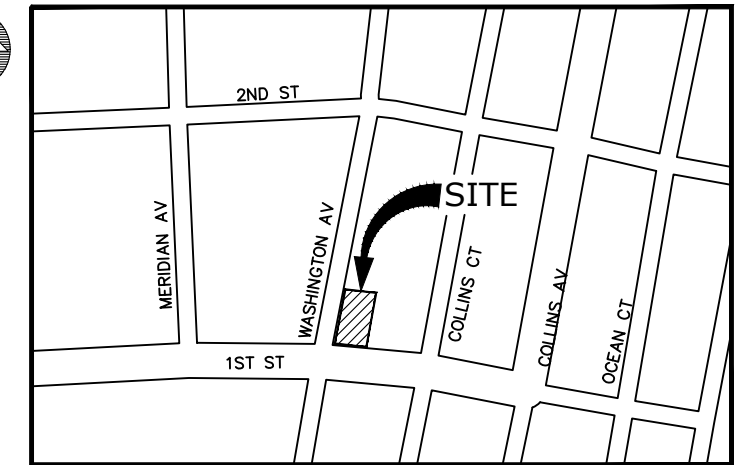


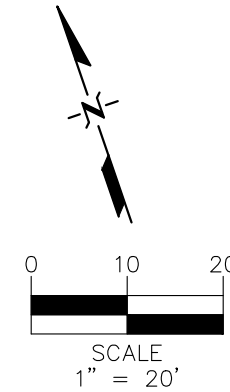
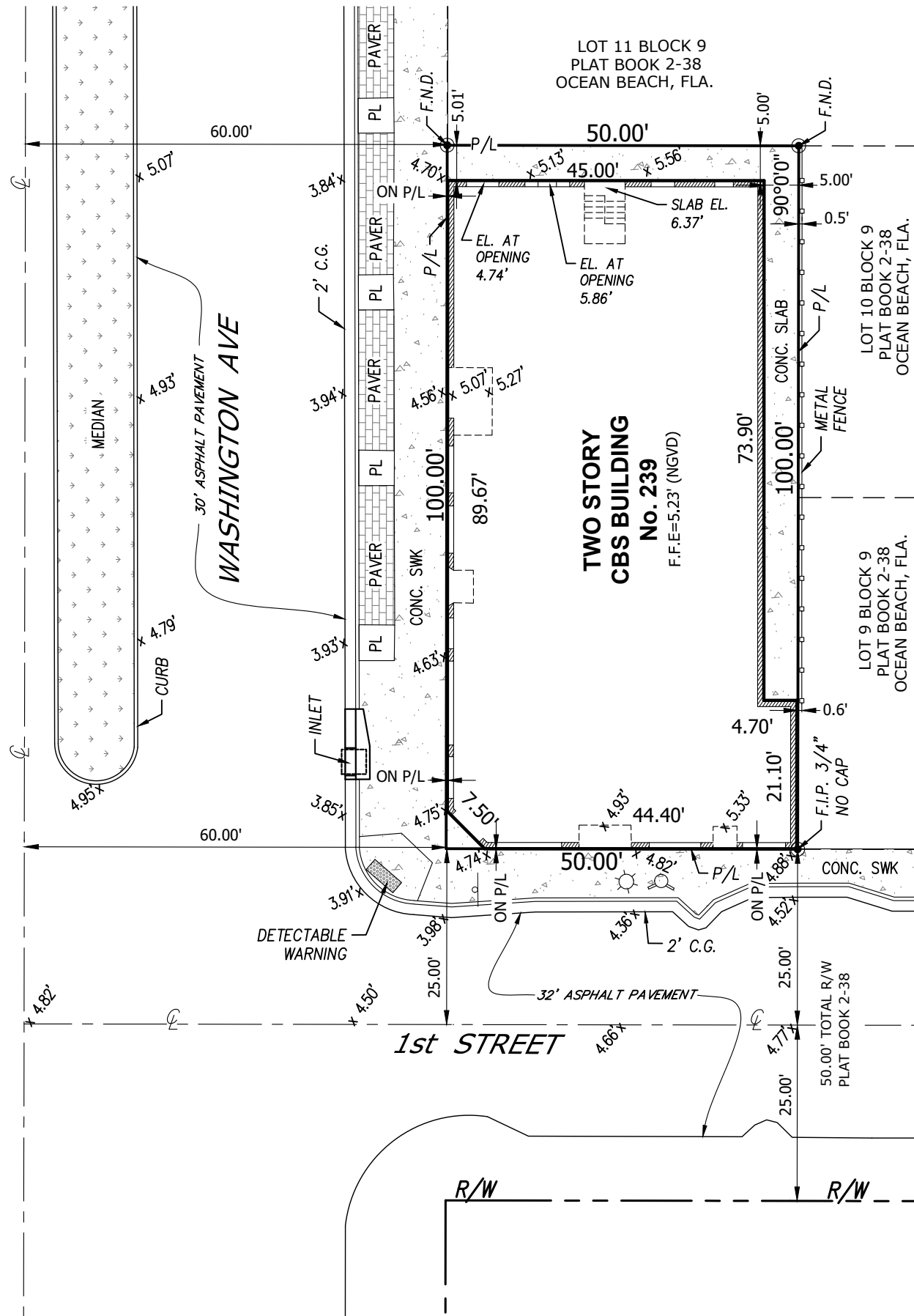
BOUNDARY SURVEY



