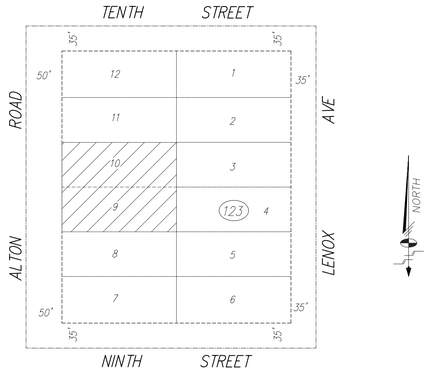
**LEGEND:**

- AERIAL TARGET
- AL ALUMINUM LIGHT POST
- ALUMINUM LIGHT POST (SINGLE)
- ALUMINUM LIGHT POST (DOUBLE)
- ALUMINUM LIGHT POST (TRIPLE)
- ALUMINUM LIGHT POST (QUAD)
- ANCHOR/GUY WIRE
- BACKFLOW PREVENTER ASSEMBLY
- CABLE TELEVISION BOX
- CATCH BASIN
- CENTERLINE
- CHECK VALVE ASSEMBLY
- CIRCULAR DRAIN
- COLUMN (CIRCULAR)
- COLUMN (SQUARE)
- CL CONCRETE LIGHT POLE
- CL CONCRETE LIGHT POLE (DOUBLE)
- CP CONCRETE POWER POLE
- CONTROL POINT
- CB CURB INLET
- ELECTRIC BOX
- ELECTRIC HAND HOLE
- 8.0 or 8.00 ELEVATIONS PER N.G.V.D.
- FIRE HYDRANT
- FL FLOW LINE
- F FORCE MAIN MANHOLE
- F FORCE MAIN VALVE
- E F.P.L. ELECTRIC MANHOLE
- E F.P.L. TRANSFORMER PAD
- FPL F.P.L. TRANSMISSION POLE
- GAS METER
- GAS PUMP
- GAS VALVE
- GREASE TRAP MANHOLE
- GROUND LIGHTING
- GUARD POST
- IRRIGATION HAND HOLE
- I IRRIGATION VALVE
- MAILBOX
- MONITOR WELL
- MONUMENT LINE
- P-5 P-5 INLET
- P-6 P-6 INLET
- PARKING METER
- PEDESTRIAN CROSSING SIGNAL
- PRM PERMANENT REFERENCE MONUMENT
- POST INDICATOR VALVE
- DHBA PRESSURE VACUUM BREAKER ASSEMBLY
- PROPERTY LINE
- SANITARY SEWER CLEANOUT
- S SANITARY SEWER MANHOLE
- SIAMESE CONNECTION
- SIGN POST
- SPRINKLER PUMP
- STANDPIPE
- STORM DRAIN
- D STORM SEWER MANHOLE
- STREET LIGHT HAND HOLE
- STORM INLET
- TELEPHONE BOX (SOUTHERN BELL)
- TELEPHONE HAND HOLE
- T TELEPHONE MANHOLE (SO. BELL)
- TELEPHONE PAYPHONE
- TRAFFIC HAND HOLE
- T TRAFFIC UTILITY BOX
- TP TRAFFIC SIGNAL POST
- UNDERGROUND UTILITY MARKER
- UTILITY HAND HOLE
- W WATER MANHOLE
- WM WATER METER
- WATER VALVE
- WL WOOD LIGHT POLE
- WP WOOD POWER POLE
- HANDICAP SYMBOL
- PARKING BY PERMIT

R denotes RADIUS
D denotes DELTA ANGLE
A denotes ARC DISTANCE
T denotes TANGENT DISTANCE
PCP denotes PERMANENT CONTROL POINT
PRM denotes PERMANENT REFERENCE MONUMENT
OHW denotes OVERHEAD UTILITY WIRES
ORB denotes OFFICIAL RECORDS BOOK
PC denotes POINT OF CURVATURE
CBS denotes CONCRETE BLOCK STRUCTURE
CONC denotes CONCRETE
CLF denotes CHAINLINK FENCE
WF denotes WOOD FENCE
F.I.P. denotes FOUND IRON PIPE
S.I.P. denotes SET IRON PIPE & LB-87 CAP
F.N.D. denotes FOUND LB-87 BRASS DISC & NAIL
S.N.D. denotes SET LB-87 BRASS DISC & NAIL
CL. denotes CLEAR
ENC. denotes ENCROACHMENT
(C) denotes CALCULATED DISTANCE
(D) denotes DEED DISTANCE
(M) denotes MEASURED DISTANCE
(R) denotes RECORD OR PLATTED DISTANCE
(PRO) denotes PRORATED DISTANCE




