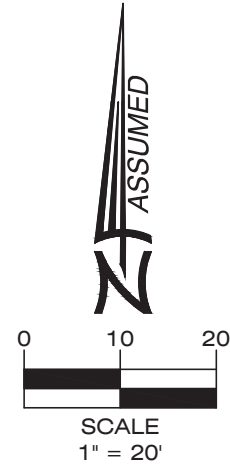


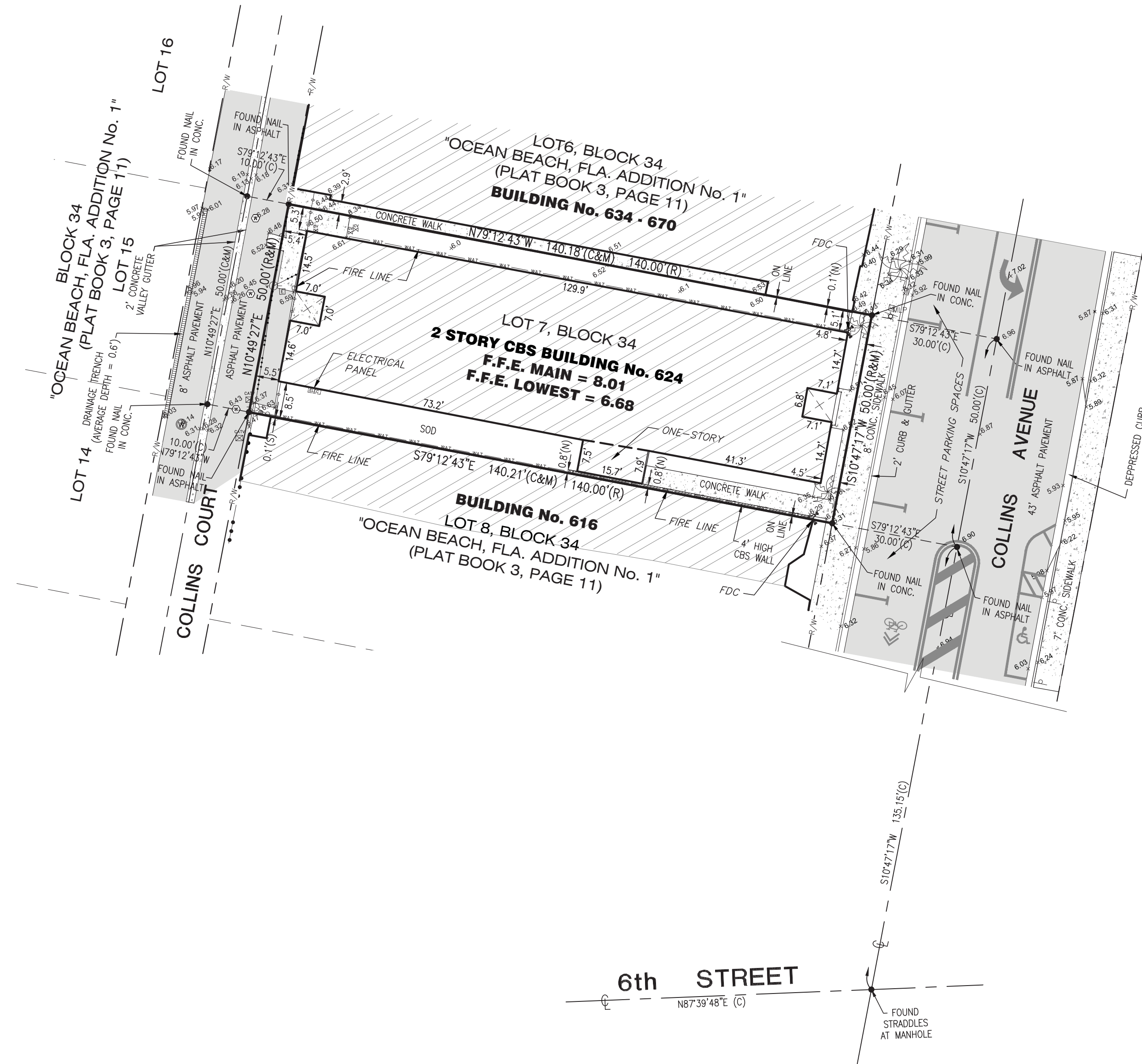
# MAP OF BOUNDARY SURVEY

LOT 7, BLOCK 34 OF "OCEAN BEACH, FLA. ADDITION No. 1", RECORDED IN PLAT BOOK 3, PAGE 11, OF THE PUBLIC RECORDS OF MIAMI-DADE, FLORIDA, LYING IN SECTION 3, TOWNSHIP 54 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

