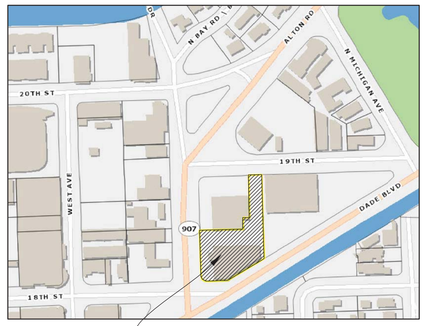
TOPOGRAPHIC SURVEY

1801 ALTON ROAD

MIAMI BEACH, FL 33139

FOLIO: 02-3233-012-0090

LOCATION SKETCH
N.T.S.
IN SECTION 9-10, TOWNSHIP 52 SOUTH ,RANGE 41 EAST



America Layout Corp

SURVEYOR'S NOTES:

1. The property depicted hereon were surveyed per the legal description of record and no claims of ownership, code restrictions or matters of title are made or implied. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting this property. Ownership is subject to an opinion of title.
2. All clearance and/or encroachments shown hereon are of apparent nature. Fence ownership was not determine.
3. If shown, bearings are to be based on an assumed meridian (by plat).
4. Dimensions shown are in us survey feet and were taken from record documents unless otherwise shown or stated.
5. Not valid without the signature and the original raised seal of the Florida licensed surveyor and mapper in responsible charge.
6. Reproduction, addition and/or deletions of maps, sketches or reports by any party other than the signing party are prohibited without the written consent of the signing party.
7. Some Underground installations or improvements have not been located unless otherwise noted.
8. Benchmark: N.G.V.D 1929
   Name: C-100
   Elev(NGVD29): 11.05
   Elev(NAVD88): 9.50
   Location1: DADE BLVD --- 25' SOUTH OF C/L OF EASTBOUND LANE
   Location2:WEST AVE --- BRIDGE OVER COLLINS CANAL
   Location3:BAY RD --- 65' EAST OF C/L OF ROAD
   Description1: BRASS DISC IN NORTH CORNER OF BRIDGE.
   ELEVATIONS SHOWN HEREON ARE BASED ON THE NGVD 1929

9- Some underground taken elevations may not accurate for nature, has to be verify by construction contractor
10- The purpose of this survey is to depict actual conditions and elevations on the field.
11- Total lot Area = 47,312 Sq. Ft by MIAMI-DADE RECORDS
    Total lot Area = 46,845.061Sq. Ft Calculated.

HORIZONTAL PRIMARY CONTROL INFORMATION

MIAMI–DADE COUNTY GPS. CONTROL POINT

DESIGNATION - MIAMI BEACH TANK ECC
PID - AC3464
STATE/COUNTY- FL/MIAMI-DADE
COUNTRY - US
USGS QUAD - MIAMI (2018)

North	East	Units	Scale Factor	Converg.
531,424.57	939,930.62	sFT	1.00003351	+0° 22' 31.0"

STATION DESCRIPTION:
DESCRIBED BY COAST AND GEODETIC SURVEY 1934 (JB)
THIS ECCENTRIC STATION, LOCATED ON TOP OF THE MIAMI BEACH WATER TANK IN THE FLOOR OF THE WALL AROUND THE TANK, 2.871 METERS W OF THE CENTER OF THE TANK, 0.42 METER E OF THE INNERSIDE OF THE W WALL OF THE TANK, SET FLUSH WITH AN OLD DRILL HOLE.

ELEVATION INFORMATION
National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929
Map Number:12086C0317L
Community Name: MIAMI BEACH, CITY OF
Community Number: 120651
Panel Number: 0317
Flrm Zone: AE
B. Elev. 8.0
Date of Firm: 09-11-2019
BSuffix: L

