

SURVEYOR'S REPORT:

1. MAP OF ALTA/ASCM LAND TITLE SURVEY, Fieldwork date of data acquisition: March 30th, 2017.

2. LEGAL DESCRIPTION:

The West portion of Lot 33, Block 7, of BISCAYNE POINT, according to the plat thereof as recorded in Plat Book 14, at Page 35, of the Public Records of Miami—Dade County, Florida, more particularly described as follows: Commence at the Northeast corner of Lot 33, Block 7, of BISCAYNE POINT, thence S87°38'29"W, along the North line of said Lot 33, also being the South right-of-way line of South Biscayne Point Road, a distance of 37.00 feet to the Point of Beginning; thence S16°31'15"W, a distance of 223.26 feet to a point of cusp with a nontangent curve concave to the Southwest, having a radius of 168.80 feet, the initial radial of which bears N49°26'23"E, said point also lying on the exterior face of the exiting bulkhead; thence Northwesterly along said exterior face of the exiting bulkhead; an arc distance of 11.04 feet, through a central angle of 3°44'46" to a point; thence N44°18'37"W, along the exterior face of the exiting bulkhead, a distance of 115.22 feet to the Southwest corner of aforesaid Lot 33; thence N44°24'58"E, along the Northwesterly boundary line of said Lot 33, distance of 172.45 feet to a point of cusp with a non tangent curve concave to the Northeast, having a radius of 100.00 feet, the initial radial of which bears S05°56'23"W, said point being also the Northwest corner of said Lot 33 and lying on the South right-of-way line of South Biscayne Point Road; thence in a southeasterly direction, along said curve, an arc distance of 14.48 feet through a central angle of 8°17'54" to the point of tangency; thence continue along the North line of aforesaid Lot 33, also being the South right-of-way line of South Biscayne Point Road, N87°38'29"E, a distance of 16.28 feet to the Point of Beginning.

Containing 14,127 Square Feet or 0.32 Acres more or less by calculations.

4. ACCURACY:

The accuracy obtained by measurement and calculations of a closed geometric figure was found to exceed this requirement.

5. DATA OF SOURCES:

HORIZONTAL CONTROL:

-The Legal Description was furnished by client.

—North Arrow and Bearings refer to an assumed value of N87°38′29″E, along the Southerly line of the S Biscayne Point Road right—of—way, of Miami—Dade County, Florida. (This line is considered well—established and monumented.)

VERTICAL CONTROL:

Elevations are referred to N.A.V.D. 1988. Benchmark used: City of Miami Beach No. 78-02, Elevation=3.96' (N.A.V.D. 1988)=5.512' (N.G.V.D. 29) Conversion factor: 1.552 feet.

located @ Crespi Boulevard and Hawthorne Avenue Pk N&W on concrete curb.

6. FLOOD INFORMATION:

By scale determination this property is located in Flood Zone AH, Base Flood Elevation 7 feet, as per Federal Emergency Management Agency (FEMA), NFIP Community Name: City of Doral, and Community Number 120041 Map/Panel Number 12086C0279, Suffix L, FIRM Panel Effective/Revised Date 09 - 11 - 2009.

7. LIMITATIONS:

-Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report 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.

-No determination was made as to how the site can be served with utilities.

—Fences and walls ownership by visual means only; legal ownership not determined.

-No underground utilities and/or structures(foundations) was located within or abutting the Subject property.

8. STATEMENT OF ENCROACHMENTS:

No visible encroachments were located in the Subject Property.

