL STANDARDS (5.1-17.5 IFAC), IS "RESIDENTIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- 5.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.
- 6.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NATIONAL GEODETIC DATUM OF 1929 (N.G.D. 29).
- 7.) TYPE OF SURVEY: BOUNDARY SURVEY.
- 8.) ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 10.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON. CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 11.) THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC., UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 12.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- 13.) WALL TIES ARE TO THE FACE OF THE WALL.
- 14.) BEARINGS REFERENCED TO LINE NOTED AS B.R.
- 15.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
- 16.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS, UNLESS NOTED.
- 17.) THE SOURCES OF DATA USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS "OCEAN BEACH ADDITION No. 3" RECORDED IN PLAT BOOK 2, AT PAGE 81.
- 18.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 20 FEET OR SMALLER.

### LEGAL DESCRIPTION:

LOT 4, BLOCK 48, OF "OCEAN BEACH ADDITION No. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

### CERTIFIED TO:

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


- 536 WASHINGTON LLC

### PROPERTY ADDRESS:

FOLIO NO. 02-4203-009-1920  
534 WASHINGTON AVENUE,  
MIAMI BEACH, FL 33139  
AREA OF PROPERTY: 11,500 SQUARE FEET AND/OR  
0.265 ACRES MORE OR LESS.

### SURVEYOR'S CERTIFICATION:




HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 51-17.050 THROUGH 51-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, PURSUANT TO CHAPTER 42 OF FLORIDA STATUTES.

SIGNED:  P.S.M. No. 5844-STATE OF FLORIDA  
ARTURO MENDIGUETA, P.S.M. FOR THE FIRM  
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 IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES IN A DIGITAL FORMAT. NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.



PROFESSIONAL SURVEYORS AND MAPPERS  
1470 N.W. 107th AVENUE, SUITE "H"  
MIAMI, FL 33172  
PHONE: (305) 556-4002 FAX: (305) 556-4003  
WWW.LMSURVEYING.COM  
EMAIL: LANDMARKSURVEYING@HOTMAIL.COM

### ABBREVIATIONS AND LEGEND:

- AC = DENOTES AIR CONDITIONING UNIT  
ACFR. = DENOTES APPROXIMATE  
ADPT. = DENOTES ADJUSTMENT  
B.C. = DENOTES BLOCK CORNER  
B.V. = DENOTES BEACH MARK  
C.B.S. = DENOTES CONCRETE BLOCK STUCCO  
CONC. = DENOTES CONCRETE  
C & G = DENOTES CURVE & GUTTER  
V.G. = DENOTES VALLEY GUTTER  
G. = DENOTES CENTERLINE  
M. = DENOTES MONUMENT LINE  
D.M.E. = DENOTES DRAINAGE & MAINTENANCE EASEMENT  
DIA. = DENOTES DIAMETER  
D.M. = DENOTES DRILL HOLE  
D.M.S. = DENOTES MEASURE  
(R) = DENOTES RIGHT-OF-WAY  
RW = DENOTES UTILITY EASEMENT  
U.E. = DENOTES UTILITY EASEMENT  
P.B. = DENOTES PLAT BOOK  
P.C.P. = DENOTES PERMANENT CONTROL POINT  
P.O.B. = DENOTES POINT OF BEGINNING  
TYP. = DENOTES TYPICAL  
--- = DENOTES WOOD LINK FENCE  
--- = DENOTES CHAIN LINK FENCE  
--- = DENOTES IRON FENCE  
--- = DENOTES FOUND IRON PIPE (NO D.I.)  
--- = DENOTES FOUND NAIL AND DISC
-  = DENOTES ASPHALT PAVEMENT  
 = DENOTES BRICK  
 = DENOTES CONCRETE PAD

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.

## MAP OF BOUNDARY SURVEY

FLOOD ZONE:	AE	
ELEVATION:	8.0	
COMMUNITY:	120651	
PANEL:	12086C0319	
DATE OF FIRM:	09-11-2009	
SUFFIX:	L	
ORIGINAL FIELD WORK SURVEY DATE	11-28-2016	
BENCH MARK:	N/A	
ELEVATION:	N/A	
DATE	DRAWN BY	SCALE
10-27-2017	UPDATE	
REVISION / UPDATE OF SURVEY		
JOB NO.		
1611-065		