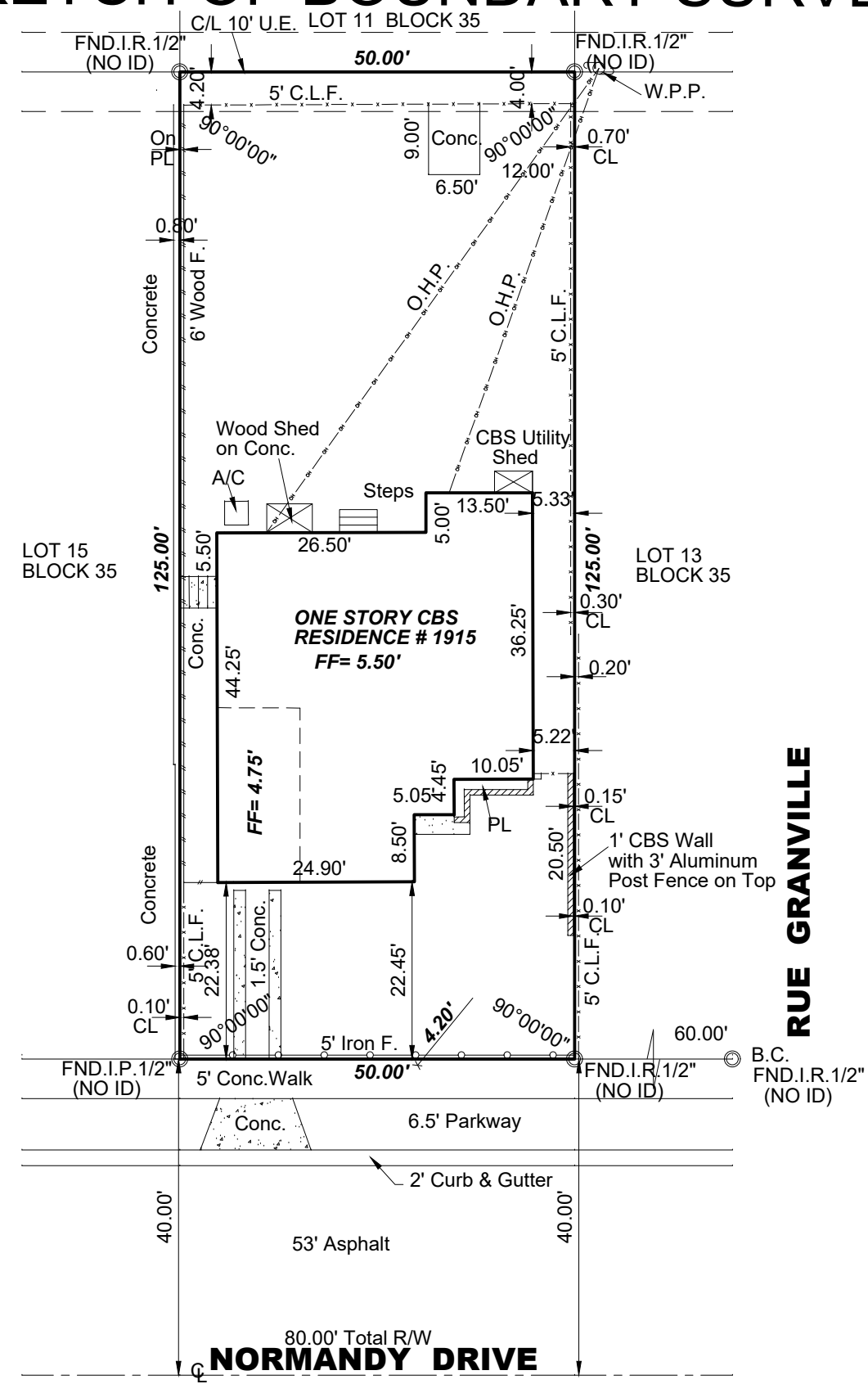


NOTES:  
 a) The flood information shown hereon does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof, for any damage that results from reliance on said information.  
 b) The survey shows platted easements and right-of-ways. There may exist additional restrictions and/or encroachments which affect this property.  
 c) Elevations shown hereon are with reference to the National Geodetic Vertical Datum (NGVD) unless otherwise noted. Underground features, if any, not identified nor located except as may be indicated hereon.  
 d) All clearances and/or encroachments shown hereon are of the apparent nature, fence legal ownership not determined.  
 e) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the Certification.  
 f) Code restrictions and title search not reflected in this survey.  
 g) Underground utilities and encroachments, if any not located.

