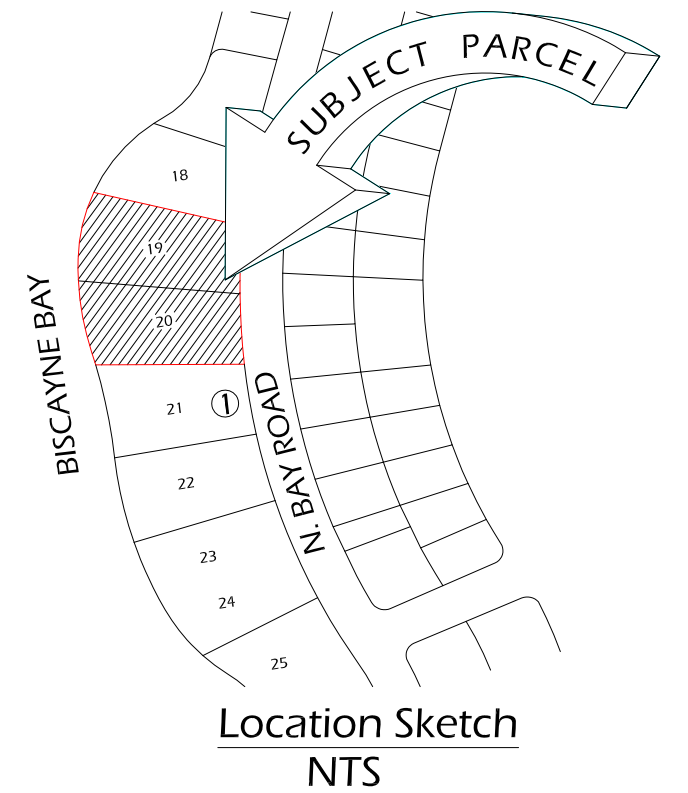
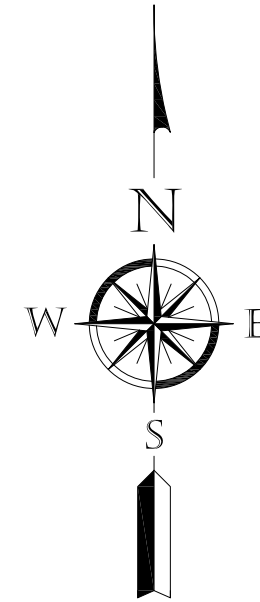
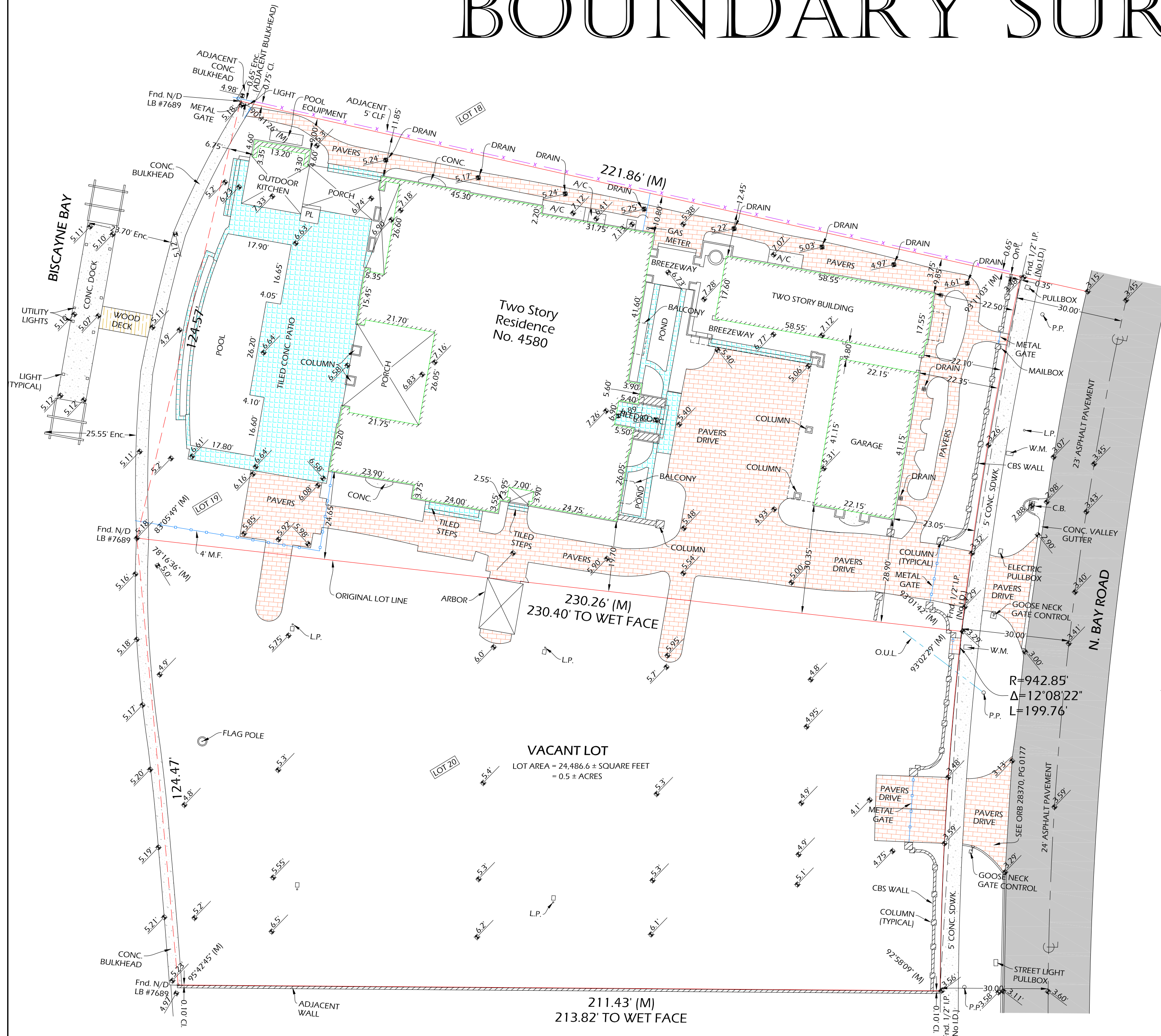


