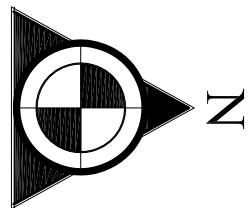
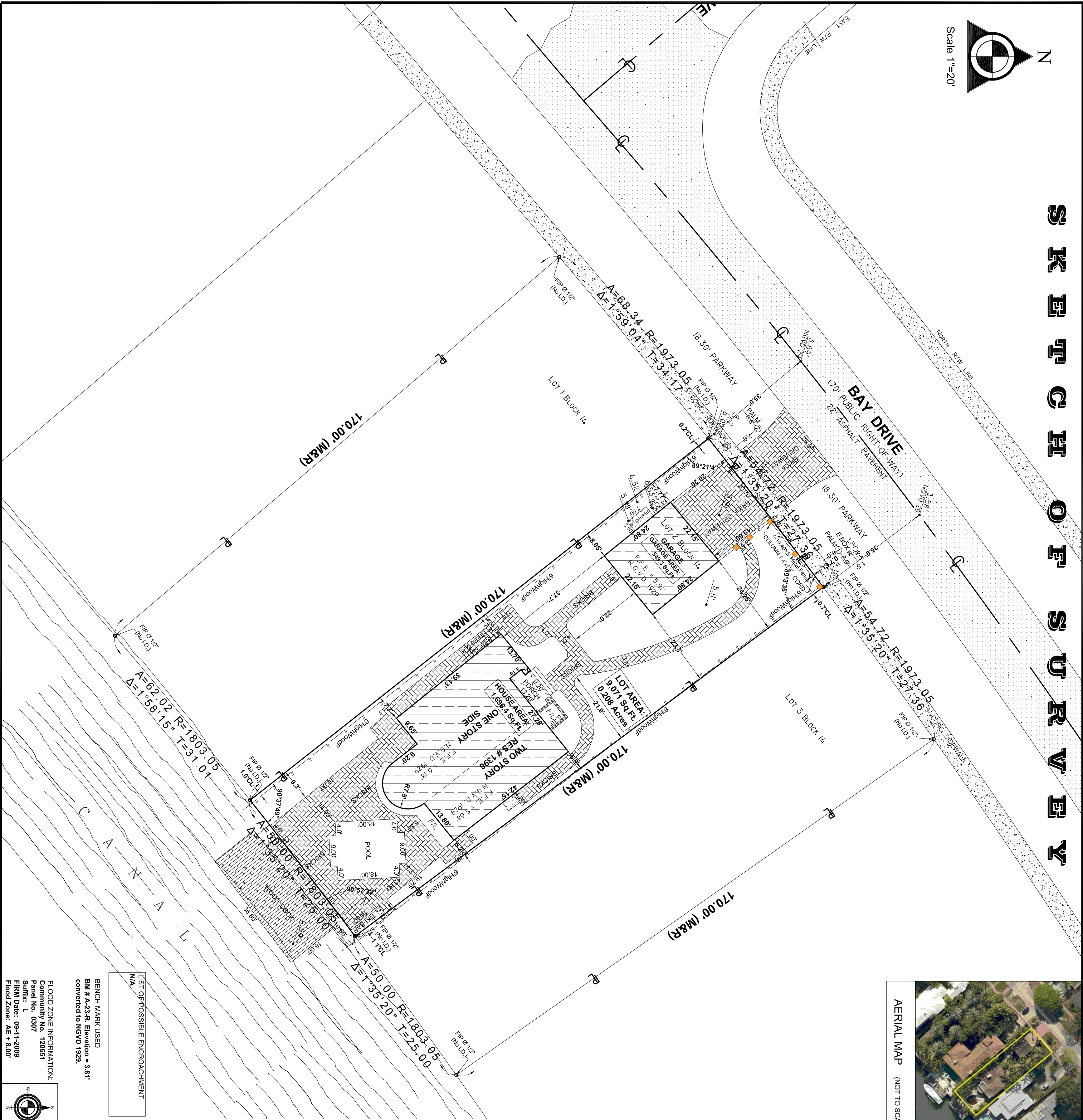


BOUNDARY SURVEY



Scale 1"=20'



AERIAL MAP (NOT TO SCALE)

LOCATION MAP (NOT TO SCALE)

PROPERTY ADDRESS:
1396 BAY Drive, Miami Beach, FL 33141
(FOLIO No. 02 - 3210 - 013 - 2210)

DESCRIPTION

Lot 2, Block 14, OCEAN SIDE SECTION OF THE ISLE OF NORMANDY, according to the Plat thereof, as recorded in Plat Book 25, Page 60 of the Public Records of Miami-Dade County, Florida.

