

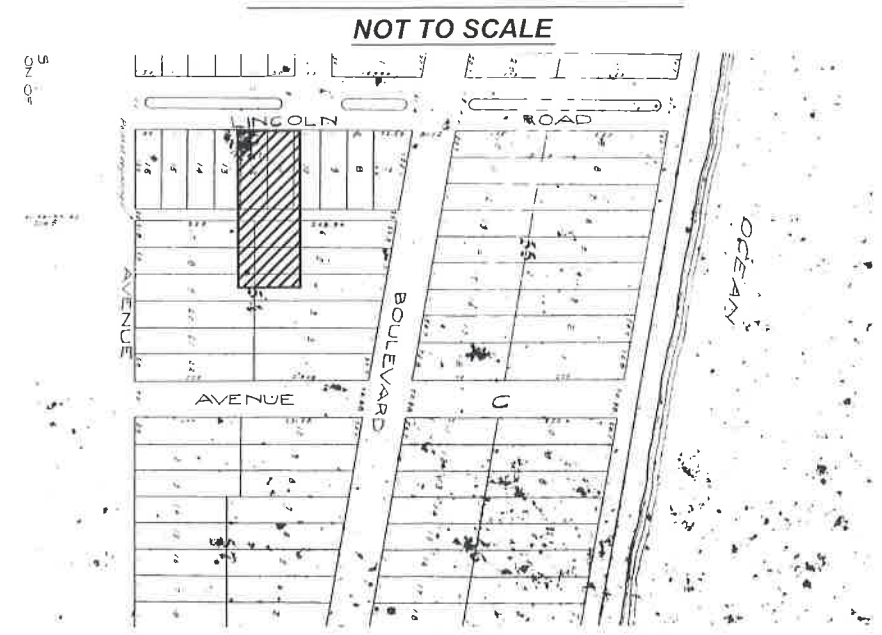
**LEGAL DESCRIPTION:**

PARCEL ONE  
 ALL OF LOT 12, PORTIONS OF LOTS 11, 13, 17, 18, 5, 6 AND THE NORTH ONE-HALF OF LOT 4, ALSO A 20 FOOT STRIP LYING BETWEEN LOTS 11, 12, 13, 6 AND 17, BLOCK 54, AND EASEMENTS APPERTAINING TO THE ABOVE MENTIONED PROPERTY, ALL OF THE ABOVE BEING IN BLOCK 54, FISHERS FIRST SUBDIVISION OF ALTON BEACH, RECORDED IN PLAT BOOK 2, AT PAGE 77, OF THE PUBLIC RECORDS OF, MIAMI-DADE COUNTY, FLORIDA.  
 THE ABOVE REFERENCED PROPERTY BEING MORE PARTICULARLY DESCRIBED PER DEED BOOK 3495, AT PAGE 566, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:  
 BEING AT A POINT ON THE NORTH LINE OF LOT 11, BLOCK 54, FISHERS FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, WHICH POINT IS 10 FEET WEST OF THE NORTHEAST CORNER OF THE SAID LOT 11; THENCE RUN WEST ALONG THE NORTH LINE OF LOTS 11, 12 AND 13 OF SAID BLOCK 54, A DISTANCE OF 100.00 FEET MORE OR LESS TO A POINT, WHICH SAID POINT IS 10 FEET WEST OF THE NORTHEAST CORNER OF LOT 13, BLOCK 54, AFORESAID; THENCE RUN SOUTH ALONG A LINE PARALLEL TO AND 10 FEET WESTERLY FROM THE EAST LINE OF THE SAID LOT 13, A DISTANCE OF 150.00 FEET MORE OR LESS, TO A POINT ON THE SOUTHLINE OF SAID LOT 13; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 25.00 FEET TO A POINT; THENCE RUN SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF LOT 13, (IF EXTENDED SOUTH), A DISTANCE OF 121.80 FEET MORE OR LESS, TO A POINT ON THE NORTH LINE OF LOT 19, BLOCK 54 AFORESAID; THENCE RUN EAST ALONG THE NORTH LINE OF SAID LOT 19, A DISTANCE OF 60.00 FEET MORE OR LESS TO A POINT, WHICH SAID POINT IS THE NORTHEAST CORNER OF LOT 19; THENCE RUN SOUTH ALONG THE EAST LINE OF SAID LOT 19, A DISTANCE OF 25.00 FEET TO A POINT, SAID POINT BEING ON THE WESTERLY LINE OF AND THE DIVIDING LINE BETWEEN THE NORTH AND SOUTH ONE-HALF OF LOT 4; THENCE RUN EAST. PARALLEL TO AND ALONG THE DIVIDING LINE OF THE NORTH AND SOUTH ONE-HALF, THE NORTH LINE OF SAID LOT 4, BLOCK 54 AFORESAID, A DISTANCE OF 70.00 FEET MORE OR LESS, TO A POINT, WHICH POINT IS 5 FEET WESTERLY FROM THE EAST LINE OF LOT 11, BLOCK 54 AFORESAID, IF EXTENDED SOUTH SO AS TO INTERSECT THE NORTH LINE OF THE SOUTH ONE-HALF OF LOT 4, BLOCK 54 AFORESAID; THENCE RUN NORTH ALONG A LINE PARALLEL TO AND 5 FEET WESTERLY FROM THE EAST LINE OF SAID LOT 11, IF EXTENDED SOUTHERLY (WHICH SAID LINE IS ALSO THE WEST LINE OF THE CERTAIN PARCEL OF LAND DESCRIBED IN LEASE TO THE LINCOLN-JAMES CORPORATION, A FLORIDA CORPORATION, AND RECORDED IN DEED BOOK 2658 AT PAGE 418, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA) A DISTANCE OF 196.80 FEET MORE OR LESS TO A POINT, WHICH SAID POINT IS ON THE SOUTH LINE OF THAT CERTAIN PARCEL OF REAL ESTATE HERETO FORE LEASED TO FREEMONT CORPORATION, A FLORIDA CORPORATION, UNDER LEASE RECORDED IN DEED BOOK 2680, AT PAGE 264 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN WEST ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 11, BLOCK 54 AFORESAID, A DISTANCE OF 5 FEET TO A POINT, WHICH POINT IS ALSO THE SOUTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN LEASE RECORDED IN DEED BOOK 2680 AT PAGE 264; THENCE RUN NORTH ALONG A LINE PARALLEL TO AND 10 FEET WESTERLY FROM THE EAST LINE OF SAID LOT 11 (WHICH SAID LINE IS ALSO THE WEST BOUNDARY LINE OF THE PARCEL OF LAND DESCRIBED IN LEASE RECORDED IN DEED BOOK 2680 AT PAGE 264), A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING (P.O.B.).

