LESS AND EXCEPT

Commence (P.O.C.) at the Southeasterly corner of Biscayne Street (formerly Biscayne Avenue) and Washington Avenue, as said Street and Avenue are shown on the SOUTH BEACH PARK SUBDIVISION, recorded in Plat Book 6, at Page 77 of the Public Records of Miami-Dade County, Florida, and run South 10'47'35" West, along the Easterly line of Washington Avenue, a distance of 6.16 feet to a point on the Southerly line of a 6.00 foot Roadway Dedication, said Dedication recorded in Official Records Book 12566, Page 2914, of the Public Records of Miami-Dade County, Florida; thence run North 87°38'57" East along the Southerly line of said 6.00 foot Dedication, along the existing Southerly line of Biscayne Street, as expanded by said 6 foot Dedication, a distance of 638.266 feet; thence run South 10.47.35" West, along the Westerly line of Access Easement Parcel per Official Records Book 15370, at Page 380, of the Public Records of Miami-Dade County, Florida, a distance of 159.05 feet; thence run South 87'38'57" West, along the Southerly line of Master Parcel Infrastructure for a distance of 35.82 feet to the Point of Beginning (P.O.B.) of the hereinafter described parcel of land; the following 5 courses being along the exterior boundary of PHASE I REMAINDER per Official Records Book 15947, at Page 2575, of the Public Records of Miami-Dade County, Florida, (1) thence continue South 87.38'57" West, for a distance of 29.00 feet; (2) thence run South 62.18'04" West for a distance of 24.53 feet; (3) thence run South 27'41'56" East for a distance of 18.00 feet; (4) thence run North 62*18'04" East for a distance of 2.00 feet; (5) thence run South 27°41'56" East for a distance of 30.00 feet; thence run North 26°10'10" East for a distance of 60.35 feet to the Point of Beginning (P.O.B.)

Southerly line of Biscayne Street, a distance of 588.426 feet to the Point of Beginning (P.O.B.)

PARCEL 2: The Easement Property

Commence (P.O.C.) at the Southeasterly corner of Biscayne Street (Formerly Biscayne Avenue) and Washington Avenue, as said Street and Avenue are shown on the South Beach Park Subdivision, recorded in Plat Book 6, at Page 77 of the Public Records of Miami-Dade County, Florida; and run South 10 degrees 47 minutes 35 seconds West along the Easterly line of Washington Avenue, a distance of 6.16 feet to a point on the Southerly line of a 6.00 foot Roadway Dedication, said Dedication recorded in Official Records Book 12566, at Page 2914 of the Public Records of Miami-Dade County, Florida; thence run North 87 degrees 38 minutes 57 seconds East along the Southerly line of said 6.00 foot dedication, along the existing Southerly line of Biscayne Street, as expanded by said 6 foot Dedication, a distance of 638.266 feet to the Point of Beginning (P.O.B.) of the Easement Property; thence run South 10 degrees 47 minutes 35 seconds West, a distance of 159.054 feet; thence run North 87 degrees 38 minutes 57 seconds East, a distance of 79.00 feet; thence run North 10 degrees 47 minutes 35 seconds East, a distance of 165.214 feet to the original Southerly line of Biscayne Street (Formerly Biscayne Avenue); thence run South 87 degrees 38 minutes 57 seconds West, along the original Southerly line of Biscayne Street a distance of 3.556 feet; thence run South 10 degrees 47 minutes 35 seconds West along the Easterly line of the said 6.00 foot Dedication, said Dedication recorded in Official Records Book 12566, at Page 2914, of the Public Records of Dade County, Florida, a distance of 6.16 feet to the Southeasterly corner of said Dedication; thence run South 87 degrees 38 minutes 57 seconds West along the Southerly line of said Dedication, a distance of 75.444 feet to the Point of Beginning (P.O.B.)

PARCEL 3: PARCEL 3 BEING A PORTION OF COMMERCIAL PARCEL NO. 2

Commence (P.O.C.) at the Southeasterly corner of Biscayne Street (formerly Biscayne Avenue) and Washington Avenue, as said Street and Avenue are shown on the SOUTH BEACH PARK SUBDIVISION, recorded in Plat Book 6, Page 77 of the Public Records of Miami-Dade County, Florida, and run South 10°47'35" West, along the Easterly line of Washington Avenue, a distance of 6.16 feet to a point on the Southerly line of a 6.00 foot Roadway Dedication, said Dedication recorded in Official Records Book 12566, Page 2914, of the Public Records of Miami-Dade County, Florida; thence run North 87°38'57" East along the Southerly line of said 6.00 foot Dedication, along the existing Southerly line of Biscayne Street, as expanded by said 6 foot Dedication, a distance of 638.266 feet to the Point of Beginning (P.O.B.) of the hereinafter described parcel of land; thence run South 10°47'35" West, along the Westerly line of Access Parcel per Official Records Book 15370, at Page 380, of the Public Records of Miami-Dade County, Florida, a distance of 70.93 feet; thence run South 87'38'57" West, along the Southerly line of Commercial Parcel No. 2 per Official Records Book 15947, at Page 2575, of the Public Records of Miami-Dade County, Florida, a distance of 55.86 feet; thence run North 02°21'03" West, a distance of 69.07 feet to a point on the Southerly line of the 6.00 foot Roadway Dedication; thence run North 87°38'57" East, along the existing Southerly line of Biscayne Street, a distance of 71.99 feet to the Point of Beginning (P.O.B.)

PARCEL 4: PARCEL 4 BEING A PORTION OF MASTER PARCEL INFRASTRUCTURE Commence (P.O.C.) at the Southeasterly corner of Biscayne Street (formerly Biscayne Avenue) and Washington Avenue, as said Street and Avenue are shown on the SOUTH BEACH PARK SUBDIVISION, recorded in Plat Book 6, Page 77 of the Public Records of Miami-Dade County, Florida, and run South 10°47'35" West, along the Easterly line of Washington Avenue, a distance of 6.16 feet to a point on the Southerly line of a 6.00 foot Roadway Dedication, said Dedication recorded in Official Records Book 12566, Page 2914, of the Public Records of Miami-Dade County, Florida; thence run North 87°38'57" East along the Southerly line of said 6.00 foot Dedication, along the existing Southerly line of Biscayne Street, as expanded by said 6 foot Dedication, a distance of 638.266 feet; thence run South 10°47'35" West, along the Westerly line of Access Parcel per Official Records Book 15370, at Page 380, of the Public Records of Miami-Dade County, Florida, a distance of 70.93 feet to the Point of Beginning (P.O.B.) of the hereinafter described parcel of land; thence continue South 10.47'35" West for a distance of 88.12 feet, thence run South 87°38'57" West, along the Southerly line of Master Parcel Infrastructure for a distance of 35.82 feet; thence run North 02°21'03" West, a distance of 85.82 feet; thence run North 87°38'57" East, a distance of 55.86 feet to the Point of

Beginning (P.O.B.)

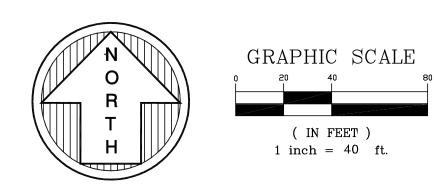
PARCEL 5 Non-Exclusive right, privilege and easement to the use and benefit of the following described property for pedestrian and vehicular ingress and egress as defined in, and subject to, that Declaration of Easements filed August 5, 1987, in Official Records Book 13368, at Page 2779, of the Public Records of Miami-Dade County, Florida.

The South Road Easement Area is legally described as follows: A part of Blocks 3 and 4, Harley Avenue, Collins Avenue and Inlet Boulevard, all as shown on the SOUTH BEACH PARK SUBDIVISION recorded in Plat Book 6, Page 77, of the Public Records of Miami—Dade County, Florida, more particularly described as follows:

Commence at the intersection of the Southerly line of SOUTH BEACH PARK SUBDIVISION, recorded in Plat Book 6, Page 77, of the Public Records of Miami-Dade County, Florida, and the Easterly right—of—way line of Washington Avenue (shown on the referenced Plat as Miami Avenue) and run South 65°35'12" East, along the Southerly line of SOUTH BEACH PARK SUBDIVISION, a distance of 16.00 feet. The following two (2) courses are on the said Southerly line; thence run South 65°36'16" East, a distance of 203.12 feet to the Point of Beginning (P.O.B.); thence run South 65°36'16" East, a distance of 352.64 feet; thence run North 24°23'44" East, a distance of 40.00 feet; thence run North 65°36'16" West, a distance of 352.64 feet; thence run South 24°23'44" West, a distance of 40.00 feet to the Point of Beginning (P.O.B.)

PARCEL B

Begin at the intersection of the Southerly line of SOUTH BEACH PARK SUBDIVISION and the Easterly right-of-way line of Washington Avenue (formerly shown on said Record Plat as Miami Avenue) and run South 65°35'12" East, along the Southerly line of SOUTH BEACH PARK SUBDIVISION, a distance of 16.00 feet; thence continue along said Southerly line South 65°36'16" East, a distance of 203.12 feet; thence run North 24°23'44" East, a distance of 40.00 feet; thence run North 27°41'56" West, a distance of 29.35 feet; thence run South 62'19'04" West, a distance of 22.85 feet; thence run North 65'36'16" West, a distance of 165.92 feet; thence run North 65°35'12" West, a distance of 35.11 feet to a point on the Easterly right-of-way line of Washington Avenue; thence run South 10°47'35" West, along said Easterly right-of-way line, a distance of 4.12 feet; thence continue along said Easterly right-of-way line South 2°21'03" East, a distance of 40.31 feet to the Point of Beginning



LESS & EXCEPT

LEGAL DESCRIPTION, SOUTH TOWER PARCEL

A portion of "OCEAN PARCEL", as said "OCEAN PARCEL" is described in Official Records Book 18053 at Pages 0580 through 0586 as recorded in the Public Records of Miami-Dade County, Florida; being more particularly described as follows:

Commence at the southeasterly corner of Biscayne Avenue (now known as South Pointe Drive) and Miami Avenue (now known as Washington Avenue) as shown on the Plat of SOUTH BEACH PARK, according to the Plat thereof as recorded in Plat Book 6 at Page 77 in the Public Records of Miami-Dade County, Florida; thence N87*38'57"E along the southerly line of said Biscayne Avenue for 717.266 feet; thence S23*52'14"W for 590.40 feet to the most southwesterly corner of said "OCEAN PARCEL"; thence S65*36'16"E along the southerly line of said SOUTH BEACH PARK for 340.55 feet; thence N24°23'44"E perpendicular to the previously described line for 79.42 feet to the POINT OF BEGINNING of the hereinafter described SOUTH TOWER PARCEL: thence N65°36'16"W along a line 79.42 feet northeasterly and parallel with the southerly line of said SOUTH BEACH PARK for 19.29 feet; thence N28°37'54"W for 93.16 feet; thence N15°41'51"W for 26.81 feet; thence N05°43'15"W for 39.04 feet; thence N62°30'50"E for 29.30 feet; thence N27°30'00"E for 44.31 feet; thence S27°30'00"E for 28.31 feet; thence N62°30'50"E for 28.62 feet; thence S59°50'25"E for 18.74 feet; thence S35°05'28"E for 75.38 feet; thence N62°30'00"E for 7.12 feet; thence S27°30'00"E for 67.74 feet; thence S16°15'13"W for 34.66 feet; thence S62°30'00"W for 47.00 feet; thence N27°30'00"W for 8.00 feet; thence S66°34'21"W for 64.76 feet to the POINT OF BEGINNING.

LEGAL DESCRIPTION, TOWNHOUSE "AB" PARCEL

A portion of "OCEAN PARCEL", as said "OCEAN PARCEL" is described in Official Records Book 18053 at Pages 0580 through 0586 as recorded in the Public Records of Miami-Dade County, Florida; being more particularly described as follows:

Commence at the southeasterly corner of Biscayne Avenue (now known as South Pointe Drive) and Miami Avenue (now known as Washington Avenue) as shown on the Plat of SOUTH BEACH PARK, according to the Plat thereof as recorded in Plat Book 6 at Page 77 in the Public Records of Miami—Dade County, Florida; thence N87*38'57"E along the southerly line of said Biscayne Avenue for 717.266 feet; thence S23*52'14"W for 590.40 feet to the most southwesterly corner of said "OCEAN PARCEL"; thence S65°36'16"E along the southerly line of said SOUTH BEACH PARK for 392.55 feet; thence N24*23'44"E perpendicular to the previously described line for 17.50 feet to the POINT OF BEGINNING of the hereinafter described TOWNHOUSE "AB" PARCEL:

thence N24°23'51"E for 16.92 feet; thence N65°36'10"W for 4.00 feet; thence N24°23'50"E for 28.95 feet; thence S85°49'42"E for 17.15 feet; thence N00°14'04"E for 5.07 feet to a point on a non—tanaent curve concave to the northwest and whose radius point bears N01°38'09'E; thence northeasterly and northerly along the arc of a 76.54 foot radius curve leading to left through a central angle of 95°48'53" for 128.00 feet; thence N86°06'54"E for 17.67 feet; thence N41°06'54"E for 7.83 feet; thence S48°53'06"E for 7.83 feet; thence N86°06'54"E for 29.33 feet; thence N05'30'55"W for 6.99 feet; thence N86'06'54"E for 11.91 feet to a point on a non-tangent curve concave to the west and whose radius point bears S84.26.00.00 it thence southerly along the arc of a 155.81 foot radius curve leading to the right through a central angle of 22°12'03" for 60.37 feet; thence S72°08'50"E for 5.00 feet; thence S19"38'43"W for 14.18 feet; thence S64.53'06"E for 5.67 feet; thence S27.05'28"W for 25.43 feet; thence S50°23'06"E for 13.64 feet; thence S39°36'54"W for 14.00 feet; thence S50°23'06"E for 10.72 feet to a point on a non-tangent curve concave to the northwest and whose radius point bears N23°29'18"W; thence southwesterly along the arc of a 179.55 foot radius curve leading to the right through a central angle of 29°01'26" for 90.95 feet; thence S21°23'06"E for 10.58 feet; thence N65°36'16"W along a line 17.50 feet northeasterly and parallel with the south line of said SOUTH BEACH PARK for 121.50 feet to the POINT OF BEGINNING.

LEGAL DESCRIPTION: Commercial Parcel

♣■■■■■■■ A portion of Lot 1 of Block 5, Harley Avenue and Reid Place, SOUTH BEACH PARK, according to the plat thereof, as recorded in Plat Book 6 at Page 77 of the Public Records of Miami—Dade County, Florida, and a portion of C.H. LUM PROPERTY as shown on said plat, SOUTH BEACH PARK, being more particularly described as follows:

> Commence at the Southeasterly corner of Biscayne Street (Formerly Biscayne Avenue) (Now known as South Pointe Drive) and Washington Avenue (Formerly Miami Avenue), as said Street and Avenue are shown on said SOUTH BEACH PARK, according to the plat thereof, as recorded in Plat Book 6 at Page 77 of the Public Records of Miami-Dade County, Florida; thence N 87 38 57" E along the Southerly line of an additional 6 foot roadway dedication as described in Official Records Book 12566 at Page 2914 as recorded in the Public Records of Miami-Dade County, Florida, also being the existing Southerly line of Biscayne Street for 713.70 feet; thence N 10°47'35" E along the Easterly line of said additional 6 foot roadway dedication for 6.16 feet to a point on the Southerly right of way line of Biscayne Street; thence N 87°38'57" E along said Southerly right of way line of Biscayne Street for 300.16 feet; thence S 02°21'03" E at right angles to the previously described course for 17.00 feet to the Point of Beginning; thence continue S 02°21'03" E for 7.01 feet; thence N 87°38'57" E for 12.79 feet; thence S 00°19'06" W for 23.85 feet; thence S 87°38'57" W for 239.24 feet to a point on a circular curve concave to the Northwest and whose radius point bears N 61°49'22" W; thence Southwesterly along a 60.70 foot radius curve leading to the right through a central angle of 35°24'30" for an arc distance of 37.51 feet to a point on a non—tangent line; thence S 04°19'18" W for 201.77 feet; thence N 85°52'18" W for 23.67 feet; thence N 04°08'18" E for 8.82 feet; thence N 85°53'03" W for 6.44 feet; thence N 04°06'49" E for 0.36 feet to a point on a circular curve concave to the Northwest and whose radius point bears N 04°06'49" E; thence Northeasterly along a 34.87 foot radius curve leading to the left through a central angle of 96°27'52" for an arc distance of 58.71 feet to a point on a non-tangent line; thence N 87°38'57" E for 244.97 feet to the Point of Beginning.

The above described perimetrical boundary lies between elevation +12.00 feet and elevation +22.67 feet relative to the National Geodetic Vertical Datum of 1929.

LEGAL DESCRIPTION, CABANA PARCEL:

A portion of "OCEAN PARCEL", as said "OCEAN PARCEL" is described in Official Records Book 18053 at Pages 0580 through 0586 as recorded in the Public Records of Miami-Dade County, Florida; being more particularly described as follows:

Commence at the southeasterly corner of Biscayne Avenue (now known as South Pointe Drive) and Miami Avenue (now known as Washington Avenue) as shown on the Plat of SOUTH BEACH PARK, according to the Plat thereof as recorded in Plat Book 6 at Page 77 in the Public Records of Miami-Dade County, Florida; thence N87'38'57"E along the southerly line of said Biscayne Avenue for 717.266 feet; thence S23'52'14"W for 590.40 feet to the most southwesterly corner of said "OCEAN PARCEL"; thence S65°36'16"E along the southerly line of said SOUTH BÉACH PARK also being the southerly line of said OCEAN PARCEL" for 755.85 feet; thence N24°23'44"E perpendicular to the previously described line for' 17.50 feet to the POINT OF BEGINNING of the hereinafter described CABANA PARCEL: thence N65'36'16"W along a line 17.50 feet northeasterly of and parallel with the southerly line of said OCEAN PARCEL for 7.09 feet; thence N00'19'06"E for 28.44 feet; thence N89'40'54"W for 5.00 feet; thence N00'19'06"E for 43.17 feet; thence S89°40'54"E for 5.00 feet; thence N00°19'06"E for 32.33 feet; thence N89°40'54"W for 5.00 feet; thence N00°19'06"E for 43.17 feet; thence S89°40'54"E for 5.00 feet; thence N00°19'06"E for 1.33 feet; thence N13°29'19"W for 1.71 feet; thence S76°25'29"W for 4.65 feet; thence N13°30'06"W for 0.34 feet; thence N76'28'21"E for 39.99 feet; thence S13'29'19"E for 30.36 feet; thence S76'30'41"W for 7.99 feet; thence S00°19'06"W for 8.18 feet; thence S89°40'54"E for 13.93 feet; thence S00°19'06"W for 30.33 feet; thence N89°40'54"W for 5.00 feet; thence S00°19'06"W for 45.17 feet; thence S89°40'54"I for 5.00 feet; thence S00°19'06"W for 30.33 feet; thence N89°40'54"W for 5.00 feet; thence S00°19'06"W for 45.17 feet; thence S89°40'54"E for 5.00 feet; thence S00°19'06"W for 30.33 feet; thence N89°40'54"W feet for 33.61 feet to the POINT OF BEGINNING.