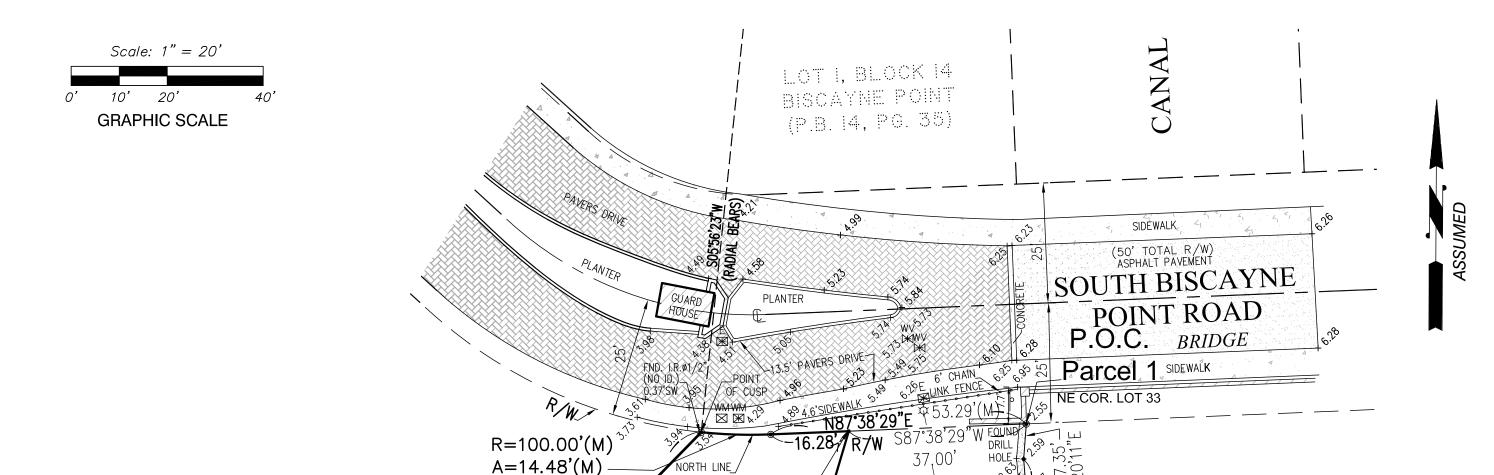
9. CLIENT INFORMATION:

This ALTA/NSPS Land Title Survey and the Survey Map resulting therefrom was prepared at the

Nathanael Cohen

ALTA/NSPS LAND TITLE SURVEY PARCEL 1

1134 South Biscayne Point Road, Miami Beach, Miami-Dade County, FL 33141 Folio# 02-3203-001-1461



 $\Delta = 8^{\circ}17'54''(M)$

PARCEL 1

A=11.04'

 $\Delta = 3^{\circ}44'46''$

14,127 sq. ft.

