

PROPERTY ADDRESS:
7510 HARDING AVENUE MIAMI BEACH, FL.

DESCRIPTION:
LOTS 4 AND 5, LESS THE EAST 2.5 FEET, BLOCK 12, OF ALTOS DEL MAR No. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, AT PAGE 41, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:
COMMUNITY NO. 120651; PANEL NO. 0326; SUFFIX: J; FIRM DATE: 09-11-2020
FLOOD ZONE: AE +8.0'

SURVEYOR'S NOTES:
THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS BROUGHT TO THE FACT THAT SAID DRAWING MAY BE ALTERED IN SCALE BY THE REPRODUCTION PROCESS

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A BOUNDARY SURVEY ONLY.

THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENTS, CURBS AND OTHER MAN-MADE FEATURES AS MAY EXIST.

BENCH MARK: CITY OF MIAMI BEACH # 75-01 ELEVATION: 4.57 FEET (N.G.V.D. 1929)

LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT UNLESS OTHERWISE SHOWN.

LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR RECORDED EASEMENTS.

IF SHOWN ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

SUBSURFACE IMPROVEMENTS AND/OR ENCROACHMENTS WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN.

NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND DIGITAL SEAL AND /OR THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO THIS MAP OF SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

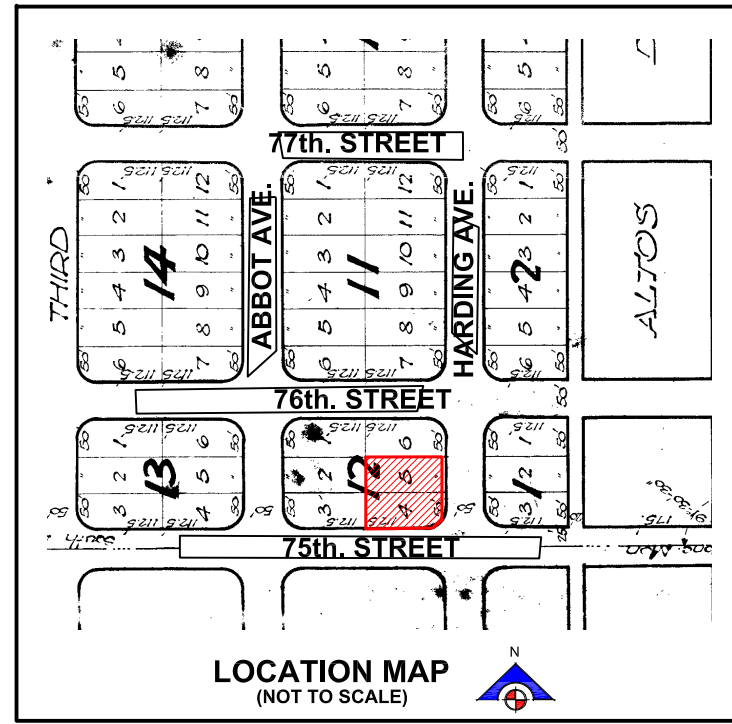
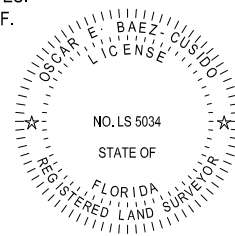
CERTIFY TO:
7510 HARDING AVE LLC, A FLORIDA LIMITED LIABILITY COMPANY
WFG NATIONAL TITLE INSURANCE COMPANY
SNYDER INTERNATIONAL LAW GROUP, P.A.

SURVEYOR'S CERTIFICATION:
IN MY PROFESSIONAL OPINION, THIS "BOUNDARY SURVEY", MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. AND, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

360° SURVEYING AND MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6356

Oscar E Baez
Digitally signed by Oscar E Baez
Date: 2021.05.13 20:34:34 -04'00'

OSCAR E. BAEZ-CUSIDO, P.L.S.
REGISTERED SURVEYOR AND MAPPER NO. 5034
STATE OF FLORIDA.



