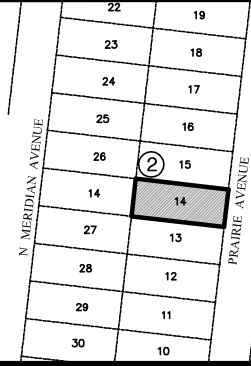


MAP OF BOUNDARY SURVEY



SUBJECT PROPERTY

Property address:
2444 Prairie Avenue
City: Miami Beach
County: Miami-Dade
State: Florida Zip Code: 33140
Folio # 02-3227-006-0390



LOCATION SKETCH
NOT TO SCALE



SURVEYOR'S REPORT:

1. MAP OF BOUNDARY SURVEY, Fieldwork date of data acquisition: December 2nd, 2021.

2. LEGAL DESCRIPTION:

Lot 14, Block 2, of MID GOLF SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 4, at Page 200, of the Public Records of Miami-Dade County, Florida.

3. AREA:

Containing 10,400 Square Feet or 0.24 Acres more or less by calculations.

4. ACCURACY:

The accuracy obtained by measurement and calculations of a closed geometric figure was found to exceed this requirement. Linear 1 foot in 7,500 feet.

5. DATA OF SOURCES:

HORIZONTAL CONTROL:

–The Legal Description was furnished by client.
–North Arrow and Bearings refer to an assumed value of N06°35’30”E along the C/L of S.W. of Prairie Avenue, as per Plat Book 4, at Page 200 of the Public Records of Miami-Dade County, Florida. This line is considered well-established and monumented.

VERTICAL CONTROL:

Elevations are referred to N.G.V.D. 1929.
Benchmark used: No. D-182 MD Elevation= 1.87’ (N.A.V.D. 1988)=3.38’ Adjusted to N.G.V.D 1929 located @ W 23 Street and Meridian Avenue.

6. FLOOD INFORMATION:

By scale determination this property is located in Flood Zone AE, Base Flood Elevation 8 feet, as per Federal Emergency Management Agency (FEMA), NFIP Community Name: City of Miami Beach and Community Number 120651 Map/Panel Number 12086C0317, Suffix L, FIRM Panel Effective/Revised Date 09-11-2009.

7. LIMITATIONS:

No research was made for other instruments than the existing in the plat and provided by client.
No determination was made as to how the site can be served with utilities.
Fences and walls ownership by visual means only; legal ownership not determined.
No underground utilities and/or structures(foundations) was located within or abutting the Subject property.