FLOOD ZONE: AE  
 MAP & PANEL= 12086C0317  
 COMMUNITY No.: 120651  
 SUFFIX: L  
 DATE OF FIRM: 09-11-2009  
 BASE ELEV.= +8.00 NGVD. 1929  
 L.F. ELEV. = 7.00/7.11 NOTES LOWEST HABITABLE FLOOR ELEVATION.  
 ELEVATIONS SHOWN REFER TO N.G.V.D. 1929.  
 LOWEST ADJACENT GRADE = 6.20  
 B.M. # A-371 ELEV. = 5.38 (MIAMI-DADE COUNTY)  
 GARAGE ELEV.= N/A  
 E.R.P.= 5.89

PROPERTY ADDRESS:  
 306 LINCOLN ROAD,  
 MIAMI BEACH, FLORIDA 33139

**LOCATION SKETCH**



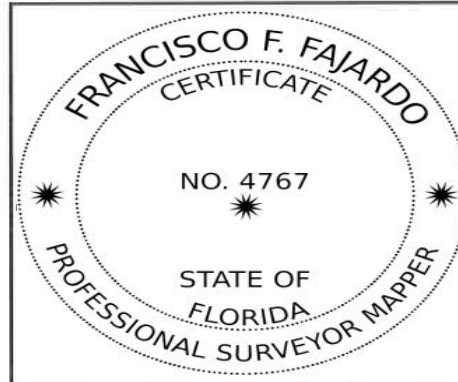
**SURVEYOR'S NOTES:**

- 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 LEGAL DESCRIPTION AT: SOUTH RIGHT OF WAY OF LINCOLN ROAD = (EAST)

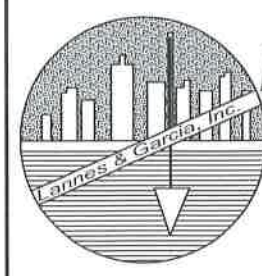
LEGEND		
A/C AIR CONDITIONER	I.C.V. IRRIGATION CONTROL VALVE	P.C.P. PERMANENT CONTROL POINT
AVE. AVENUE	I.P. IRON PIPE	PLS. PROFESSIONAL LAND SURVEYOR
BLVD. BOULEVARD	FPL FLORIDA POWER & LIGHT	PSM PROFESSIONAL SURVEYOR AND MAPPER
BM BENCH MARK	F.I.P. FOUND IRON PIPE	PL PROPERTY LINE
CATV CABLE TELEVISION 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 CLEAR	(M) MEASURED	R.E. RIM ELEVATION
CONC. CONCRETE	NAVD NORTH AMERICAN VERTICAL DATUM	R/W RIGHT-OF-WAY
C.O. CLEAN OUT	NGVD NATIONAL GEODETIC VERTICAL DATUM	SAN. SANITARY
E.B. ELECTRIC BOX	NO ID. NOT IDENTIFIABLE	S.I.P. SET IRON PIPE
ELEV. ELEVATION	NO. NUMBER	S.I.R. SET IRON ROD
ENCR. ENCROACHMENT	NTS NOT TO SCALE	ST. STREET
E.R.P. ELEVATION REFERENCE POINT	O.R.B. OFFICIAL RECORD BOOK	T TANGENT
F.F. FINISH FLOOR	ON/PL ON PROPERTY LINE	T.B.M. TEMPORARY BENCH MARK
F.H. FIRE HYDRANT	O.U.L. OVERHEAD UTILITY LINES	TEL. TELEPHONE
	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 65J-17.050 THROUGH 65J-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.

FRANCISCO F. FAJARDO  
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
 REGISTRATION NO. 4767.



Francisco F. Fajardo  
 Digitally signed by Francisco F. Fajardo  
 DN: c=US, o=Lannes and Garcia Inc., ou=A01410C00000174, ou=97D3398400009AB1, cn=Francisco F. Fajardo  
 Date: 2021.03.05 14:24:18 -0500



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