LOCATION MAP
(NOT TO SCALE)

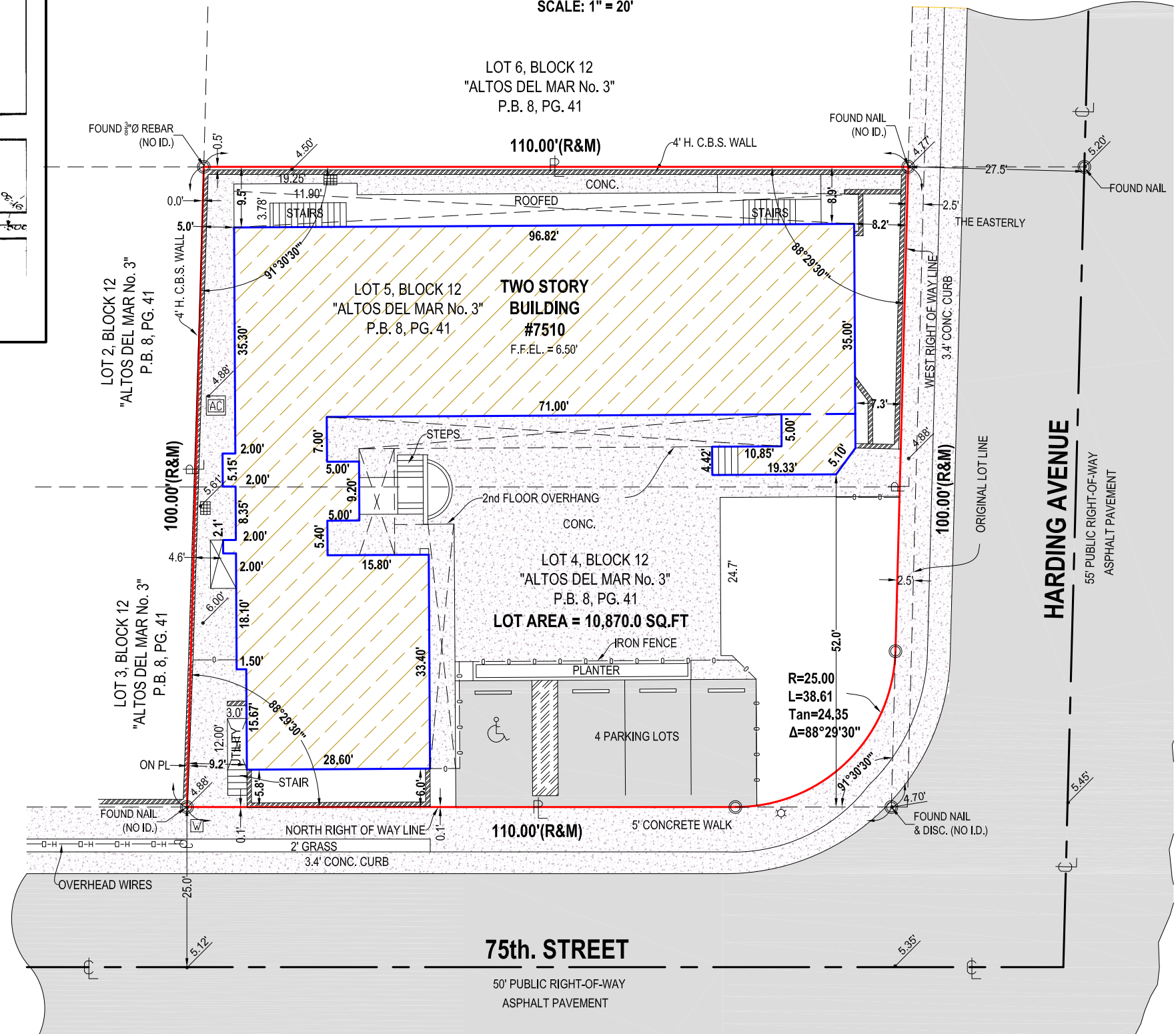
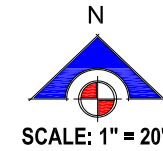
LEGEND

- A/C UNIT
- CATCH BASIN
- CENTER LINE
- ELEVATION
- LIGHT POLE
- METER (WATER)
- PROPERTY LINE
- UTILITY POLE

ABBREVIATIONS

- A/C = AIR CONDITIONER UNIT
- Δ = CENTRAL ANGLE (DELTA)
- C.B.S. = CONCRETE BLOCK & STUCCO
- CONC. = CONCRETE
- F.F.EL. = FINISHED FLOOR ELEVATION
- H = HEIGHT
- L = LENGTH (WHEN USED IN CURVE DATA)
- PG. = PAGE
- P.B. = PLAT BOOK
- R = RADIUS
- (R&M) = RECORDED & MEASURED
- Tan = TANGENT

MAP OF SURVEY



360° SURVEYING AND MAPPING, LLC
Land Surveyors - Land Planners
2000 S.W. 83rd Court MIAMI, FLORIDA 33155
PHONE: (305) 265-1002

ORIGINAL FIELD DATE: **08-18-08** JOB NO. **0808-0127A.1**
REVISIONS:
11-30-2020 UP-DATE SURVEY
05-13-2021 ADD LOT AREA ONLY

SHEET
1/1