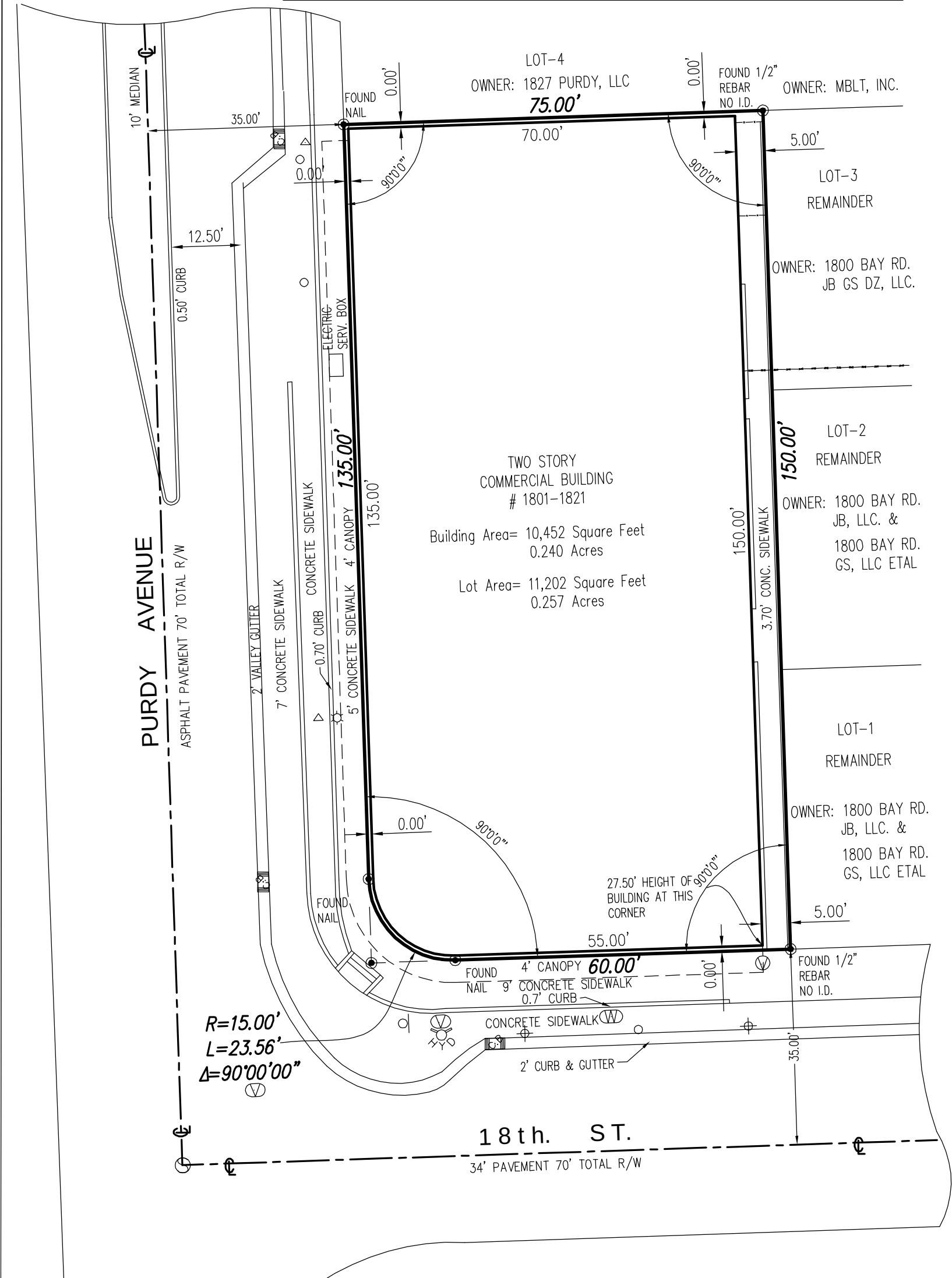
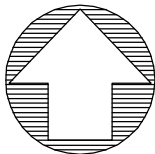
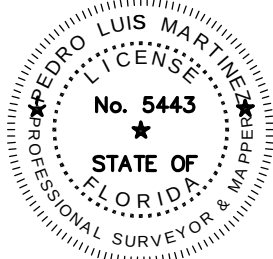


BOUNDARY SURVEY



PEDRO L MARTINEZ

Digitally signed by PEDRO L MARTINEZ
Date: 2024.06.13 19:46:33 -04'00'



ABBREVIATIONS AND LEGEND:

- CATCH BASIN
- FIRE HYDRANT
- WOOD POWER POLE
- CONC. POWER POLE
- TRAFFIC METER
- STREET LIGHT METER
- PARKING METER (TYP)
- PHONE BOX
- CABLE BOX
- SAN. MANHOLE
- WATER METER
- WATER VALVE
- CONTROL VALVE
- STOP AND STREET SIGN
- NO PARKING SIGN
- ALUMINUM FENCE
- OVERHEAD WIRE
- CHAIN LINK FENCE
- WOOD FENCE

GENERAL NOTES:

LEGAL DESCRIPTION PROVIDED BY OTHERS. EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECT THIS PROPERTY. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED. ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED. WALL TIES ARE THE FACE OF THE WALL. FENCE OWNERSHIP NOT DETERMINED. ALL FENCE LOCATION SHOWN IS THE CENTER OF THE EXISTING FENCE. BEARINGS REFERENCED TO LINE NOTED AS B.R. BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD. COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED. NOT VALID UNLESS SEALED WITH THE SIGNINGS SURVEYORS EMBOSSED SEAL. DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN. ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED. THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED. THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

BOUNDARY SURVEY		
DATE	DRAWN BY	SCALE
06-11-2024	I.C.	1"= 20'
REVISION / UPDATE OF SURVEY		
DATE	DESCRIPTION	
N/A	N/A	

PROPERTY ADDRESS:

1801-1821 PURDY AVENUE, MIAMI BEACH, FLORIDA, 33139

LEGAL DESCRIPTION:

THE WEST 1/2 OF LOTS 1, 2 AND 3, IN BLOCK 14, OF "ISLAND VIEW SUBDIVISION" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6 AT PAGE 115 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED TO:

Purdy Avenue LLLP.

FIELD DATE OF SURVEY	06-08-2024	FLOOD ZONE:	COMMUNITY:	PANEL:
		AE	120651	0317
BENCH MARK:	N/A	ELEVATION:	DATE OF FIRM:	SUFFIX:
		8.0'	09-11-2009	L

MARTINEZ & MARTINEZ ENTERPRISES, INC.
LICENSE BUSINESS NO. 7702
6901 SW. 16TH STREET, PEMBROKE PINES, FL 33023
PH: (786) 277-4851 PLSPSM@GMAIL.COM
WEBSITE: MARTINEZ AND MARTINEZ.COM

SIGNED 06-11-2024 FOR THE FIRM
PEDRO LUIS MARTINEZ, LS No. 5443-STATE OF FLORIDA NOT VALID WITHOUT
AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL
AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND