

# ALTA/NSPS Land Title Survey

**SURVEYOR'S CERTIFICATE:**  
 The undersigned, being a registered Land Surveyor of the State of Florida, certifies to:  
 GALBUT, WALTERS & ASSOCIATES, LLP; AND  
 FIRST AMERICAN TITLE INSURANCE COMPANY; AND  
 FLORIDA COMMUNITY BANK, N.A., ISAOA/ATIMA; AND  
 KG NORMANDY, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND BAY DR. LLC, A FLORIDA LIMITED LIABILITY COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4 (in square feet or acres), 5, 6(a), 6(b), 7(a), 7(b) (1), 7(c), 8, 9, 10(a), 11, 13, 14, 16, 17, 18, 19 of Table A thereof. The field work was completed on:  
 Date: September 22-2020.

1. All monuments were placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses.

2. The property has direct access to and from publicly used and maintained streets or highways known as: Bay Drive.

3. The property described on this survey does lie within a special flood hazard area as defined by the Federal Emergency Management Agency; the property lies within zone "AE" of the flood insurance rate map identified as community no. 120651 Panel no. 0307, suffix "L", and having a base flood of 8.0 feet, bearing an effective date of 09/11/2009.

4. The land area of the subject property is in total ± 19,417 square feet or ± 0.45 acres as described in the legal description.

5. NAVD 1929 BENCHMARK: USCGS M 313  
 BM NAME USCGS M 313  
 ELEVATION 4.47' (NGVD 1929)  
 2.93' (NAVD 1988)

LOCATION VICINITY OF NORMANDY DR & RUE VENDOME  
 COMMENTS BRASS DISC AT SW CORNER OF PUMP STATION

6. (a) The location of the subject property is in Zone CD-2, COMMERCIAL, MEDIUM INTENSITY DISTRICT.  
 Setbacks are as per City of Miami Beach Fl.:

(CD-2, COMMERCIAL, MEDIUM INTENSITY DISTRICT.)  
 SETBACK REQUIREMENTS

At-grade parking lot on the same lot	Front	Side, Interior	Side, Facing a St	5 feet
Subterranean	0 feet	0 feet	0 feet	0 feet
Pedestal and tower (non-oceanfront)	10 feet when abutting a resid	10 feet when abutting a resid	10 feet when abutting a resid	10 feet when abutting a resid
Subterranean (non-oceanfront)	Pedestal 15' Tower 20'+1'	notwithstanding the foregoing rooftop add	10 feet	25% of lot, depth 75 feet min

ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.

7. (a) Exterior dimensions of all building a ground level. N/A  
 (b) Square footage of:

1. exterior footprint of all buildings at ground level of first floor. N/A  
 2. No. Substantial features observed in the process of conducting the survey (in addition to the improvements and features required under Section 5 above) such as parking lots, billboards, signs, swimming pools, landscaped areas, etc. None.

9. There are No regular parking spaces and No marked handicapped parking spaces on the subject property.

10. There are no party walls and no observable, above-ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets, alleys, easements or right-of-way or (b) by the improvements on any adjoining properties, streets or alleys upon the subject property.

11. Water Meter, Utility Pole, Sanitary Manhole, Sign, Catch Basin and electric services of public utilities are available at the boundary of the property in the locations as shown on the survey.

13. Names of adjoining owners of platted lands according to current public records: Shown on Survey

14. Distance to the nearest intersecting street as specified by the client. (N/A)

16. No observed evidence of current earth moving work, building construction or building additions.

17. Proposed changes in street right of way lines, if information is available from the controlling jurisdiction. Observed evidence of recent street or sidewalk construction or repairs. (N/A)