LEGAL DESCRIPTION

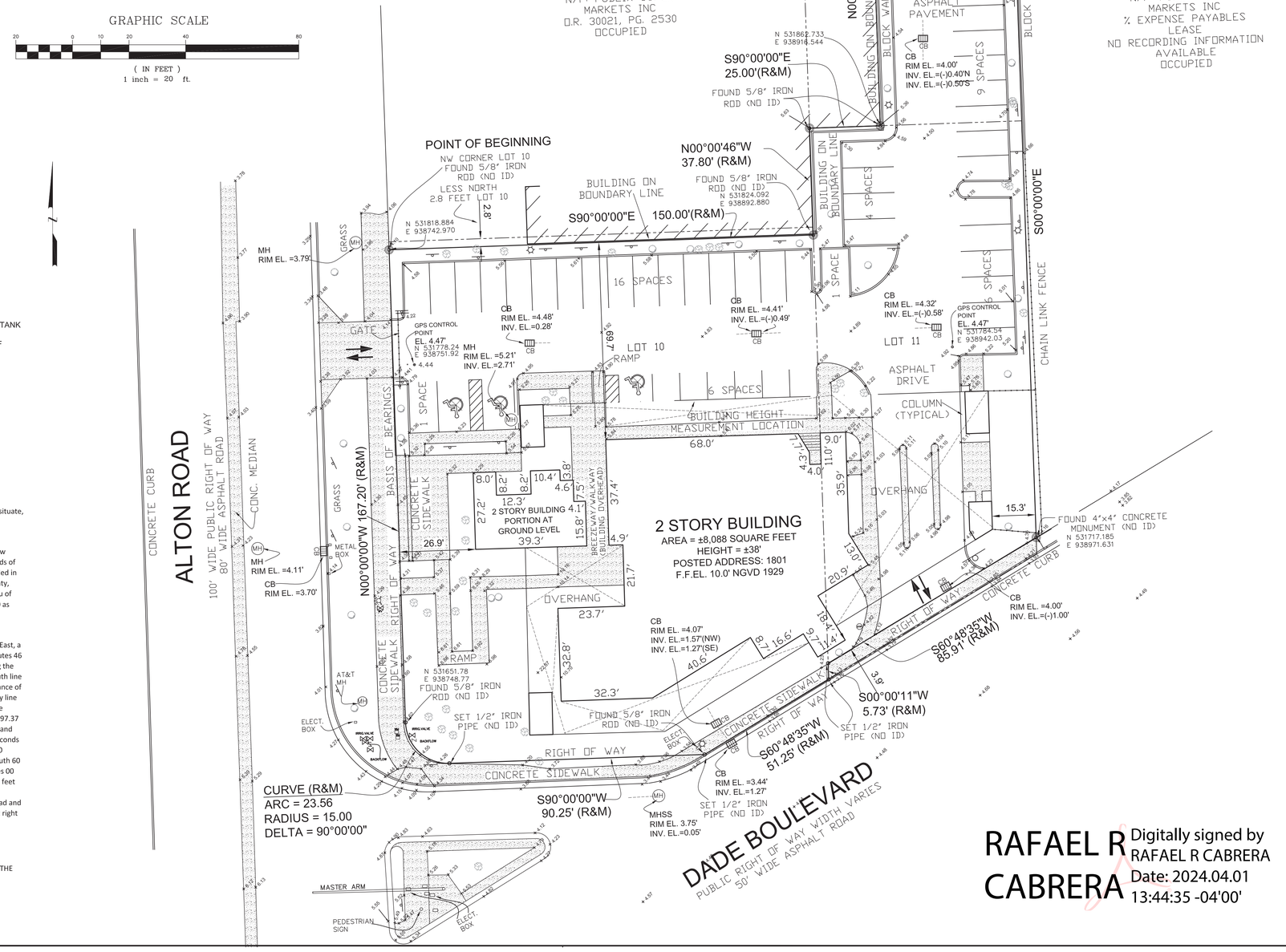
All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Miami Beach, County of Miami-Dade, State of Florida.

The East 50 feet of Lot 6, Lot 10, Less the North 2.8 feet thereof, and Lot 11, Block 11, of Island View Subdivision, according to the plat thereof as recorded in Plat Book 6, Page 115, of the Public Records of Miami-Dade County, Florida, less those lands conveyed to the city of Miami Beach by deeds recorded in Deed Book 1343, Page 69 and Deed Book 1343, Page 74 of the Public Records of Miami-Dade County, Florida, all together being more particularly described as shown on a survey made by Lou Boudreau of Bock & Clark Corp., Project/Job Number 9200900147, dated 07/09/09, last revised March 25, 2010 as follows:

Beginning at the northwest corner of said Lot 10, thence South 90 degrees 00 minutes 00 seconds East, a distance of 150.00 feet to a point on the West line of said Lot 11; thence North 00 degrees 00 minutes 46 seconds West, a distance of 37.80 feet to the northwest corner of said Lot 11, said point also being the southwest corner of said lot 6; thence South 90 degrees 00 minutes 00 seconds East, along the south line of said Lot 6, a distance of 25.00 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 150.00 feet to a point on the North line of said Lot 6, said point also being on the south right of way line of 19th Street; thence South 90 degrees 00 minutes 00 seconds East, a distance of 50.00 feet to the northeast corner of said Lot 6; thence South 00 degrees 00 minutes 00 second East, a distance of 297.37 feet along the east line of said lots 6 and 11 to the southeast corner of said Lot 11, said point lying and being on the North right of way line of Dade Boulevard; thence South 60 degrees 48 minutes 35 seconds West, a distance of 85.91 feet to a point on the east line of said Lot 10; thence South 00 degrees 00 minutes 11 seconds West, a distance of 5.73 feet to the southeast corner of said Lot 10; thence South 60 degrees 48 minutes 35 seconds West, a distance of 51.25 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 90.25 feet to a point of curvature to the right, having a radius of 15.00 feet and a central angle of 90 degrees 00 minutes 00 seconds; thence along the arc of said curve in a northwesterly direction a distance of 23.56 feet to a point on the east right of way line of Alton Road and the West line of said Lot 10; thence North 00 degrees 00 minutes 00 seconds West, along said East right of way line of Alton Road and west line of said Lot 10, a distance of

167.20 feet to the point of beginning.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. WTRFL-070572, DATED NOVEMBER 29, 2011.



