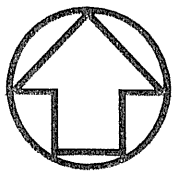
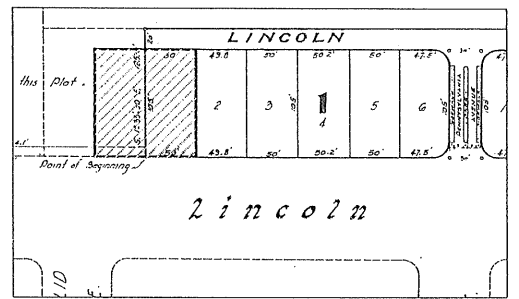


MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY



NORTH
SCALE: 1"=20'

PLAT IMAGE:
NOT TO SCALE



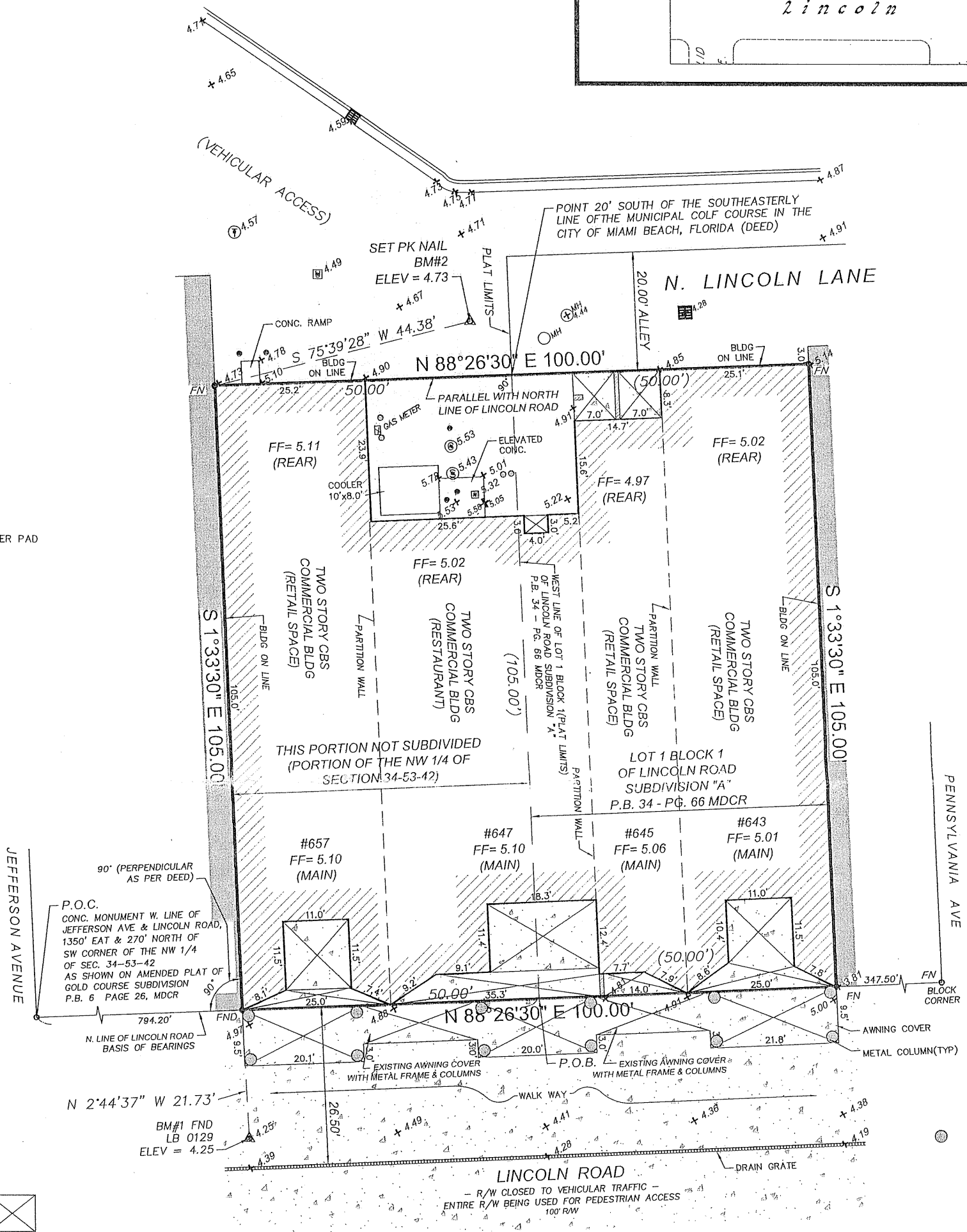
LEGEND

ABBREVIATIONS:

