

MARSEILLE DRIVE

CERTIFIED TO:

RAPID TITLE SERVICES COMPANY,
 OLD REPUBLIC NATIONAL TITLE INSURANCE
 EAYC INVESTMENTS, LLC.,

SURVEYOR'S NOTES:

THE INTENT OF SUBJECT SURVEY IS TO REFLECT TWO ABUTTING SITES ON ONE SKETCH. NOTE: RECORDED PLAT DOES NOT REFLECT ANY BEARINGS. REFLECTED BEARINGS BASED UPON ASSUMED INFORMATION FROM FOUND FIELD MONUMENTATION. SUBJECT SKETCH BASED UPON ASSUMED BEARING ON SOUTH LINE REFLECTED ON LANNES AND GARCIA SURVEY NUMBER 261483-A. (WEST). SUBJECT DRAWING PREPARED ON AFOREMENTIONED INFORMATION FOR ABUTTING SITES. NO GAP BETWEEN SITES EXISTS.

THERE HAS BEEN NO UNITY OF TITLE FOR LEGAL DESCRIPTIONS REFLECTED. SOLE PURPOSE OF SUBJECT DRAWING WAS TO PROVIDE ABUTTING SITES ON ONE SKETCH.

02-14-2020: NO FIELD UPDATE HAS BEEN COMPLETED. SOLE PURPOSE OF ATTACHED SKETCH WAS TO PROVIDE ONE DRAWING OF LANNES AND GARCIA SURVEY NUMBERS 261483-A AND 256088-B.

SQUARE FOOTAGE ADDED ONLY.
 BOUNDARY NOT UPDATED:03/06/2020
 SQUARE FOOTAGE ADDED:03/05/2020
 UPDATE:09/20/2019

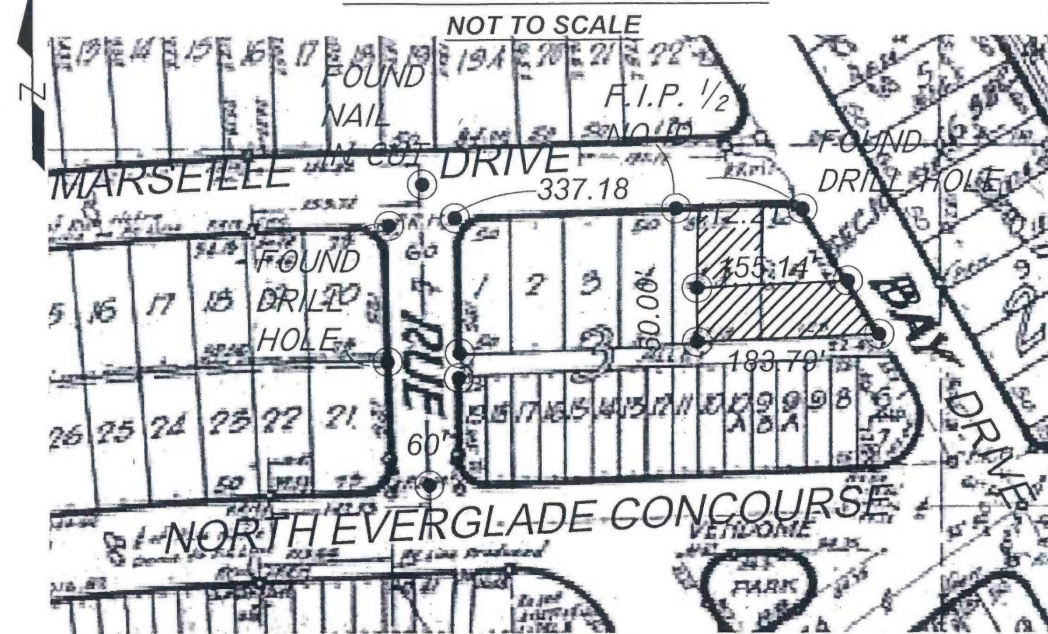
SURVEYOR'S NOTE

RECORDED PLAT HAS MEASUREMENT DISCREPANCIES. SUBJECT LOT BASED UPON FOUND FIELD MONUMENTATION.