SYMBOL LEGEND

- CENTER LINE
- POWER POLE
- LIGHT POLE
- STOP SIGN
- FIRE HYDRANT
- WATER VALVE
- SIGN
- WATER METER
- PALM
- TREE
- CONC. L–P
- SANITARY M–H
- CATCH BASIN

P/L PROPERTY LINE
PB PLAT BOOK
PG PAGE
x0.00' EXISTING ELEV.

ABBREVIATIONS

AVE = AVENUE
ASPH = ASPHALT
A/W = ANCHOR(D) WIRE
A/C = AIR CONDITIONER
BLDG = BUILDING
B COR = BLOCK CORNER
C. = CALCULATED
C.B. = CATCH BASIN
CH. = CHORD
CLF = CHAIN LINK FENCE
CONC. = CONCRETE
COL. = COLUMN
COMP. = COMPUTED
C.U.P. = CONCRETE UTILITY POLE
C.L.P. = CONCRETE LIGHT POLE
CBS = CONCRETE BLOCK STRUCTURE
C.M.E. = CANAL MAINTENANCE EASEMENT
D = DELTA
D/W = DRIVEWAY
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
EAS. = EASEMENT
ENC. = ENCROACHMENT
E.T.P. = ELECTRIC TRANSFORMER PAD
F.P.L. = FLORIDA POWER AND LIGHT
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.F. = FINISH FLOOR
F.D.H. = FOUND DRILL HOLE
F.R. = FOUND REBAR
F/D = FOUND DISC
F/N = FOUND NAIL
I/F = IRON FENCE
L = LENGHT
L.F.E. = LOWEST FLOOR ELEVATION
L.P. = LIGHT POLE
M. = MEASURED
M.H. = MAN HOLE
M/L = MONUMENT LINE
N.G.V.D.= NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
O.E. = OVERHEAD ELECTRIC LINE
O/L = ON LINE
O.H = OVERHANGING ROOF
O/S = OFF SET
P= PLAT
P.C. = POINT OF CURVATURE
P.T. = POINT OF TERMINATION
P.R.C. = POINT OF REVERSE CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C.P. = PERMANENT CONTROL POINT
PL. = PLANTER
P.M. = PARKING METER
P.R.M. = PERMANENT REFERENCE MONUMENT
P/W = PARKWAY
R = RADIUS
R. = RECORD
R/W = RIGHT OF WAY
S.D.H. = SET DRILL HOLE
S.I.P. = SET IRON PIPE
S/N = SET NAIL
SDWLK = SIDEWALK
T = TANGENT
U.E. = UTILITY EASEMENT
W = WIDTH
W/F = WOOD FENCE
W/S = WOOD SHED
W.V. = WATER VALVE
W.U.P. = WOOD UTILITY POLE

=IRON FENCE
=CHAIN LINK FENCE
=WOOD FENCE
=CHICKEN FENCE
=CBS WALL
=OVERHEAD ELEC.
=CENTER LINE
=EASEMENT
=DENOTES ELEVATIONS
=BUILDING
=DISTANCE
=CATCH BASIN
=WATER METER
=W.U.P.
=STATE ROAD
=US HIGHWAY
=INTERSTATE
=COLUMNS
W.U.P. = WOOD UTILITY POLE

America Layout Corp
LB 7464
2725 S.W. 102 Avenue,
Miami, Florida 33165
Tel. 305-606-0031

PROJECT: TOPOGRAPHIC SURVEY

JOB No. 2020800
FIELD BOOK:
CAD FILE. LD–9
DATE: 04–01–2024
SCALE: AS SHOWN
DRAWN: LDD
REV.: RC

I HEREBY CERTIFY THAT THIS TOPOGRAPHIC SURVEY IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY RAFAEL R. CABRERA
Professional Surveyor & Mapper
Certificate No. 5665
STATE OF FLORIDA
04-01-2024

RAFAEL R CABRERA
Digitally signed by RAFAEL R CABRERA
Date: 2024.04.01 13:44:35 -04'00'

REVISIONS

SHEET No. 1–OF–1