BOUNDARY SURVEY



LEGAL DESCRIPTION:
Lot 19, Block 1, NAUTILUS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 8, Page 95, of the Public Records of MIAMI-DADE County, Florida.

AND

Lot 20, Block 1, NAUTILUS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 8, Page 95, of the Public Records of MIAMI-DADE County, Florida.

PREPARED FOR: MAG NBR, LLC, a Delaware limited liability company,
4570-4580 North Bay Road, Miami Beach, FL 33140

- Surveyor's Notes:**
- 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.
 - Legal description provided by client.
 - 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.
 - SCHEDULE B - SECTION II Exceptions - Chicago Title Insurance Company, Order No. 8989973; Dated October 28, 2020 at 11:00 P.M.
 - 8. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of NAUTILUS SUBDIVISION, recorded in Plat Book 8, Page 95, of the Public Records of Miami-Dade County, Florida. [APPLIES]
 - 9. Metropolitan Dade County Ordinance No. 81-19, as recorded in Official Records Book 11114, Page 822. [APPLIES - SHOWN ON SURVEY]
 - 10. Declaration of Restrictive Covenant, as recorded in Official Records Book 28370, Page 177. [SEE SURVEY]
 - ♦ Denotes Spot Elevation
 - Elevations shown are based on City of Miami Beach Benchmark No. 47-05; Elevation = 5.09' National Geodetic Vertical Datum 1929.

LEGEND									
Δ	= Central Angle	CLF	= Chain Link Fence	F.H.	= Fire Hydrant	M	= Measured	O/S	= Offset
A	= Arc	CL	= Clear	FIP	= Found 1/2" Iron Pipe	MAINT.	= Maintenance	O.U.L.	= Overhead Utility Lines
A/C	= Air Conditioner	Conc.	= Concrete	FIR	= Found 1/2" Iron Rebar	ME	= Maintenance Easement	P	= Plat
ASPH	= Asphalt	D	= Deed	FPL	= Florida Power & Light	MH	= Manhole	P.B.	= Plat Book
BBO	= Barbecue	Ø	= Diameter	ID	= Identification	Mon.	= Monument Line	P.C.	= Point of Curvature
CB	= Catch Basin	DH	= Drill Hole	IP	= Iron Pipe	N/A	= Not Applicable	PCP	= Permanent Control Point
CBS	= Concrete Block Structure	DME	= Drainage & Maintenance Easmt	LME	= Licensed Business	N/D	= Not to Scale	PG	= Page
CH	= Chord	Easmt	= Easement	LP	= Lake Maintenance Easement	N'	= Number	P.I.	= Point of Intersection
Chatta.	= Chattahoochee	Enc.	= Encroachment	LS.	= Land Surveyor	NTS	= Not to Scale	PKWY	= Parkway
								PL	= Planter
								PLS	= Professional Land Surveyor
								P.O.B.	= Point of Beginning
								P.O.C.	= Point of Commencement
								P.P.	= Power Pole
								PRC	= Point of Reverse Curvature
								PRM	= Point of Reference Monument
								PT	= Point of Tangency
								R	= Radius
								Res.	= Residence
								R.L.S.	= Registered Land Surveyor
								RNG	= Range
								R/R	= Railroad
								RSM	= Registered Surveyor & Mapper
								R/W	= Right-of-Way
								Sdww	= Sidewalk
								Sec.	= Section
								SD	= Storm Drain
								SMH	= Sanitary Manhole
								SSMH	= Sanitary Sewer Manhole
								T	= Tangent
								Trans.	= Transformer
								TWP	= Township
								Typ.	= Typical
								U.E.	= Utility Easement
								UTIL.	= Utility
								W.F.	= Wood Fence
								W.M.	= Water Meter
								WME	= Wall Maintenance Easement

SURVEYOR'S SEAL		BOUNDARY SURVEY		MOJARENA & ASSOCIATES, INC.	
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 and is not valid.					
REVISED:				Land Surveyors & Mappers Certificate of Authorization No. 6698 P.O. Box 56-0126 Miami, Florida 33256-0126 Tel. (305) 278-2494	
		NELSON MOJARENA Registered Surveyor & Mapper No. 5504 State of Florida			
				FLOOD ZONE: AE	BASE: 7
				DATE: 12-08-20	SCALE: 1" = 20'
				DWN. BY: N.M.	JOB NO.: 20-0282