***SURVEYOR'S NOTE**

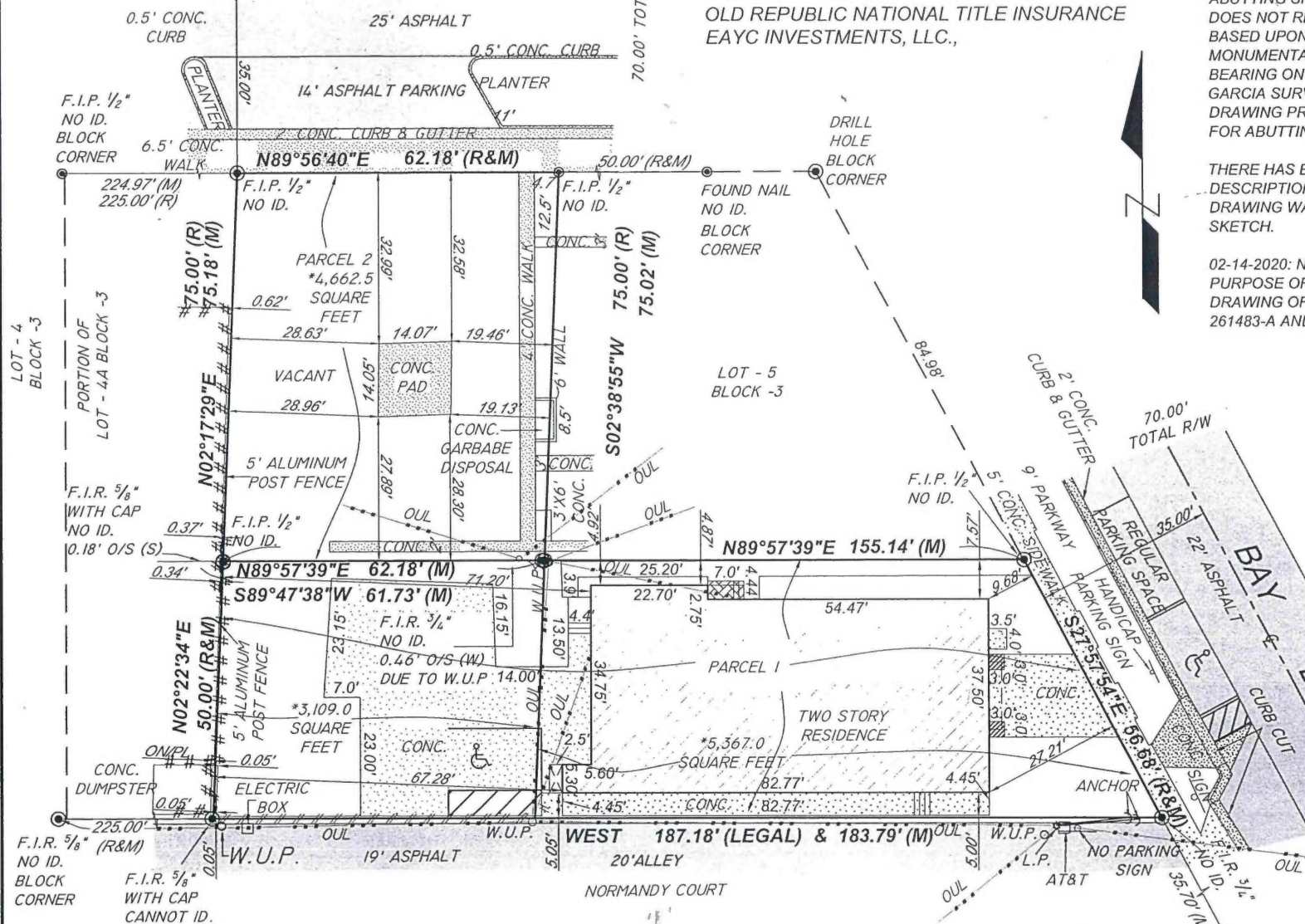
REFLECTED SQUARE FOOTAGE BASED UPON EASTERLY PROPERTY LINE OF PARCEL 2 EXTENDED TO PROPERTY LINE WHICH ABUTS ALLEY. SQUARE FOOTAGE REFLECTED IS NOT BASED UPON ZONING CLASSIFICATION.

LOCATION SKETCH



SURVEYOR'S NOTES:

- 1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.
- 2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
- 4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
- 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
- 6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929.
- 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
- 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
- 9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
- 10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
- 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS
- 12) BEARINGS IF ANY SHOWN ARE BASED ON ASSUMED PLAT MERIDIAN AT: SOUTH LINE OF SUBJECT LOT = WEST



PARCEL 1 SQUARE FOOTAGE = 3,109.0 + 5,367.0 = 8,476.0 SQUARE FEET
 PARCEL 2 SQUARE FOOTAGE = 4,662.5 SQUARE FEET

PARCEL 1 & PARCEL 2 TOTAL SQUARE FOOTAGE = 13,138.5 SQUARE FEET

LEGAL DESCRIPTION (PARCEL 1):

THE SOUTH 50 FEET OF LOT 5 AND THE SOUTH 50 FEET OF THE EAST 62.18 FEET OF LOT 4 A, BLOCK 3, "OCEAN SIDE SECTION OF THE ISLE OF NORMANDY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 60, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION (PARCEL 2):