There may be legal restrictions on the subject property that are not shown on the Map of Survey that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear.

The Map of Survey is intended to be displayed at the stated graphic scale in English units of measurement. Attention is brought to the fact that said drawing may be altered in scale by the reproduction process.

This Survey was conducted for the purpose of a BOUNDARY SURVEY only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency board, commission or other entity.

Legal description was furnished by the client.

The elevations of well-identified features as depicted on this survey and map were measured to an estimated vertical positional accuracy of 1/10 foot for natural ground surfaces and 1/100 foot for landscape surfaces, including pavements, curbs and other man-made features as may exist.

Well-identified features as depicted on this survey and map were measured to an estimated horizontal positional accuracy of 1/10 foot unless otherwise shown.

Legal Description subject to any dedications, limitations, restrictions, reservations or recorded easements. Sketch of Survey cannot be used for construction purposes. Surveyor not responsible for third party alterations.

If shown elevations are referred to N.G.V.D. of 1929 The surveyor makes no representation as to ownership, possession or occupation of the subject property by any entity or individual.

Subsurface improvements and/or encroachments within, upon, across, abutting or adjacent to the subject property were not located and are not shown. Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper, other than the signatory party are prohibited without the written consent of the signing party.

This Map of Survey has been prepared for the exclusive use of the entities named herein and the certification does not extend to any unnamed party.

CERTIFY TO:

1396 BAY DRIVE, LLC.

SURVEYOR'S CERTIFICATION:

I hereby certify: That this "BOUNDARY SURVEY" and the Map of Survey resulting there from 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 "Minimum Technical Standards for Land Surveying in the State of Florida" pursuant to Rule 5117 of the Florida Administrative Code and its implementing Rule Chapter 47Z.027 of the Florida Statutes.

LIST OF POSSIBLE ENCROACHMENT:

N/A

BENCHMARK USED
BM # A-234, Elevation = 3.81'
converted to NGVD 1929.

FLOOD ZONE INFORMATION:
Community No. 120651
Panel No. 0307
Surfix: L
FIRM Date: 09-11-2009
Flood Zone: AE + 8.00'



Land Surveyors & Mapper
12016 SW 132nd Ct., MIAMI, FL 33186
Telephone: 786-290-4184

JOB No.:

02-73-17

Survey is not covered by Professional Liability Insurance.

ORIGINAL: 02-12-2017

REVISIONS

DRAWN A.V.I.
SHEET No. 1/2

CLP = CONC. LIGHT POLE
CONC = CONCRETE
Δ = CENTRAL ANGLE
E = ELECTRIC SERVICE BOX
EM = ELECTRIC METER (CAN)
F.B.H. = FOUND DRILL HOLE
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.R. = FOUND REBAR
F.N. = FOUND NAIL
G = GAS METER
L.P. = LIGHT POLE

LEGEND OF SURVEY ABBREVIATIONS
MH = MAN HOLE
M = MEASURED
MIL = MONUMENT LINE
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
O = OVERHEAD ELECTRIC LINES
PB = PLAT BOOK
P.C.P. = PERMANENT CONTROL POINT
PG. = PAGE
P.R.M. = PERMANENT REFERENCE MONUMENT

P/L = PROPERTY LINE
(R) = RECORDED
S = RADIUS
RAD. = RADIAL
RES. = RESIDENCE
RW = RIGHT OF WAY
S = SEWER MANHOLE
SEC. = SECTION
S.I.P. = SET IRON PIPE No.
SIL = SET BACK LINE
STY. = STORY

SWK. = SIDEWALK
L. = TELEPHONE SERVICE BOX
TV = TV CABLE SERVICE BOX
U.D.E. = UTILITY & DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
U.M.E. = UTILITY & MAINTENANCE EASEMENT
U.P. = UTILITY POLE
W. = WATER WELL
W.M. = WATER METER

⊙ MW - GAS MONITORING WELL
⊙ MH - STORM DRAIN MANHOLE
⊙ UP - WOOD UTILITY POLE
⊙ CUP - CONC. UTILITY POLE
■ CB - CATCH BASIN
■ TILES
■ BRICK
■ ASPHALT
■ BLDG.
■ CONC.
■ WALL