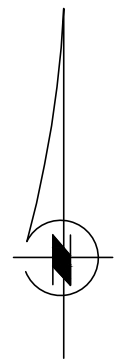
ABBREVIATIONS:  
 U.E.=Utility Easement  
 CONC.=Concrete  
 CL=Clear  
 ENCR=Encroaching  
 C=Center Line  
 A=Arc Length  
 Ch=Chord  
 M.H.=Man Hole  
 WF=Wood Fence  
 R=Radius  
 FR=Found Rebar  
 A/C=Air Conditioner  
 C.B.=Catch Basin  
 P=Property Line  
 B.C.=Block Corner  
 R/W=Right-of-Way  
 O.U.L.=Overhead Utility Line  
 F.N.&D.=Found Nail & Disc  
 CBS=Concrete Block Stucco  
 O/H=Roof Overhang  
 BM=Bench Mark  
 Chata.=Chatahoochee  
 F.D.H.=Found Drill Hole  
 W/M=Water Meter  
 F.I.P.=Found Iron Pipe  
 F.N.=Found Nail  
 Δ=Central Angle  
 Comm.=Community  
 P.C.=Point of Curvature  
 P.T.=Point of Tangency  
 P.L.S.=Professional Land Surveyor  
 Res.=Residence  
 CLF=Chain Link Fence  
 PL=Planter  
 Pkwy.=Parkway  
 N.T.S.=Not to Scale  
 LB=Licensed Business  
 L.S.=Land Surveyor  
 T=Tangent  
 S&C=Section  
 R&R=Range  
 P.O.B.=Point of Beginning  
 M=Monument  
 N/A=Not applicable  
 O.S.=Oil Set  
 B&B=Barbecue  
 P.=Power Pole  
 R/R=Railroad  
 SWK=Sidewalk  
 F.H.=Fire Hydrant  
 M=Measured  
 D=Dead  
 P=Plot  
 Asph.=Asphalt  
 P.P.=Permanent Reference Monument  
 P.R.M.=Permanent Reference Monument  
 P.R.C.=Point of Reverse Curvature  
 F.P.L.=Florida Power & Light  
 S.I.P.=Set Iron Pipe & cap  
 D.E.=Drainage Easement  
 P.O.C.=Point of Commencement  
 P.C.C.=Point of Compound Curvature  
 D.M.E.=Drainage & Maintenance Easement  
 P.R.M.=Permanent Reference Monument  
 P.R.C.=Point of Reverse Curvature  
 F.P.L.=Florida Power & Light  
 S.I.P.=Set Iron Pipe & cap  
 D.E.=Drainage Easement

NOTES:  
 "This Survey Declaration is made on the Field Date indicated, to the Owner(s) listed. It is not transferable to additional institutions or subsequent Owners."  
 The intended use of this survey is for Mortgage purposes only, any other use is not valid without the written consent of the signing Professional Surveyor and Mapper.

# SKETCH OF BOUNDARY SURVEY

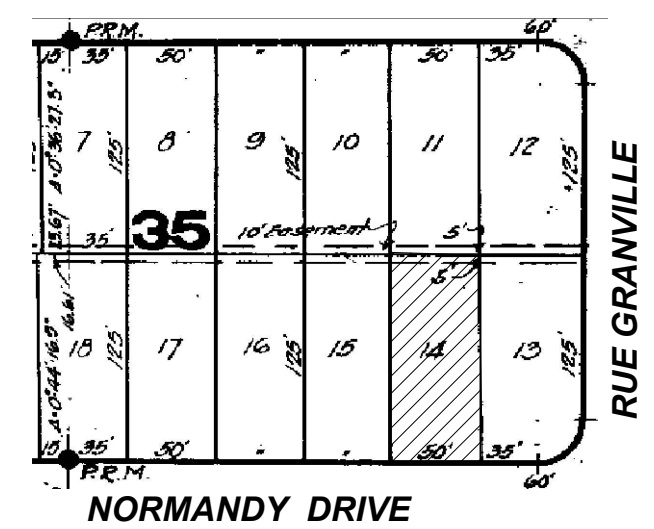


SCALE: 1" = 20'



LEGAL DESCRIPTION:  
 LOT 14, BLOCK 35, OF MIAMI VIEW SECTION PART 3, ISLE OF NORMANDY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 33, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. FOLIO: 02-3210-011-0290

CERTIFIED TO:  
**Ben Arviv/ Arviv Group LLC**  
 LOCATION SKETCH (N.T.S.)



NOTES: NO ENCROACHMENTS FOUND AT THE TIME OF THIS SURVEY

PROPERTY ADDRESS: 1915 NORMANDY DR, MIAMI BEACH, FL 33141		BENCH MARK USED <u>N-313</u>	
LOWEST FLOOR ELEVATION <u>4.75'</u>	FLOOD ZONE <u>AE</u>	COMM/PANEL No. <u>120651/12086C0307L</u>	ELEVATION <u>3.75'</u> NGVD 29
LOWEST ADJACENT GRADE <u>4.50'</u>	BASE FLOOD ELEV. <u>8.0'</u>	DATE OF FIRM <u>09/11/09</u>	COUNTY <u>MIAMI-DADE</u>

NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER

BOUNDARY SURVEY No. 6453

I hereby certify that this Survey meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5j-17 of Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.  
 Field Date: 05-26-2023

**GUILLERMO A. GUERRERO**  
 Professional Surveyor & Mapper No. 6453  
 682 East 21st Street, Hialeah, FL 33013  
 (305)333-3328 Cell  
 guerreropsm@aol.com

STATE OF FLORIDA  
 PROFESSIONAL SURVEYOR & MAPPER

NOTES/REVISIONS

BASIS OF BEARINGS: N/A

SCALE: 1"=20'

JOB No. GG-23-1915