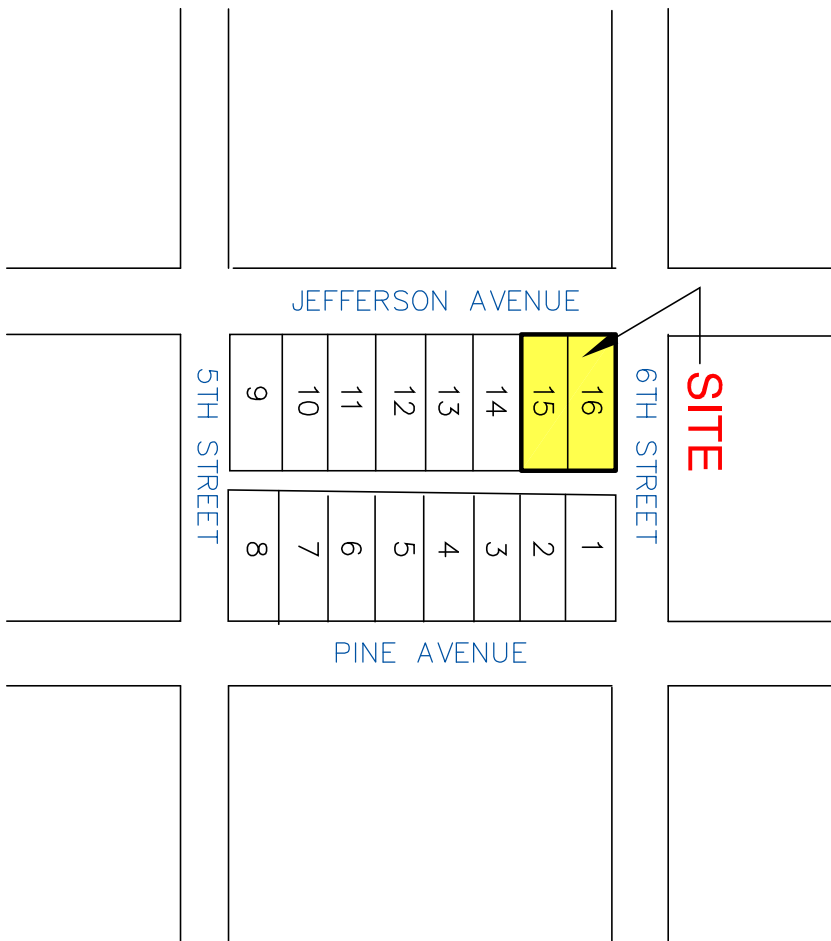


| No. | O.N.   | Revision                                     | Description | MAP | GEM | DWF |
|-----|--------|----------------------------------------------|-------------|-----|-----|-----|
| 3   | 161527 | UPDATE SURVEY (12/12/16)                     | S-JH        |     |     |     |
| 2   | 100024 | AMEND PER FEMA INFO THE LIMITS OF F.F. ELEV. |             |     |     |     |
| 1   | 090546 | UPDATE SURVEY (7/15/09)                      | S-JH        |     |     |     |

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
180 Northeast 168th Street / North Miami Beach, Florida 33162  
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

**BOUNDARY & TOPOGRAPHIC SURVEY**  
**555 JEFFERSON AVENUE**  
CITY OF MIAMI BEACH, MAIMI-DADE COUNTY, FLORIDA

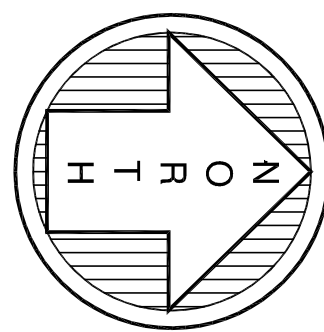
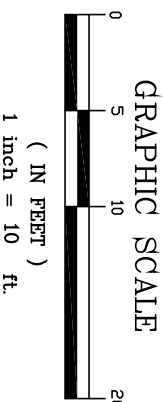
| Date       | 10/16/01        |
|------------|-----------------|
| Scale      | 1"=10'          |
| Drawn By:  | ACS             |
| Cad. No.   | 011454          |
| Plotted:   | 12/13/16 11:45a |
| Ref. DWG.  | 293-088         |
| Field Book | 484/73-JWL      |
| Job. No.   | 011454          |
| Dwg. No.   | 2010D-183       |
| Sheet      | 1 of 1          |



**LOCATION SKETCH**

SCALE: 1"=200'

| LEGEND                       |
|------------------------------|
| CATCH BASIN                  |
| MANHOLE                      |
| LIGHT POLE                   |
| WATER METER                  |
| WATER VALVE                  |
| CATCH BASIN INLET            |
| UTILITY POLE                 |
| METER                        |
| FIRE HYDRANT                 |
| SIGN                         |
| 0.5' CURB                    |
| 3.0' CURB & GUTTER           |
| OVERHEAD WIRE                |
| CHAIN LINK FENCE             |
| IDENTIFICATION               |
| ELEVATION                    |
| PERMANENT REFERENCE MONUMENT |
| CONCRETE                     |
| ASPHALT PAVEMENT             |



**LEGAL DESCRIPTION:**

Lots 15 and 16, Block 74, OCEAN BEACH P.L.A. ADDITION NO. 3, according to the plat thereof as recorded in Plat Book 2 at Page 81 of the Public Records of Miami-Dade County, Florida.

**SURVEYORS NOTES:**

- This site lies in Section 3, Township 54 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown herein were not obstructed for easements and/or rights-of-way of records.
- Bearings herein are referred to an assumed value of N 0°43'15" E for the centerline of Jefferson Avenue, and evidenced by two found Department of Transportation nail and disk.
- Elevation shown herein are relative to the National Geodetic Vertical Datum of 1929 by the Florida State Plane (F.S.P.) datum.
- Lands shown herein are located within an area having a Zone Designation 4E (EL. 8) by the Florida State Plane (F.S.P.) datum.
- For Community No. 120651, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated herein are field measured by electronic measurement, unless otherwise noted.
- Lands shown herein containing 14,001 square feet, or 0.32 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown herein or smaller.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown herein were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown herein furnished by client and no claims as to ownership are made or implied.

**CERTIFICATION TO:**

PALACO SOBE LLC

**SURVEYORS CERTIFICATION:**

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge and set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Not valid without the signature and the original seal of a duly Licensed Surveyor and Mapper.

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin, For the Firm  
State of Florida