SECTION 3 - TOWNSHIP 54 SOUTH - RANGE 42 EAST



SYMBOL	DESCRIPTION
●	FOUND IRON REBAR
○	FOUND IRON PIPE WITH CAP
R&M	RECORD AND MEASURED
C&M	CALCULATED AND MEASURED
⊕	CENTER LINE
R/W	RIGHT-OF-WAY
CBS	CONCRETE BLOCK STUCCO
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
PG	PAGE
F.N.D.	FOUND NAIL & DISK
FDC	FIRE DEPARTMENT CONNECTOR
S.I.P.	SET IRON PIPE
T.O.P.	TOP OF PIPE
SWK	SIDEWALK
P.O.B.	POINT OF BEGINNING
N.T.S.	NOT TO SCALE
T.B.M.	TEMPORARY BENCH MARK
F.F.E.	FINISH FLOOR ELEVATION
S.I.R.	SET IRON REBAR
F.D.H.	FOUND DRILL HOLE
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON REBAR
⊕	CATCH BASIN
⊕	ELECTRICAL WALL PANEL
⊕	FIRE HYDRANT
⊕	DRAINAGE CURB INLET
⊕	BACKFLOW PREVENTOR
⊕	GAS METER
⊕	PEDESTRIAN SIGNAL
⊕	ELECTRIC UTILITY BOX
⊕	LIGHT POLE
⊕	GLY ANCHOR
⊕	WATER METER
⊕	WATER VALVE
⊕	GREASE-TRAP MANHOLE
⊕	SANITARY SEWER CLEAN-OUT
⊕	SANITARY SEWER MANHOLE
⊕	SANITARY SEWER VALVE
⊕	MANHOLE_UNKNOWN
⊕	DRAINAGE MANHOLE
⊕	SIGNAL MAST ARM
⊕	INTERCOM
⊕	POST
⊕	SIGN
⊕	MAILBOX
⊕	CONCRETE UTILITY POLE
⊕	GUARDRAIL
⊕	FPL TRANSFORMER
⊕	WOOD UTILITY POLE
T1	TREE NUMBER
UTL	UTILITY STRUCTURE NUMBER
---	CBS WALL
---	WOOD FENCE
---	IRON FENCE
---	IRON ROLLING GATE
---	IRON SWING GATE
---	CHAIN-LINK FENCE
---	CHAIN-LINK ROLLING GATE
---	CHAIN-LINK SWING GATE
---	FENCE_OTHER
○	TREE
○	PINE TREE
○	PALM TREE
---	PROPERTY LINE
---	RIGHT-WAY-LINE
---	EASEMENT LINE
X-UTL	X-UTL-DRAIN
X-UTL	X-UTL-SANT
---	OVERHEAD UTILITY LINE
---	EXISTING ELEVATION
---	GRAVEL
---	BRICK
---	BUILDING HATCH
---	CONCRETE
---	TILE
---	ASPHALT PAVEMENT
---	HANDICAP TACTILE STRIP



## SURVEYOR'S NOTES:

### SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Boundary Survey was on July 13, 2023.

### SECTION 2) LEGAL DESCRIPTION:

Lot 7, Block 34, "OCEAN BEACH, FLA. ADDITION NO. 1", according to the plat thereof, as recorded in Plat Book 3, at Page 11, of the Public Records of Miami-Dade County Florida.

Containing 7,011 Square Feet or 0.16 Acres, more or less, by calculations.

### Property Address and Tax Folio Number:

624 Collins Avenue, Miami Beach, Florida 33139  
Folio No.: 02-4203-004-0770

### SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of 1" = 20' or smaller.

### SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Plat of "OCEAN BEACH, FLA. ADDITION NO. 1", recorded in Plat Book 3, at Page 11, Miami-Dade County Records.

Quit Claim Deed, dated May 31, 2022, recorded in Official Records Book 33221, Page 1533, Miami-Dade County Records.

Bearings as shown hereon are based upon the centerline of Collins Avenue with an assumed bearing of S10°47'15"W, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "AE", with a Base Flood Elevation being 8.0 (NGVD 29), as per Federal Emergency Management Agency (FEMA) Community Number 120651 (City of Miami Beach), Map Panel No. 12086C319, Suffix L, Map Revised Date: September 11, 2009.

Legal Description was furnished by client.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929 (NGVD 1929).  
Benchmark used, City of Miami Beach Benchmark CBM 5-W-12, Elevation 4.00 feet (NAVD-88).

The Benchmark elevation was added a datum difference of 1.55 to converted from North American Vertical Datum (NAVD 1988) to the National Geodetic Vertical Datum of 1929 (NGVD 1929).  
Benchmark CBM 5-W-12 = 4.00 (NAVD 1988)  
+1.55 (Datum conversion difference)  
Benchmark CBM 5-W-12 = 5.55 (NGVD 1929)



LOCATION MAP  
NOT TO SCALE

### SECTION 5) LIMITATIONS:

Since no other information was furnished other than that is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear in the public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

### SECTION 6) CLIENT INFORMATION:

This Boundary Survey was prepared at the request of and certified to:

**GARFIELD SPENCER**

### SECTION 7) SURVEYOR'S CERTIFICATE:

I hereby certify that this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

**Abraham Hadad, PSM**

For the Firm  
Registered Surveyor and Mapper LS6006  
State of Florida  
**HADONNE CORP.**, a Florida Corporation  
Florida Certificate of Authorization Number LB7097  
1985 NW 88th court, Suite 101  
Doral, Florida 33172

NOTICE: Not valid without the original signature and 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.

LAND SURVEYOR AND MAPPERS  
3D LASER SCANNING  
UTILITY COORDINATION  
SUBSURFACE UTILITY ENGINEERING  
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1985 NW 88th Court, Suite 101 - Doral, FL 33172 - P: +1(305)207-6845 - F: +1(305)207-6845 - W: www.hadonne.com

MAP OF BOUNDARY SURVEY  
for  
**GARFIELD SPENCER**  
or  
**624 Collins Avenue, Miami Beach, Florida 33139**

REVISIONS	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

FILE
DRAWN BY: JS
TECH BY: RI
QA/QC BY: JS
Job No.: 23071
1/1