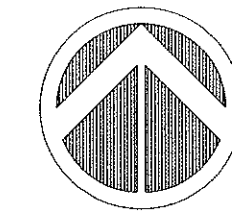
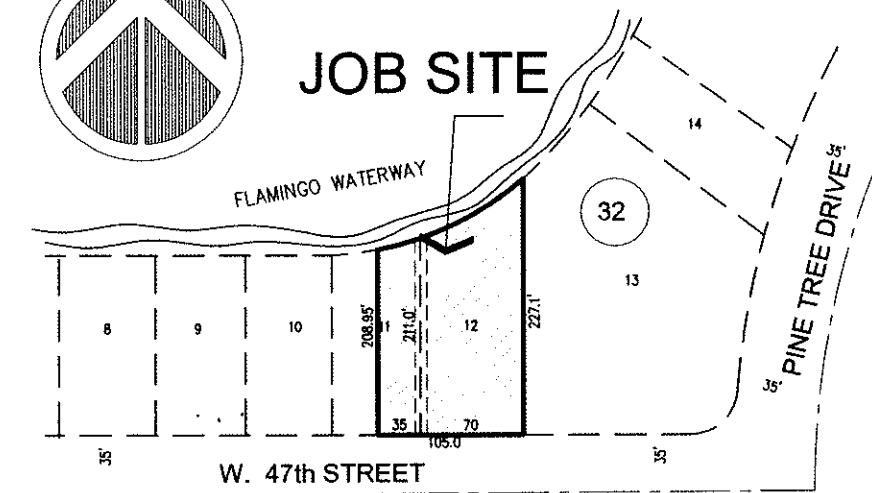




- | | |
|--|--------------------|
| | Overhead Wire Line |
| | Wood Fence |
| | Chain Link Fence |
| | Iron Fence |
| | Monument Line |
| | Centerline |
| | Property Line |
-
- | | | |
|--------|----------------------|---------------------------------------|
| * 0.00 | =Existing Elevations | A/C=Air Conditioner |
| | =Catch Basin | Conc. =Concrete |
| | =Water Meter | C.B.S. =Concrete Block & Stucco |
| | =Electric Box | D.E. =Drainage Easement |
| | =Sanitary Manhole | D.M.E.=Drainage Maintenance Easement |
| | =Sprinkler Pump | F.D.H. =Found Drill Hole |
| | =Wood Pole | F.F.E. =Finish Floor Elevation |
| | =Electric Box | F.I.P. =Found Iron Pipe/Pin |
| | =Light Pole | F.I.R. =Found Iron Rebar |
| | =Fire Hydrant | F.N. =Found Nail |
| | =Water Valve | F.N&D =Found Nail & Disc |
| | =Inlet | F.P. =Florida Power Light Transformer |
| | =Cable Tv Box | H.C.I. =Height |
| | =Electric Meter Box | L.M.E. =Lake Maintenance Easement |
| | =Traffic Signal Box | (M) =Measured |
| | =Gas Valve | (P) =Platted |
| | =Monitoring Valve | P.O.B. =Point of Beginning |
| | =Manhole | P.O.C. =Point of Commencement |
| | =Monitor Well | (R) =Record |
| | | Res.=Residence |
| | | SIP/R =Set Iron Pin/Rebar |
| | | SPD. =Spread |
| | | DIA. =Diameter |



JOB SITE



LOCATION MAP
NOT TO SCALE

PROPERTY ADDRESS:
353 WEST 47 STREET MIAMI BEACH, FL 33140
FOLIO No.: 02-3222-022-1680

LEGAL DESCRIPTION

Lot 12 and the East 1/2 of Lot 11 of Block 32 in "LAKE VIEW SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 14, at Page 42, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:


- 1- The above captioned Property was surveyed and described based on the above Land 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. ABSTRACT NOT REVIEWED.
- 3- 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.
- 4- Accuracy:
The expected use of the land, as classified in the Minimum Technical Standards (5J-17 FAC), 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.
- 5- Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- 6- 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.
- 7- Contact the appropriate authority prior to any design work on the herein-described parcel for Building and Zoning information.
- 8- 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.
- 9- The surveyor does not determine fence and/or wall ownership.
- 10- Ownership subjects to OPINION OF TITLE.
- 11- Type of Survey: BOUNDARY SURVEY.
- 12- The North arrow shown hereon are based on recorded plat of LAKE VIEW SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 14, Page 42, of the Public Records of Miami-Dade County, Florida
- 13- All measurements shown hereon are made in accordance with the United States Standard Feet.
- 14- Flood Zone Data: Community/ Panel #120651/0309/L Dated: 9/11/09
Flood Zone: "AE" Base Flood Elevation = +7.0'
- 15- Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)
- 16- Benchmark Used: CITY OF MIAMI BEACH Benchmark #185.
Elevation = +4.14'.
- 17- This BOUNDARY SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT: in the professional opinion of the undersigned Professional Surveyor and Mapper in the State of Florida, the following Boundary Survey requirements of the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Further, this certificate is based on observations of field measurements performed on 07/03/2018 and other information available to the undersigned at the time the services were rendered.

Copies of this Boundary Survey are not valid without the seal and the original raised seal of a Florida licensed surveyor and mapper, said embossed copies are for the specific use of those entities that the Boundary Survey have been certified to.

Pablo J. Alfonso P.S.M.
Professional Surveyor & Mapper
State of Florida Reg. No.5880

<div><div><div><div>ROYAL POINT</div><div>LAND SURVEYORS, INC.</div><div>L.B.# 7282</div></div></div><div><div>6175 NW 153 ST., SUITE 321, MIAMI LAKES, FL. 33014 ** TEL.305-822-6062 */# 305-698-9468 FAX.305-827-9669</div><div>PREPARED FOR: HALMAG SOLUTIONS 801 S BISCAZYNE RIVER DRIVE. MIAMI, FL 33165</div></div></div>										NO.		DATE	DESCRIPTION	BY	APP.	TYPE OF PROJECT:			RECORD OF REVISIONS	
BOUNDARY SURVEY										NO.		DATE	DESCRIPTION	BY	APP.	RECORD OF REVISIONS				
DRAWN: J.G.																				
CHECKED: P.J.A.																				
SCALE: 1" = 20'																				
FIELD DATE: 07/03/2018																				
JOB No.: RP18-0699																				
SHEET:																				
1																				
OF 1 SHEET																				