## LOCATION SKETCH

A Portion of Section 34-53-42
Scale: 1"=100'

LEGAL DESCRIPTION:

Lots 9 and 10, Block 123, "LENOX MANOR", according to the plat thereof, as recorded in Plat Book 7 at Page 15, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

1. This sketch represents a "Boundary" survey with elevations.
2. There are no visible encroachments, other than those shown hereon.
3. The elevations shown hereon relate to North American Vertical Datum (N.A.V.D.) of 1988.
4. Visible indicators of utilities are shown hereon, however, no attempt was made to locate underground items.
5. No attempt was made by this firm to locate wall or fence footers/foundations.
6. The distances shown along the property lines hereon are record and measured, unless noted otherwise.
7. The property shown hereon falls within Federal Flood Zone "AE" (EL 8) per Flood Insurance Rate Map No. 120651 0319 L, map dated September 11, 2009, index map dated September 11, 2009.
8. This sketch has been prepared for the exclusive use of the entity (entities) named hereon. The certification shown hereon does not extend to any unnamed parties.
9. This sketch is subject to easements, rights-of-way and other matters that may be reflected by a search of title to the subject lands.
10. Any applicable building setback lines affecting the subject property are based on an approved site plan prepared by a qualified architect and are not shown hereon.
11. Benchmark A:City of Miami Beach Benchmark 1104, Elev=1.57 (N.A.V.D 1988), Nail and Washer in curb.
    Location: N. INTX. 11 ST & Lenox Ave.
12. This firm does not certify the extent to which the subject property may or may not comply with applicable zoning requirements regarding building setback, building height, building floor space and parking space restrictions and/or regulations.
13. The property shown hereon contains 20,000 ± square feet net, more or less
14. Bearing refer to N0°57'18"W along Centerline of Alton Road per Florida Department of Transportation Right-of-Way Map 87037-2507, Sheet 1 of 6.

SURVEYOR'S CERTIFICATION:

I hereby certify that the attached "BOUNDARY SURVEY" of the lands shown hereon is true and correct to the best of my knowledge and belief as recently surveyed and drawn under my supervision and direction. This survey complies with the applicable Minimum Technical Standards adopted by the Florida State Board of Professional Surveyors and Mappers as contained in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

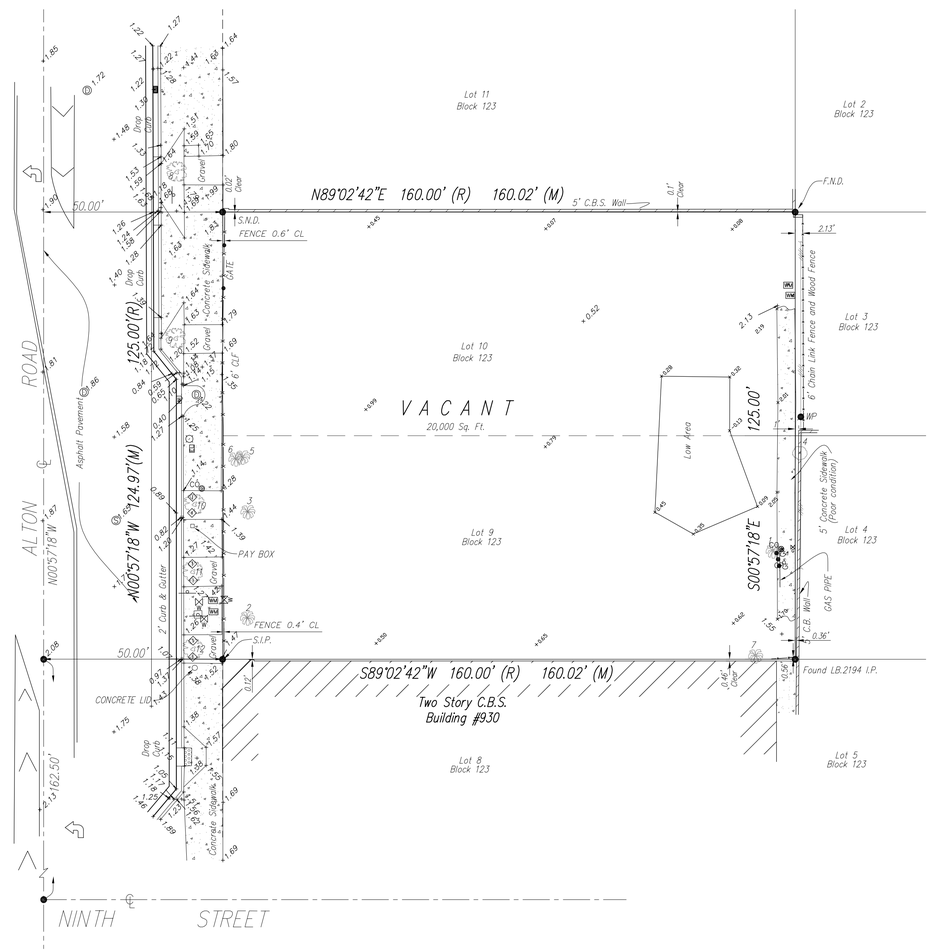
Schwebke-Shiskin & Associates, Inc.