LEGAL DESCRIPTION: TOWNHOUSE "CD" PARCEL

A portion of "OCEAN PARCEL", as said "OCEAN PARCEL" is described in Official Records Book 18053 at Pages 0580 through 0586 as recorded in the Public Records of Miami—Dade County, Florida; being more particularly described as follows:

Commence at the southeasterly corner of Biscayne Avenue (now known as South Pointe Drive) and Miami Avenue (now known as Washington Avenue) as shown on the Plat of SOUTH BEACH PARK, according to the Plat thereof as recorded in Plat Book 6 at Page 77 in the Public Records of Miami—Dade County, Florida; thence N87°38'57"E along the southerly line of said Biscayne Avenue for 717.266 feet; thence S23'52'14"W for 590.40 feet to the most southwesterly corner of said "OCEAN PARCEL"; thence S65'36'16"E along the southerly line of said SOUTH BEACH PARK for 229.88 feet; thence N24'23'44"E, perpendicular to the previously described course for 17.50 feet to the POINT OF BEGINNING of the following described parcel; thence continue N24°23'44"E for 30.50 feet; thence S65°36'16"E for 154.00 feet; thence S24°23'44"W for 30.50 feet; thence N65°36'16"W along a line 17.50 feet northeasterly and parallel with the southerly line of said SOUTH BEACH PARK for 154.00 feet to the said POINT OF BEGINNING.

LEGAL DESCRIPTION: TOWNHOUSE "E" PARCEL

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A portion of "OCEAN PARCEL", as said "OCEAN PARCEL" is described in Official Records Book 18053 at Pages 0580 through 0584 as recorded in the Public Records of Miami-Dade County, Florida; being more particularly described as follows:

Commence at the southeasterly corner of Biscayne Avenue (now known as South Pointe Drive) and Miami Avenue (now known as Washington Avenue) as shown on the Plat of SOUTH BEACH PARK, according to the Plat thereof as recorded in Plat Book 6 at Page 77 in the Public Records of Miami—Dade County, Florida; thence N87*38'57"E along the southerly line of said Biscayne Avenue for 717.266 feet; thence S37*06'47"E for 457.64 feet to the POINT OF BEGIŃNING of the hereinafter described parcel; thence S68°26'41"E for 55.93 feet to a point on a circular curve concave to the northwest whose radius point bears N68'26'41"W; thence southwesterly along the arc of a 171.00 foot radius curve leading to the right through a central angle of 42°18'15" for 126.26 feet; thence N26'08'26"W for 55.93 feet to a point on a circular curve concave to the northwest whose radius point bears N26°08'26"W; thence northeasterly along the arc of a 115.07 foot radius curve leading to the left through a central angle of 42°18'15" for 84.96 feet to the POINT OF BEGINNING.



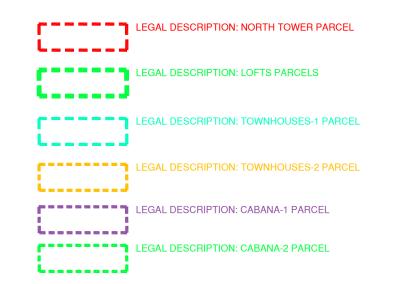
SEE SHEET 2 OF

LESS & EXCEPT

NOT TO SCALE

THOSE PORTIONS OF THE "CONTINUUM ON SOUTH BEACH CONDOMINIUM, THE NORTH TOWER" ACCORDING TO THE DECLARATION THEROF AS RECORDED DECEMBER 27,2007 UNDER CLERK'S FILE NO. 07R-1222721, IN OFFICIAL RECORDS BOOK 26131, PAGE 1961, AS AMENDED BY AMENDMENT RECORDED FEBRUARY 19, 2008 IN OFFICIAL RECORDS BOOK 26220, PAGE 4510 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS AMENDED AND/OR SUPPLEMENTED FROM TIME TO TIME.