0.32 acres

SURVEY TIE LINE

THE BULKHEAD

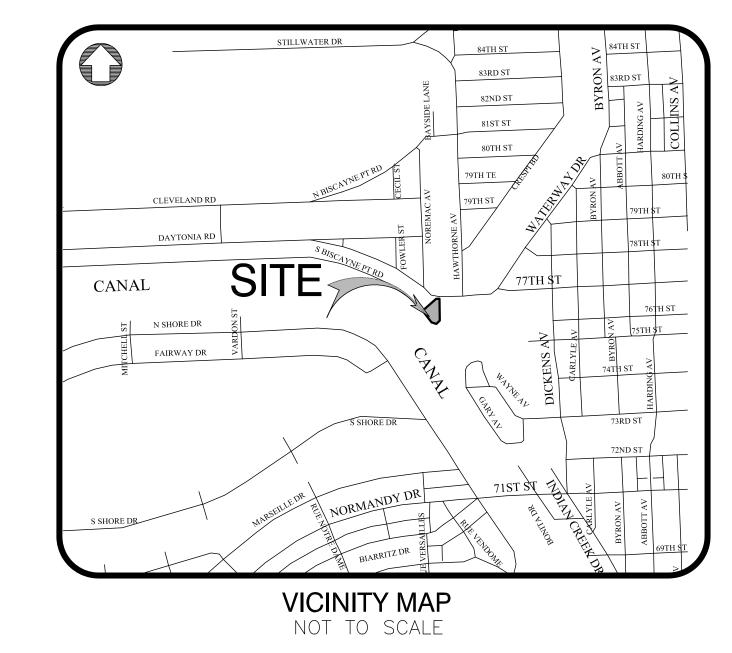
A = 36.40

 $\Delta = 60^{\circ}12'31''$

COL. Column

P.B. PLat Book

ALONG THE EXTERIOR FACE OF



10. ADDITIONAL NOTES:

- 1.— Present Zoning: RS—3 Single Family Residential.
- 2.— No visible or apparent cemeteries lying within the subject property.
- 3.— Utilities available for this site as shown on Sketch, and should be verified before construction.
- 4.— Adequate ingress and egress to the premises is provided by SOUTH BISCAYNE POINT ROAD (Public Road).

11. NOTES CORRESPONDING TO SCHEDULE B-SECTION II

SUBJECT TO:

The exceptions of Schedule B-II appeared on Commitment File No. 1134 S. Biscayne prepared by American Land Title Association, effective date: March 7, 2017 at 8:00 AM, and furnished to the undersigned land surveyor to show any matter of records affecting the subject property as follows:

Item # 1 to 8: Not Addressed.

Item # 9: All matters shown on the plat recorded in Plat Book 14, Page 35, of the Public Records of Miami-Dade County, Florida. Does apply to the Subject Property as shown.

Item # 10: Ordinance, as recorded in Official Records Book 14589, Page 239, of the Public Records of Miami-Dade County, Florida. Does apply to the Subject Property containing blanket conditions.

Item # 11: Resolution as recorded in Official Records Book 15168, Page 1650, of the Public Records of Miami-Dade County, Florida. Does apply to the Subject Property containing blanket conditions.

All of the recording information contained herein refers to the Public Records of Miami—Dade County, Florida, unless

12. CERTIFICATIONS:

NATHANAEL COHEN AND ANNA COHEN AMERICAN LAND TITLE ASSOCIATION

SURVEYOR'S CERTIFICATE:

This is to certify that this Map or Plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6, 8, 11, 13 and 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified herein.

Minimum Standards Detail Requirements for ALTA/NSPS Land Title Surveys were adopted by: Board of Governors, American Land Title Association on October 8, 2015. American Land Title Association, 1828 L. St. N.W. Suite 705, Washington, D.C. 20036. www.alta.org

Board of Directors, National Society of Professional Surveyors on October 9, 2015. National Society of Professional Surveyors, Inc. 5119 Pegasus Court, Suite Q, Frederick, MD 21704 www.nsps.us.com

Not valid without the signature and the original raised seal of Florida Licensed Surveyor and Mapper. Additions or deletions to Map of ALTA/NSPS Land Title Survey by other than signing party or parties is prohibited without written consent of the signing party or parties.

ABBREVIATIONS & LEGEND —×——×— Chain Link Fenc Unknown Manhole FND Found R/W Right—of—Way Sewer Manhole U.E. Utility Easement © Center Line ----- Metal or plastic Telephone Manhole Monument Line MLP Light Pole IR Iron Rebar TBM ⊠ Water Meter — □UL — Overhead ാ Utility Pole N&D Nail & Disc PWY Parkway Utility line

Water Valve

CLP Concrete Light Pole

Property Corner

+ Spot Elevation

-A=44.64'

W/P Water Pump

ENC Encroachment

Δ=32°22'19"

_TOP OF WATER ELEV. 0.76'(N.A.V.D.88)

R=24394.50'

∕A=62.93°

R = 364.03'

 $\Delta = 7^{\circ}15'38''$

R = 213.12'(M)

-A=18.74'(M)

R = 49.08'

A = 36.36

 $\Delta = 42^{\circ}26'28''$

 $\Delta = 5^{\circ}02'12''(M)$

A = 46.13'

19,411 sq. ft.

0.45 acres

Δ=0°08'52"

FormTech Land Surveying, Inc. State of Florida LB # 7980 12209 S.W. 129th Court, Miami, Florida, 33186

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