

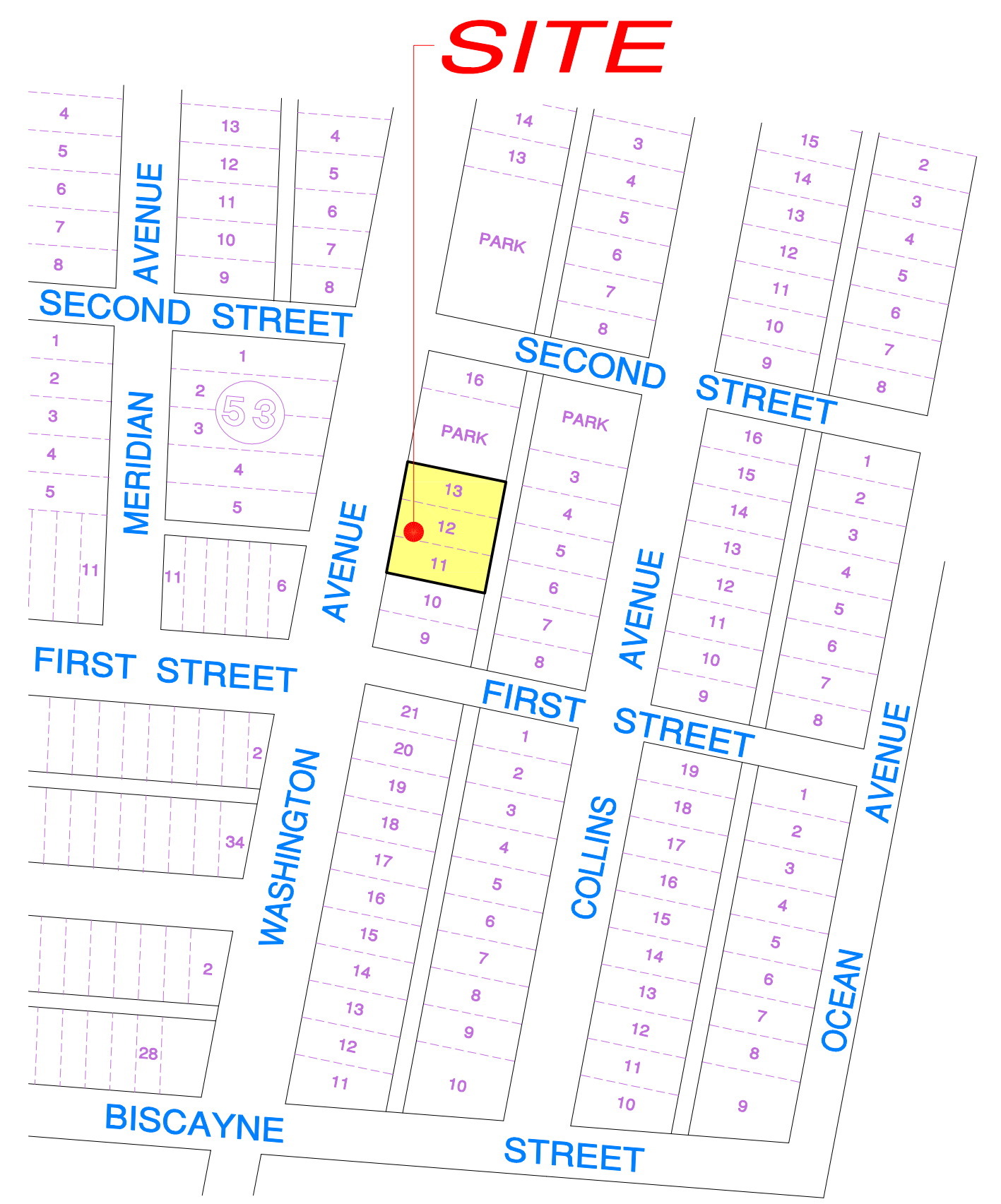
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No.	O.N.	Revision Description

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

ALTANSPS LAND TITLE SURVEY
 119 WASHINGTON AVENUE
 CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	4/11/23
Scale	1"=20'
Drawn By	MAP
CAD No.	060404
Plotted	4/12/23 3:33p
Ref. Dwg.	2006-054
Field Book	58502 TC
Job No.	230277
Dwg. No.	2023-032
Sheet	1 of 1



LOCATION SKETCH
NOT TO SCALE

LEGAL DESCRIPTION:
 Lots 11, 12 and 13, Block 9, OCEAN BEACH, FLORIDA, according to the plat thereof as recorded in Plat Book 2 at Page 38 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

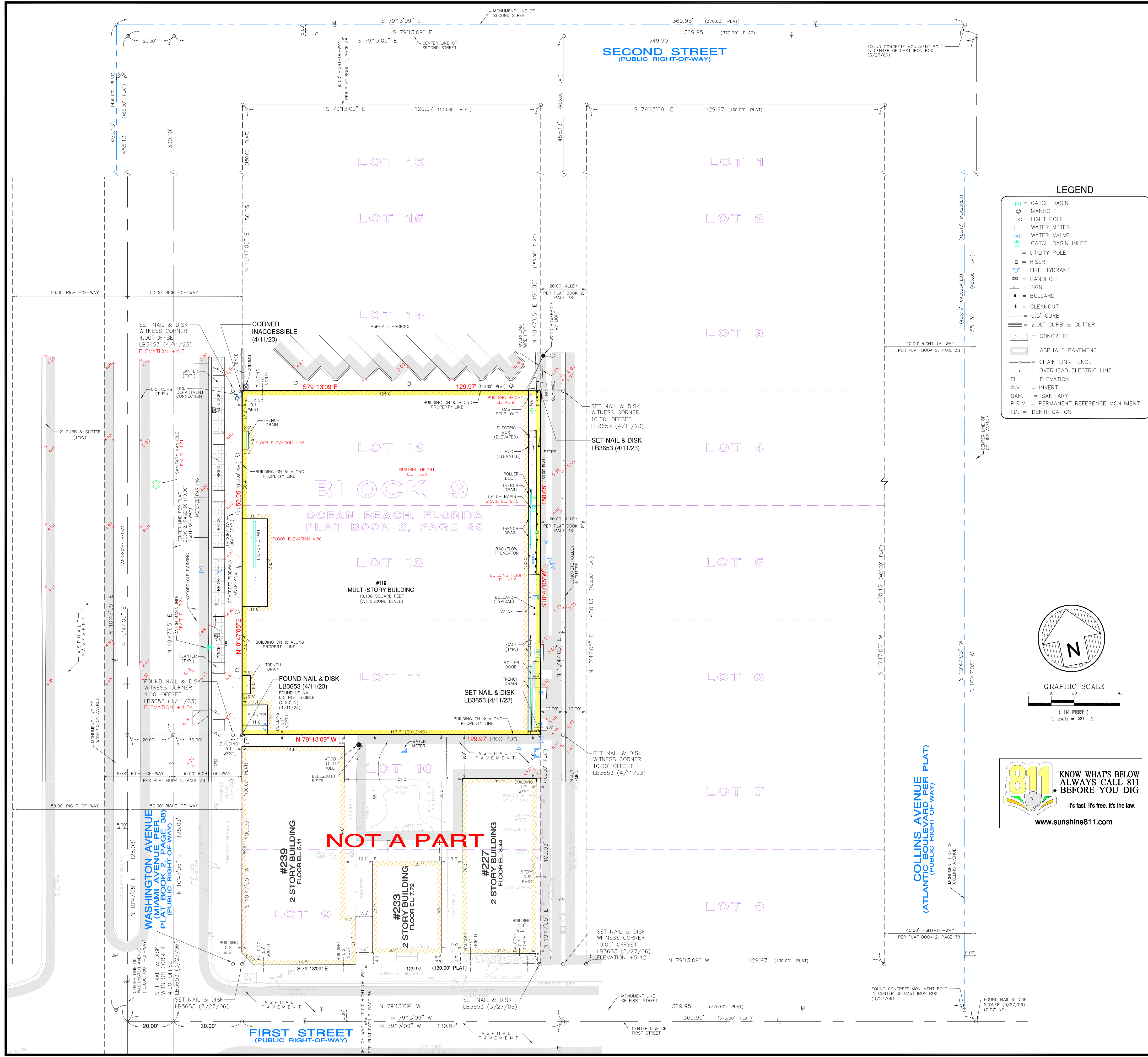
- This site lies in Section 3, Township 54 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown hereon were not abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of N 10°47'05" E for East right of way line of Washington Avenue, and evidenced by found nail & disk (4' offset) and set nail & disk (4' offset).
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. D-142-R, Elevation +3.87, and located by PK nail & aluminum washer in catch basin at South Pointe Drive (80' South of centerline) and Washington Avenue (35' West of centerline) on April 11, 2023.
- Lands shown hereon are located in Federal Flood Zone AE (EL. 8) per Community Panel No. 22085C0319L, dated September 11, 2009. Based on Federal Emergency Management Agency Flood Insurance Rate Map and are relative to National Geodetic Vertical Datum of 1929.
- Site could be subject to a FEMA Letter of Map Revision/Amendment. Surveyor has not determined if any Letter of Map Revision/Amendment affects this site. This should be independently verified by client prior to any design, permitting, or construction.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 19,503 square feet, or 0.448 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 hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Improvements shown beyond the (scope/limits) of this "Boundary and Topographic Survey" may not be current or located.
- No parking spaces on site.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- The locations of overhead utility lines are graphically shown to indicate the approximate connection points and do not reflect the actual location, number or type of wires.
- Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.
- Folio: 02-4203-003-1200

SURVEYOR'S CERTIFICATION:
 This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on April 11, 2023, in accordance with the 2023 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on April 11, 2023.

Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below

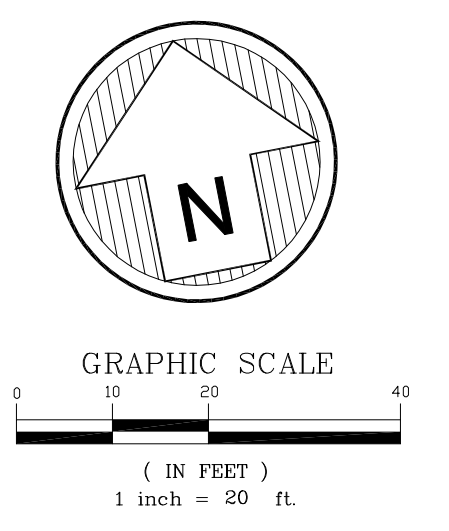
FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin Jr., For The Firm
 Surveyor and Mapper, LS6435
 State of Florida.



LEGEND

- CATCH BASIN
- MANHOLE
- LIGHT POLE
- WATER METER
- WATER VALVE
- CATCH BASIN INLET
- UTILITY POLE
- RISER
- FIRE HYDRANT
- HANDHOLE
- SIGN
- BOLLARD
- CLEANOUT
- 0.5' CURB & GUTTER
- CONCRETE
- ASPHALT PAVEMENT
- CHAIN LINK FENCE
- OVERHEAD ELECTRIC LINE
- EL. = ELEVATION
- INV. = INVERT
- SAN. = SANITARY
- P.R.M. = PERMANENT REFERENCE MONUMENT
- I.D. = IDENTIFICATION



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