- A = ARC DISTANCE
- A/C = AIR CONDITIONER PAD
- BCR = BROWARD COUNTY RECORDS
- BLDG = BUILDING
- BM = BENCH MARK
- BOB = BASIS OF BEARINGS
- CBS = CONCRETE BLOCK & STUCCO
- COL = COLUMN
- CONC = CONCRETE
- DE = DRAINAGE EASEMENT
- DME = DRAINAGE & MAINTENANCE EASEMENT
- D/W = DRIVE-WAY
- EB = ELECTRIC BOX
- ENC. = ENCROACHMENT
- EP = EDGE OF PAVEMENT
- EW = EDGE OF WATER
- FDH = FOUND DRILL HOLE
- FF = FINISHED FLOOR ELEVATION
- FIP = FOUND IRON PIPE
- FIR = FOUND IRON ROD
- FN = FOUND NAIL (NO ID)
- FND = FOUND NAIL & DISK
- FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
- LE = LANDSCAPE EASEMENT
- LME = LAKE MAINTENANCE EASEMENT
- (M) = MEASURED
- MDCR = MIAMI-DADE COUNTY RECORDS
- MH = MAN HOLE
- ML = MONUMENT LINE
- (P) = PLAT
- PB = PLAT BOOK
- PC = POINT OF CURVATURE
- PCP = PERMANENT CONTROL POINT
- PE = POOL EQUIPMENT PAD
- PG = PAGE
- PI = POINT OF INTERSECTION
- PL = PLANTER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRC = POINT OF REVERSE CURVATURE
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT OF TANGENCY
- R = RADIUS DISTANCE
- (R) = RECORD
- R/W = RIGHT OF WAY
- RES. = RESIDENCE
- SIP = SET IRON PIPE
- SND = SET NAIL & DISK (PK)
- STL = SURVEY TIE LINE
- SWK = SIDEWALK
- (TYP) = TYPICAL
- UB = UTILITY BOX
- UE = UTILITY EASEMENT
- W/F = WOOD FENCE

SYMBOLS:

- ☐ = TELEPHONE RISER
- ☐ = CABLE TV RISER
- ☐ = WATER METER
- ☐ = SPRINKLER CONTROL BOX
- ☐ = UTILITY BOX
- = CLEAN OUT
- = GUARD POLE
- X 0.00 = ELEVATION
- (00') = ORIGINAL LOT DISTANCE
- Δ = CENTRAL ANGLE
- ⊥ = CENTER LINE
- ☐ = DRAIN
- ☐ = CATCH BASIN
- ⊙ = GREASE MH
- ⊙ = TELEPHONE MH
- ⊙ = SEWER MANHOLE
- = IRON FENCE
- = WOOD FENCE
- = CHAIN LINK FENCE
- = OVERHEAD UTILITY WIRE
- ▨ = ASPHALT
- ▨ = CONCRETE
- ▨ = PAVERS
- ▨ = TILES
- ▨ = COVER



PROPERTY ADDRESS:

643-57 LINCOLN ROAD,
MIAMI BEACH, FL 33139

CERTIFIED TO:

USA COMMERCIAL
RESIDENTIAL, INC.

REVISION(S):

UPDATED SURVEY 06/11/15
JOB# 150621662

LEGAL DESCRIPTION:

Lot one (1) of Block one (1), of LINCOLN ROAD SUBDIVISION "A", of The Alton Beach Realty Company, as the same is shown, marked and designated on a plat of said subdivision, recorded in Plat Book No. 34, at Page 66 in the Office of the Clerk of the Circuit Court in and for Miami-Dade County, Florida; ALSO those lands in Miami-Dade County, Florida, described as follows:

From a concrete monument located at the intersection of the West line of Jefferson Avenue and the North line on Lincoln Road; as said monument is shown on a plat entitled "Amended Plat of Golf Course Subdivision", as the same is recorded in Plat Book 6, Page 26 of the Public Records of Miami - Dade County, Florida, more particularly described as being 1350' East and 270 feet North of the Southwest corner of the NW 1/4 of Section 34, Township 53 South, Range 42 East, run Easterly along the North line of Lincoln Road a distance of 794.20 feet to the Point of Beginning of the parcel of land herein described; from said Point of Beginning run Northerly along a line perpendicular to the last mentioned course a distance of 105 feet to a point, said point being 20 feet South of the Southerly line of the Municipal Golf Course, in the City of Miami Beach, Florida; thence run Easterly along a line parallel with the North line of Lincoln Road a distance of 50 feet to a point, thence run Southerly along a line perpendicular to the North line of Lincoln Road, a distance of 105 feet to a point; thence run Westerly along the North line of Lincoln Road a distance of 50 feet to the Point of Beginning of the parcel of land herein described.

FLOOD ZONE INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY REVISED ON 09/11/09 AND INDEX MAP REVISED ON 09/11/09 THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE BASE FLOOD ELEVATION 8 COMMUNITY NAME & NUMBER CITY OF MIAMI BEACH 120651 MAP & PANEL NUMBER 12086C0317 SUFFIX L.

SURVEYOR'S NOTES:

1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929). 2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED. 3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN. 4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE. 5. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 7104. 6. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY CLIENT OR ITS REPRESENTATIVE. 7. FENCE OWNERSHIP NOT DETERMINED. 8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. 9. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN, THE NORTH LINE OF LINCOLN ROAD HAS BEEN ASSIGNED A BEARING OF N 88°26'30" E.

DATE OF SURVEY:

04/29/2014

JOB #: 140419585

FILE #: C-14770

CAD FILE(P): USACOM

SHEET 1 OF 1

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

SEAL

JUAN A. SUAREZ
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC # 6220



CERTIFICATE OF AUTHORIZATION # LB-7104

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