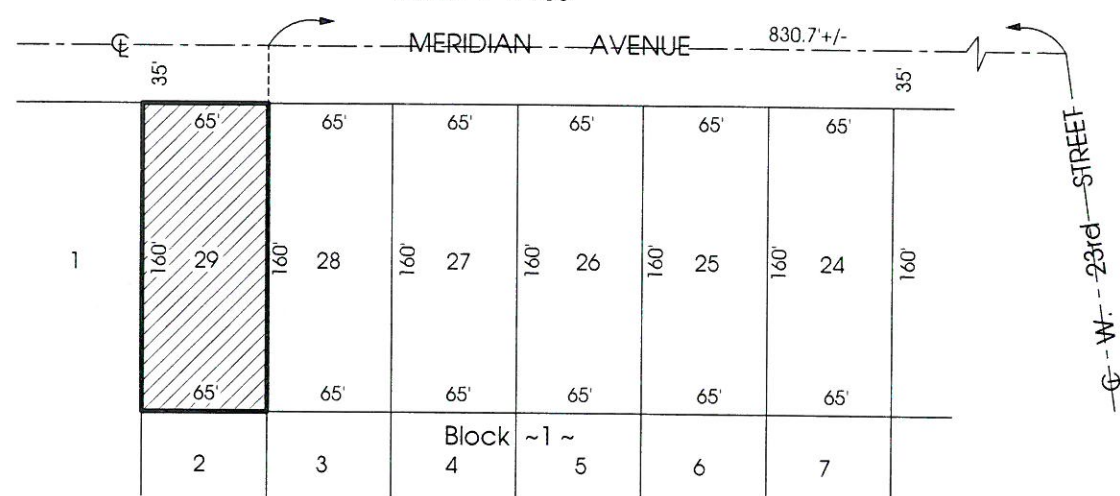


LOCATION MAP

Scale: 1" = 100'



LEGAL DESCRIPTION:

FOLIO: 13-4117-004-1980
LOT 29, BLOCK 1, "MID GOLF SUBDIVISION" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 200, OF THE PUBLIC RECORDS, OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

2035 MERIDIAN AVENUE, MIAMI BEACH, FLORIDA 33139

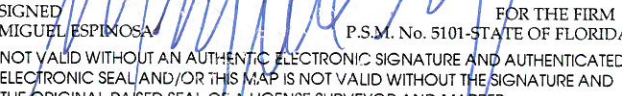
FLOOD ZONE: "AE" COMMUNITY: 120651 PANEL: 0317
DATE OF FIRM: 09-11-2009 SUFFIX: L ELEVATION: 8.0 FEET (N.G.V.D.29)

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS.
- EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECT THIS PROPERTY.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTION OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- ONLY VISIBLE ON ABOVE GROUND ENCROACHMENTS LOCATED.
- WALL TIES ARE THE FACE OF THE WALL.
- FENCE OWNERSHIP NOT DETERMINED.
- BEARINGS REFERENCED TO LINE NOTED AS B.R.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- NOT VALID UNLESS SEALED WITH THE SIGNINGS SURVEYORS EMBOSSED SEAL.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.
- THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
- THIS BOUNDARY SURVEY HAS BEEN PREPARE FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
- BENCHMARK: D-182ELEVATION: 1.87 FEET (N.A.V.D.1988)
LOCATION: MERIDIAN AVENUE & W. 23rd STREET

CERTIFICATION:









SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SIGNED  FOR THE FIRM
MIGUEL ESPINOSA P.S.M. No. 5101-STATE OF FLORIDA
NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.

CERTIFIED TO:

First American Title Insurance Company
Pinnacle Title Group, LLC, a Florida limited liability company
2035 Meridian LLC, a Florida limited liability company

ABBREVIATIONS AND LEGEND:

A/C	=DENOTES AIR CONDITIONING UNIT
CONC.	=DENOTES CONCRETE
(M)	=DENOTES MEASURE
(R)	=DENOTES RECORD
(C)	=DENOTES CALCULATED
R/W	=DENOTES RIGHT - OF - WAY
CL	=DENOTES CENTERLINE
U.E.	=DENOTES UTILITY EASEMENT
P.B.	=DENOTES PLAT BOOK
PG.	=DENOTES PAGE
	=DENOTES WATER METER
	=DENOTES WOOD POWER POLE
	=DENOTES WOOD FENCE
	=DENOTES CHAIN LINK FENCE
	=DENOTES IRON FENCE
	=DENOTES OVERHEAD WIRES
	=DENOTES FOUND IRON PIPE (NO ID.)
	=DENOTES FOUND NAIL AND DISC

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

MIGUEL ESPINOSA LAND SURVEYING INC.

PROFESSIONAL SURVEYOR AND MAPPER
7700 S.W. 88th STREET, SUITE 306, MIAMI, FLORIDA 33156
PHONE: (305) 262-2992

L.B. No. 6463

BOUNDARY SURVEY

Original Date: 11/03/2014	Field date: 02/08/2016 05/31/2016	Revision Date: 02/08/2016 05/31/2016	Drawn by: R.U.	Job No. S-11230
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MAP OF SURVEY

Scale: 1" = 25'