18. Location of Wetland areas as delineated by appropriate authorities. (N/A)

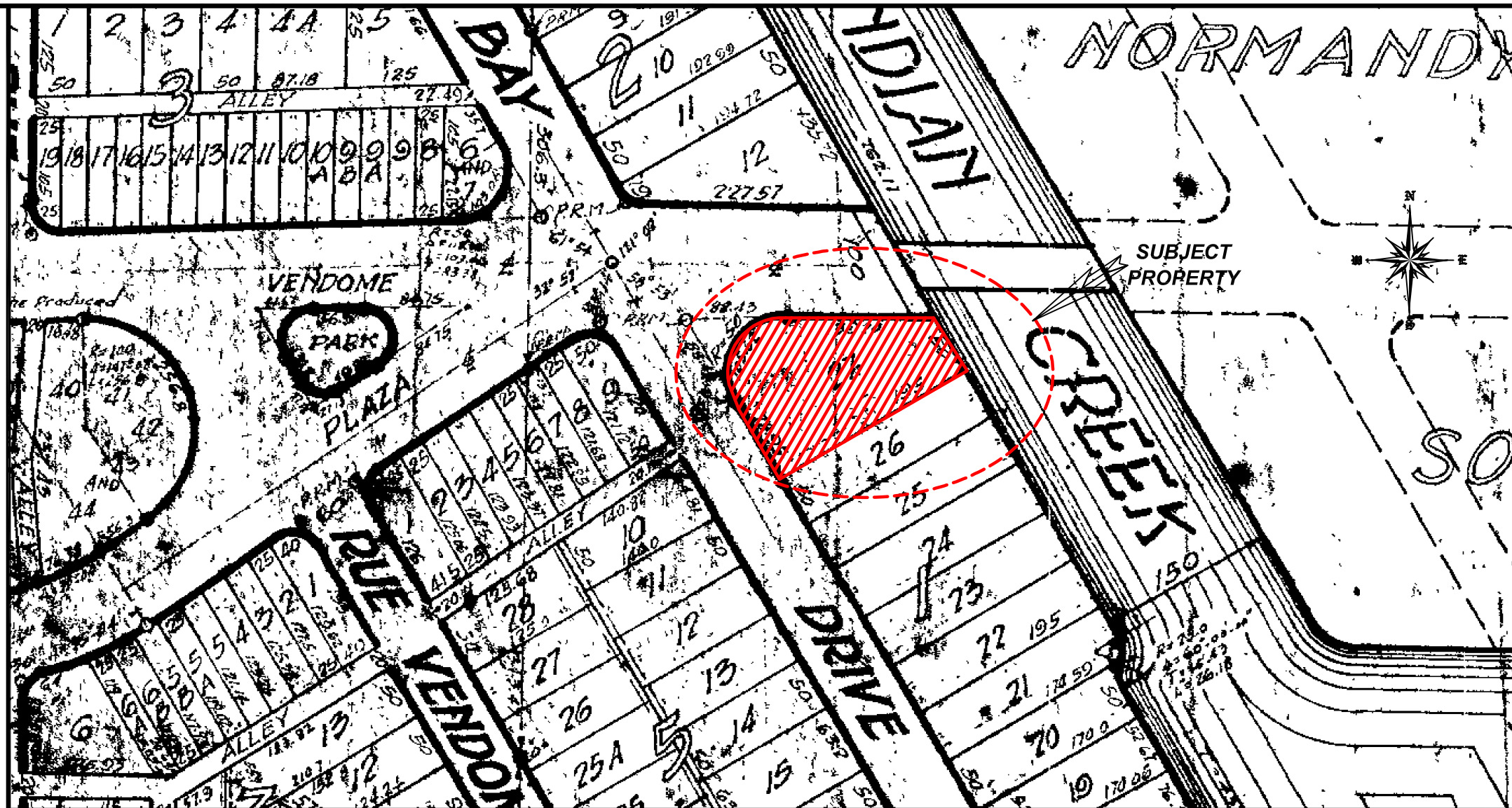
19. (N/A) Include any Plottable offsite (i.e., appurtenants) easements or servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Section 5 and 6 (and applicable select Table A items) (client to obtain necessary permissions).

**TITLE COMMITMENT NOTES:**  
 That I have reviewed the commitment and all items are shown on the Survey.  
 The items shown here forth are per schedule B11 of First American Title Insurance Company Commitment Order No: 5011612-1062-3781764. Customer Reference Number: 4163-12. First American File Number: 1062-3781764. Effective Date: May 24, 2017, at 08:00 A.M.

**ITEMS No 9. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF OCEAN SIDE SECTION OF THE ISLE OF NORMANDY, AS RECORDED IN:**  
**ITEMS No 9. Affects Subject Property. Shown on Survey. As recorded in P.B 25. Pg. 60.**