By: _____
Mark Steven Johnson, Sec/Treasurer
Professional Land Surveyor No. 4775
State of Florida

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.




TREE LEGEND:

1. 8" Diameter Palmetto Palm (Sabal palmetto---------- 15' Canopy
2. 15" Diameter African Oil Palm (Elaeis guineensis)----------12' Canopy
3. 15" Diameter African Oil Palm (Elaeis guineensis)----------12' Canopy
4. 60" Diameter True Banyan (Ficus benghalensis)----------35' Canopy
5. 14" Diameter Palmetto Palm (Sabal palmetto---------- 20' Canopy
6. 10" Diameter Palmetto Palm (Sabal palmetto---------- 12' Canopy
7. 6" Diameter Royal Palm (Sabal palmetto---------- 10' Canopy

NEW TREES (05-05-15)

| TREE NO | COMMON NAME | SPECIES | DIA. IN. | HT. FT. | CNPY. Ø FT. |
|---|---|---|---|---|---|
| 8 | LIVE OAK | "Quercus virginiana" | 6 | 12 | 8 |
| 9 | LIVE OAK | "Quercus virginiana" | 6 | 12 | 8 |
| 10 | LIVE OAK | "Quercus virginiana" | 6 | 12 | 8 |
| 11 | LIVE OAK | "Quercus virginiana" | 6 | 12 | 8 |

ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88)


Schwebke - Shiskin & Associates, Inc.
LAND PLANNERS • ENGINEERS • ARCHITECTS • LAND SURVEYORS (LB-87)
11941 S.W. 144th STREET MIAMI, FLORIDA 33186 TEL (305) 233-9210 FAX (305) 251-1183
1240 CORPORATE WAY MIRAMAR, FLORIDA 33025 BROWARD (954) 435-7010 FAX (954) 438-3368
DADE (305) 652-7010 FAX (305) 652-8284


| | | | |
|---|---|---|---|
| Drawn By: JoseNo | Survey Date: | Checked By: AS | Date: |
| Order No. 446209 | F.B. No.: 02-29-08 | Scale: AS SHOWN | |
| | SD-563 Pg.16 | | |
| TLE NO. SD-1661 AJ | | Sheet 1 of 1 | Sheet(s) |

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

SDD FILE K:\PROJ\035442\BLOCK 123, LENOX MANOR dwg\LOTS 9 & 10 BLOCK 123.dwg

# BOUNDARY SURVEY

Prepared For:
ALTON SOBE LLC

Section 3, Township 54 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.

REVISIONS

| Date: | Remarks: | By: |
|---|---|---|
| 07/09/13 | UPDATE BOUNDARY SURVEY - ORDER NO. 311662 | GS |
| 07/17/13 | UPDATE BOUNDARY SURVEY - ORDER NO. 311662 | GS |
| 07/22/15 | UPDATE BOUNDARY SURVEY - ORDER NO. 394443 | A.S. |

FILE NO. SD-1661 AJ

K:\035442\BLOCK 123 LENOX MANOR NAVD\SURVEY\DWG\Lots 9 and 10, Block 123 NAVD - (072815) TO DESIGN TEAM.dwg