LOCATION MAP
NOT TO SCALE

FOLIO: 02-4203-003-1170
PROPERTY ADDRESS: 239 1 ST, Miami Beach, FL 33139

- THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF 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. EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- EASEMENTS AS SHOWN ARE PER PLAT BOOKS, UNLESS OTHERWISE NOTED.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 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.
- CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN-DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON. HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
- THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
- OWNERSHIP SUBJECTS TO OPINION OF TITLE.
- IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SET PLAT IN DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY TOWNSHIP MAPS.
- THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT
- NORTH ARROW DIRECTION IS BASED ON AN ASSUMED MERIDIAN. THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE AE (EL.8), AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY-PANEL NUMBER 120651 CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FL MAP NO. 0319, SUFFIX L, EFFECTIVE DATE: SEPTEMBER 11, 2009.
- THE ELEVATIONS SHOWN HEREON ARE REFERRED TO NGVD 1929 VERTICAL DATUM. USED BM: D-142-R ELEV= 3.87' (NGVD 1929)
- THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY:
- 101 WASHINGTON AVE REALTY LLC



ABBREVIATIONS.

ASPH. = ASPHALT	F.N. = FOUND NAIL
BLDG. = BUILDING	F.F.E. = FINISHED FLOOR ELEVATION
B.M. = BENCHMARK	(M) = MEASURED
B/C = BLOCK CORNER	ML = MONUMENT LINE
CONC. = CONCRETE	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
C.B.S. = CONC. BLOCK STRUCTURE	N.A.V.D. = NATIONAL AMERICAN VERTICAL DATUM
C.L.F. = CHAIN LINK FENCE	P.B. = PLAT BOOK
(C) = CALCULATED	PL = PLANTER
CL = CENTER LINE	P/L = PROPERTY LINE
C.G. = CURB & GUTTER	P.G. = PAGE
DRWY. = DRIVEWAY	(R) = RECORDED
F.I.P. = FOUND IRON PIPE	R/W = RIGHT OF WAY
F.R. = FOUND REBAR	S.I.P. = SET IRON PIPE
F.I.R. = FOUND IRON ROD	S.I.R. = SET IRON ROD
F.N.D. = FOUND NAIL & DISK	SWK = SIDEWALK
OUL = OVERHEAD UTILITY LINE	U.P. = UTILITY POLE

LEGEND

	= TRAFFIC SIGN
	= FIRE HYDRANT
	= LIGHT POLE
	= METAL FENCE
	= ELEVATION

SURVEYOR'S NOTES:

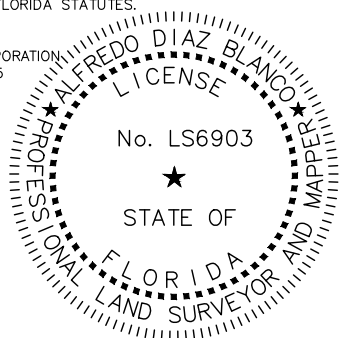
- FIELD WORK COMPLETED ON: 02-07-2022
- TYPE OF SURVEY: BOUNDARY SURVEY.
- LEGAL DESCRIPTION:
WEST 50 FT OF LOTS 9 AND 10, BLOCK 9, OF OCEAN BEACH FLA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
CONTAINING: 5,000.00 SQUARE FEET, MORE OR LESS, BY CALCULATIONS.
- THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS "BOUNDARY SURVEY" 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 STANDARDS OF PRACTICES SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO 472.027, FLORIDA STATUTES.

PEGASUS LAND SURVEYORS INC., A FLORIDA CORPORATION
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 8025

BY:
02/08/2022
Alfredo Diaz
Registered PSM. LS 6903 State of Florida



NOTICE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

BOUNDARY SURVEY

239 1 ST, MIAMI BEACH, FL 33139
101 WASHINGTON AVE REALTY LLC



PEGASUS LAND SURVEYORS INC.

9551 NW 26th Place
Sunrise, Florida 33322
Ph. 305-409-9291

Certificate of Authorization LB# 8025

JOB No.: 220112

FIELD WORK: A.F.

DRAWN BY: Y.N.

CHECKED BY: A.D.

SHEET: 1/1