



Lots 10 thru 12, Block 51, OCEAN BEACH FLORIDA ADDITION NO. 3, according to the Plat thereof, as recorded in Plat Book 2, Page 81, of the Public Records of MIAMI-DADE County, Florida.

PREPARED FOR: Commerce Street Properties LLC, 850 Commerce Street, Miami Beach, FL 33139

Surveyor's Note:

- Denotes Spot Elevation
- Elevations shown are based on Benchmark No. D-142-R; Elevation = 3.94

- National Geodetic Vertical Datum 1929.

SURVEYOR'S SEAL

Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only

REVISED: 10-04-16

BOUNDARY SURVEY

MOJARENA & ASSOCIATES, INC.

LEGEND

BBQ

CBS

CLF

Conc.

Easm't

FDC

ICV

N/D

NTS

O.U.L.

PG

PKWY

P.O.B.

PRC

PRM

R.L.S.

RNG

R/R

RSM

R/W

Sec.

TWP

UF

UTII

W.M.

WME

Sdwk

Chatta.

= Central Angle

= Air Conditioner = Asphalt

= Chattahoochee = Center Line

= Chain Link Fence

= Concrete Block Structure

= Drainage & Maintenance Easm't

= Fire Department Connector

= Found 1/2" Iron Pipe

= Florida Power & Light

= Licensed Business = Lake Maintenance Easement

= Monument Line = Monument = Not Applicable

= Irrigation Control Valve

= Maintenance Easement

= Overhead Utility Lines

= Point of Intersection

= Point of Beginning = Point of Commencement

= Point of Tangency

= Professional Land Surveyor

= Point of Reverse Curvature

= Registered Land Surveyor

= Point of Reference Monument

= Registered Surveyor & Mapper

= Wall Maintenance Easement

= Barbecue = Calculated = Catch Basin

= Chord

= Clear

= Deed

= Concrete

= Diameter

= Drill Hole

= Easement = Encroachment

= Identification = Iron Pipe

= Light Pole

= Measured MAINT. = Maintenance

= Nail & Disc

= Not to Scale

= Number

= Offset

= Page

= Parkway = Property Line

= Planter

= Power Pole

= Radius = Residence

= Range

= Railroad

= Sidewalk

= Tangent

= Township

= Utility Easement

= Wood Fence

= Water Meter

= Section

= Utility

= Right-of-Way

= Plat Book = Point of Curvature = Permanent Control Point

Land Surveyors & Mappers Certificate of Authorization No. 6698 P.O. Box 56-0126 Miami, FL 33256-0126 (305) 278-2494

FLOOD ZONE: AE		BASE: 8	
DATE:	SCALE:	DWN. BY	JOB NO.
06-17-11	1" = 20'	N.M.	11-0104

and is not valid.

Registered Surveyor & Mapper No. 5504

State of Florida

All clearances and/or encroachments shown hereon are of apparent nature. Fence ownership by visual means. Legal ownership of fences not determined.

Underground structures, if any, not located.

Bearings, if shown, are based on assumed meridian or Plat of Record. Lands shown hereon were not abstracted for easements and/or right-of-ways of records.

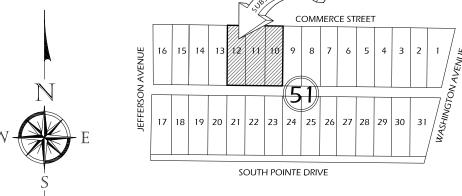
This certification is only for land as described. It is not a certification of title, zoning, easements, or freedom from encumbrances. ABSTRACT NOT REVIEWED.

There may be additional restrictions not shown on this survey that may be found in the public records of this county. ABSTRACT NOT REVIEWED.

This BOUNDARY SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.

This survey was based on the monuments found on the field.

Lot size - 9,018 Square Feet; 0.20 ± Acres.



Location Sketch NTS