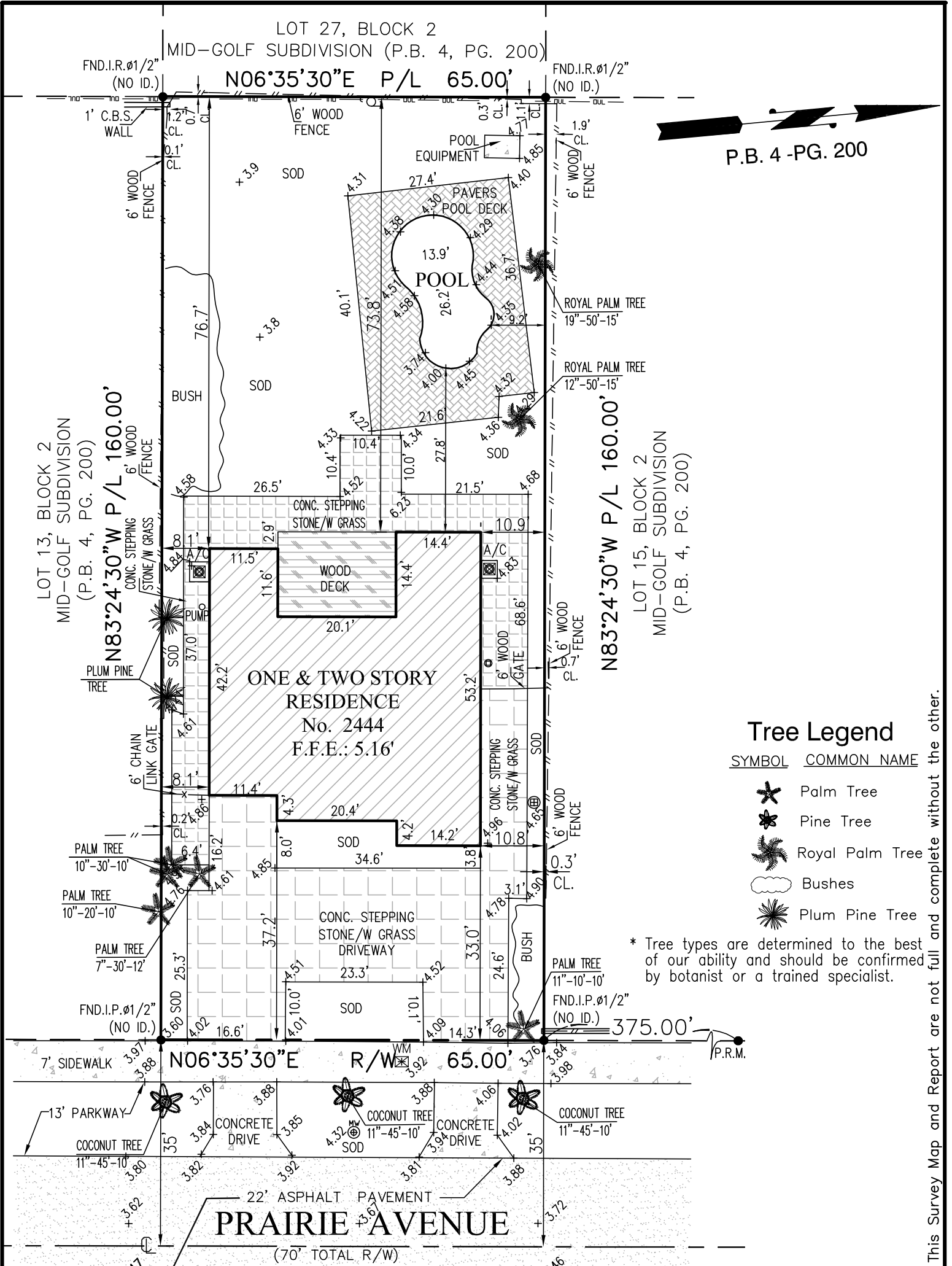
SURVEYOR'S CERTIFICATION:

I certify: This Map of Boundary Survey meets all applicable requirements of the Florida Minimum Technical Standards as contained Chapter 5J-17. Unless indicated to the contrary, the measured distance and directions shown on the Map of Boundary Survey are the same as the deed distances and directions.
Not valid without the signature and the original raised seal of Florida Licensed Surveyor and Mapper. Additions or deletions to Map of Boundary Survey by other than signing party or parties is prohibited without written consent of the signing party or parties.
This Survey Map and Report are not full and complete without the other.



FormTech
Land Surveying, Inc.
State of Florida LB # 7980
12955 S.W. 42nd Street, Suite 3, Miami, Florida, 33175
Ph: (786)429-3034 (786)443-0285 (786)443-0678
www.formtechsurveyors.com email:formtechsurveyors@gmail.com

Seal: 
Date: 12-02-2021
Eugenia L. Formoso, P.S.M.
State of Florida LS # 6660



Tree Legend

SYMBOL	COMMON NAME
	Palm Tree
	Pine Tree
	Royal Palm Tree
	Bushes
	Plum Pine Tree

* Tree types are determined to the best of our ability and should be confirmed by botanist or a trained specialist.

ABBREVIATIONS & LEGEND					
A	Arc	Pg.	Page		Unknown Manhole
FND	Found	R/W	Right-of-Way		Sewer Manhole
U.E.	Utility Easement	CL	Center Line		Telephone Manhole
IP	Iron Pipe	M	Monument Line	WM	Water Meter
IR	Iron Rebar	TBM	Temporary Benchmark	WV	Water Valve
N&D	Nail & Disc	PWY	Parkway		Catch basin
COL.	Column	W/P	Water Pump		
P.B.	PLat Book	ENC	Encroachment		
					Fire Hydrant
					Electric Box
					MLP Light Pole
					Utility Pole
					CLP Concrete Light Pole
					Property Corner
					Chain Link Fence
					Wood Fence
					Metal or plastic Fence
					Overhead Utility line
					Spot Elevation



FormTech MAP OF BOUNDARY SURVEY

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Job # 21-11098

Date: 12-02-2021

Scale: 1" = 20'



0' 10' 20' 40'

GRAPHIC SCALE

Page 2 of 2