THE NORTH 75.00 FEET OF THE EAST 62.18 FEET OF LOT 4A, BLOCK 3, "OCEAN-SIDE-SECTION OF THE ISLE OF NORMANDY" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 60, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

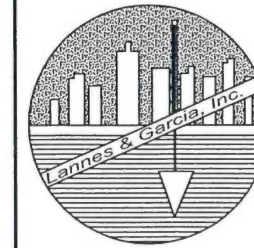
FLOOD ZONE: AE	PROPERTY OF: EAYC INVESTMENTS, LLC.,
MAP & PANEL: 12086C0307	
COMMUNITY: No.: 120651	7116 BAY DRIVE, MIAMI BEACH, FLORIDA 33141
SUFFIX: L	
DATE OF FIRM: 09-11-2009	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
BASE ELEV.: +8.00 NGVD 1929	
L.F. ELEV.: = 6.37 NOTES LOWEST HABITABLE FLOOR ELEVATION.	FRANCISCO F. FAJARDO FLORIDA PROFESSIONAL SURVEYOR AND MAPPER REGISTRATION NO. 4767.
ELEVATIONS SHOWN REFER TO N.G.V.D. 1929.	
LOWEST ADJACENT GRADE: = 4.10	FIELD DATE:09/13/2016 SCALE: 1" = 30' DRAWN BY: J.J./PB. DWG. No.: 261483-A & 256088-B
B.M. # M-313 ELEV.: = 4.48 N.G.V.D. 1929 (MIAMI-DADE COUNTY)	
GARAGE ELEV.: = N/A	
E.R.P.: = 4.08	

LEGEND

A/C AIR CONDITIONER	I.C.V. IRRIGATION CONTROL VALVE	P.C.P. PERMANENT CONTROL POINT	W/M WATER METER
AVE. AVENUE	I.P. IRON PIPE	PLS PROFESSIONAL LAND SURVEYOR	W.V. WATER VALVE
BLVD. BOULEVARD	FPL FLORIDA POWER & LIGHT	PSM PROFESSIONAL SURVEYOR AND MAPPER	W.U.P. WOOD UTILITY POLE
BM BENCH MARK	F.I.P. FOUND IRON PIPE	PL PROPERTY LINE	
CATV CABLE TELEVISION BOX	F.I.R. FOUND IRON ROD	P.O.B. POINT OF BEGINNING	
C.B. CATCH BASIN	FND. FOUND	P.O.C. POINT OF COMMENCEMENT	
CBS CONCRETE BLOCK STRUCTURE	L ARC LENGTH	P.R.C. POINT OF REVERSE CURVATURE	
CHB CHORD BEARING	(L) LEGAL	P.R.M. PERMANENT REFERENCE MONUMENT	
CH CHORD DISTANCE	L.P. LIGHT POLE	P.T. POINT OF TANGENCY	
COR CORNER	LB LICENSED BUSINESS	R RADIUS	
CT COURT	LS LAND SURVEYOR	(R) RECORD	
CL CENTERLINE	(M) MEASURED	R.E. RIM ELEVATION	
CL CLEAR	NAVD NORTH AMERICAN VERTICAL DATUM	R/W RIGHT-OF-WAY	
CONC. CONCRETE	NGVD NATIONAL GEODETIC VERTICAL DATUM	SAN. SANITARY	
C.O. CLEAN OUT	NO ID. NOT IDENTIFIABLE	S.I.P. SET IRON PIPE	
E.B. ELECTRIC BOX	NO. NUMBER	S.I.R. SET IRON ROD	
ELEV. ELEVATION	NTS NOT TO SCALE	ST. STREET	
ENCR. ENCROACHMENT	O.R.B. OFFICIAL RECORD BOOK	T TANGENT	
E.R.P. ELEVATION REFERENCE POINT	ON/PL ON PROPERTY LINE	T.B.M. TEMPORARY BENCH MARK	
F.F. FINISH FLOOR	O.U.L. OVERHEAD UTILITY LINES	TEL. TELEPHONE	
F.H. FIRE HYDRANT	P.C. POINT OF CURVATURE	TYP. TYPICAL	
	P.C.C. POINT OF COMPOUND CURVATURE	U.E. UTILITY EASEMENT	

A BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.



**PROFESSIONAL SURVEYING AND MAPPING
 LANNES & GARCIA, INC.**

LB # 2098
 FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
 4967 SW 75th AVENUE,
 MIAMI, FLORIDA 33155
 PH (305) 666-7909 FAX (305) 442-2530

261483-E & 256088-F
 261483-D & 256088-E
 261483-C & 256088-D
 261483-B & 256088-C