**ABBREVIATIONS AND MEANINGS**

A = ARC	C.P. = CONC. PORCH.	H. = HIGH (HEIGHT)	PL. = PLANTER.
A/C = AIR CONDITIONER PAD.	C.S. = CONCRETE SLAB.	IN & EG. = INGRESS AND EGRESS EASEMENT.	P/L = PROPERTY LINE.
A.E. = ANCHOR EASEMENT.	D.E. = DRAINAGE EASEMENT.	L.B. = LICENSED BUSINESS.	P.C.C. = POINT OF COMPOUND CURVE.
A/R = ALUMINUM ROOF.	L.P. = LIGHT POLE.	L.M.E. = LAKE MAINTENANCE EASEMENT.	P.C. = POINT OF CURVE.
A/S = ALUMINUM SHED.	D.M.E. = DRAINAGE MAINTENANCE EASEMENTS	L.F.E. = LOWEST FLOOR ELEVATION.	PT. = POINT OF TANGENCY.
ASPH. = ASPHALT.	DRIVE = DRIVEWAY	M. = METERS.	POC = POINT OF COMMENCEMENT.
B.C. = BLOCK CORNER.	E = EAST.	M. = MINUTES.	POB = POINT OF BEGINNING.
B.L.D. = BUILDING.	E.T.P. = ELECTRIC TRANSFORMER PAD.	MON. = MONUMENT LINE.	P.R.C. = POINT OF REVERSE CURVE.
B.M. = BENCH MARK.	ELEV. = ELEVATION.	M/W. = MANHOLE.	P.B. = PLAT BOOK.
B.O.B. = BASIS OF BEARINGS.	ENCR. = ENCROACHMENT.	M/W. = MANHOLE.	PG. = PAGE.
C = CALCULATED.	F.H. = FINE HYDRANT.	N.A.P. = NOT A PART OF.	P.W. = PARAWAY.
C.B. = CATCH BASIN.	F.I.P. = FOUND IRON PIPE.	NGVD = NATIONAL GEODETIC VERTICAL DATUM.	PRM. = PERMANENT REFERENCE MONUMENT.
C.B.S. = CONCRETE BLOCK STRUCTURE.	F.I.R. = FOUND IRON ROD.	N. = NORTH.	P.L.S. = PROFESSIONAL LAND SURVEYOR.
CSW = CONCRETE BLOCK WALL.	F.F.E. = FINISHED FLOOR ELEVATION.	N.T.S. = NOT TO SCALE.	R. = RECORDED DISTANCE.
CH. = CHORD.	F.N.D. = FOUND NAIL & DISK.	#-NO. = NUMBER.	RR. = RAIL ROAD.
CH.B. = CHORD BEARING.	FR. = FRAME.	O/S. = OFFSET.	RES. = RESIDENCE.
CL. = CLEAR.	PROP. COR. = PROPERTY CORNER	O.H. = OVERHEAD	R/O.W. = RIGHT-OF-WAY.
C.L.F. = CHAIN LINK FENCE.	F.N.I. = FEDERAL NATIONAL INSURANCE	O.V.H. = OVERHANG	R.A.D. = RADIUS OF RADIAL.
C.M.E. = CANAL MAINTENANCE EASEMENTS.	F.N. = FOUND NAIL.	P.V.M. = PAVEMENT.	R.P. = RADIUS POINT.
CONC. = CONCRETE			R.G. = RANGE.



LOCATION SKETCH 1" : N.T.S.

**LEGAL DESCRIPTION:**  
 THIS LEGAL DESCRIPTION IS PER FIRST AMERICAN TITLE COMMITMENT COMPANY No. 5011612-1062-3781764 AND IS AS FOLLOWS:

LOT 27, BLOCK 1 OF OCEAN SIDE SECTION OF THE ISLE OF NORMANDY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE(S) 60, OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA.

**TREE TABLE**

No.	TREE NAME	DIAMETER (')	HEIGHT (')	SPREAD (')
1	MAHOGANY	1.00	25.00	20.00
2	CABBAGE PALM	1.40	30.00	10.00
3				
4	FICUS	7.00	35.00	45.00
5	BUTTON MANGROVE	0.70	12.00	20.00
6	BUTTON MANGROVE	0.70	12.00	15.00
7	CABBAGE PALM	1.50	15.00	10.00
8	STRANGLER FIG	1.20	23.00	10.00
9	CABBAGE PALM	1.50	15.00	10.00
10	CHRISTMAS PALM	0.70	30.00	5.00
11	CHRISTMAS PALM	0.70	30.00	5.00
12	CHRISTMAS PALM	0.70	30.00	5.00
13	CHRISTMAS PALM	0.70	30.00	5.00
14	CHRISTMAS PALM	0.70	30.00	5.00
15	ROYAL PALM	1.40	25.00	15.00
16	CHRISTMAS PALM	0.70	30.00	6.00
17	CHRISTMAS PALM	0.70	30.00	6.00
18	CHRISTMAS PALM	0.70	30.00	6.00
19	CHRISTMAS PALM	0.70	30.00	6.00
20	CHRISTMAS PALM	0.70	30.00	6.00
21	CHRISTMAS PALM	0.70	30.00	6.00

**LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):**  
 - THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.  
 - ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTED.  
 - THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.  
 - FENCE OWNERSHIP NOT DETERMINED.

Prepared For:  
 GALBUT WALTERS AND ASSOCIATES LLP  
 Client Ref. No: KGP1, LLC

Project Address:  
 880 71 ST MIAMI, FL. 33132

Project Location:  
 MIAMI  
 STATE: FL. ZIP: 33132

Job Number:  
 17-0000618-2

PROFESSIONAL LAND SURVEYOR & MAPPER  
 GEORGE IBARRA  
 P.L.S. No. 2534 (STATE OF FLORIDA)

Revision:  
 Date: 06-06-2017

Revision:  
 Date: 10-06-2020

Revision:  
 Date: 10-15-2020

Revision:  
 Date:

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 MIAMI, FLORIDA 33172  
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**Nova Surveyors Inc.**  
 LAND SURVEYORS