LEGALS DESCRIBED IN SAID AMENDMENT ARE GRAPHICALLY SHOWN AS THE FOLLOWING:



LEGEND

TOPOGRAPHIC SURVEY

■ CATCH BASIN ■ MANHOLE □ LIGHT POLE □ WATER METER ⋈ WATER VALVE □ CATCH BASIN INLET □ UTILITY POLE ⊕ CLEAN OUT □ RISER □ FIRE HYDRANT ■ HANDHOLE - SIGN - O.5' CURB = 2.00' CURB & GUTTER - X CHAIN LINK FENCE	A = ARC R = RADIUS L = LENGTH T = TANGENT CH = CHORD F.B. = FIELD BOOK ID = IDENTIFICATION MEAS. = MEASURED O.R.B. = OFFICIAL RECORD BOOK P.B. PG.= PLAT BOOK & PAGE P.O.B. = POINT OF BEGINNING P.O.C. = POINT OF COMMENCEMENT P.R.M. = PERMANENT REFERENCE MONUMENT EL. = ELEVATION FP&L = FLORIDA POWER & LIGHT COMPANY INV. = INVERT SAN = SANITARY
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SURVEYOR'S NOTES:

WOOD RAIL

- This site lies in Section 10, Township 54 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida
- unless otherwise noted.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way
- Bearings hereon are referred to an assumed value of N 87°38'57" E for the South Right-of-Way line of Biscayne Street, and evidenced by (2) set pipe & caps.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Bench Mark No. I-937, Elevation +4.07. Located at intersection of Washington Avenue and Harley Avenue.
- Lands shown hereon are located within an area having a Zone Designation AE (EL 8) & Zone Designation VE (EL 9) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0319L, for Community No. 120651, dated
- September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Overall Parcel shown hereon containing 562,808 square feet or 12.920 acres more or less. Note: This square footage area includes the Condominium Parcels (less & except areas), as shown within the Overall Parcel.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not shown unless otherwise noted.
- Trees shown are surveyed for their horizontal location and/or size. Identification and/or name verification of all trees should be confirmed by the Division of Forestry County Forester or a professional in that field. Trees were not updated on March 14, 2018.
- Improvements shown beyond the limits of this "Boundary and Topographic Survey" may not
- Underground improvements and/or underground encroachments not shown unless
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on—site locations and should be verified before construction.
- Legal description shown hereon furnished by client and no claims as to ownership are
- made or implied.
- This "Boundary Survey" was made of the Overall Parcel as shown with a yellow boundary, and the condominium parcels within, had no corners set or bearings and distances shown.

SURVEYOR'S CERTIFICATION:

otherwise indicated

I hereby certify that this "Boundary and Topographic Survey" was made under my responsible charge on April 9, 2012 and updated on March 14, 2018, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper." FORTIN, I FAVY, SKILES, INC. I B3653

Daniel C. Fortin, For The Firm Surveyor and Mapper LS2853 State of Florida

This Drawing is ortin, Leavy, Skiles, Ir and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

SUR' ATION ORIDA OGRA MASTEF IAMI-DADE , \(\overline{\Sigma}\) \Box 0 S P ND.

Original Date 4/9/12 Scale 1"=40' Drawn By CAD No. 980102T Plotted 3/20/18 2:08p Ref. Dwg. 2098-070

120266

Dwg. No. Sheet 1 of 3

Field Book

