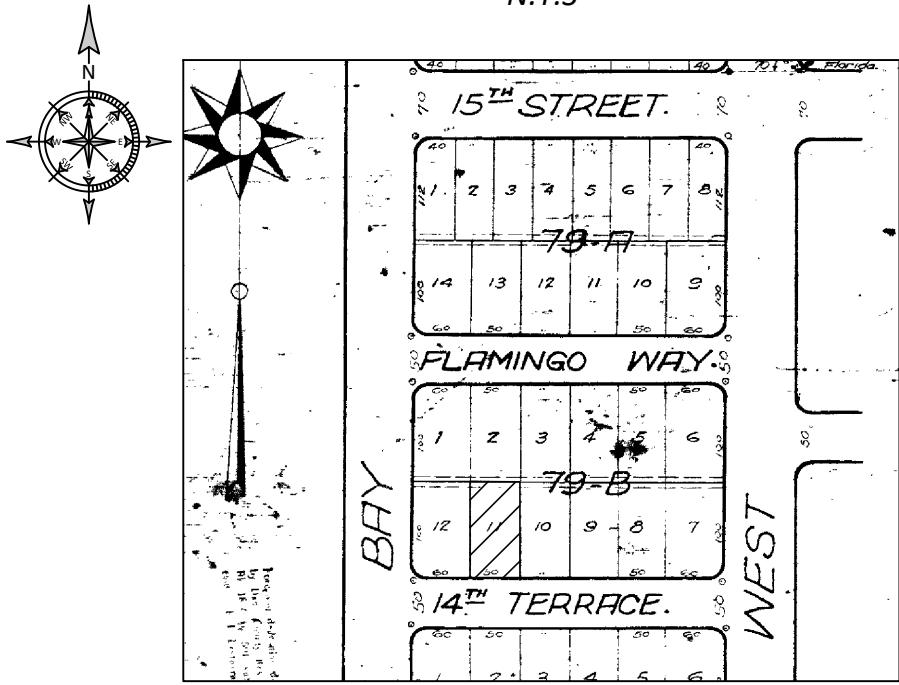
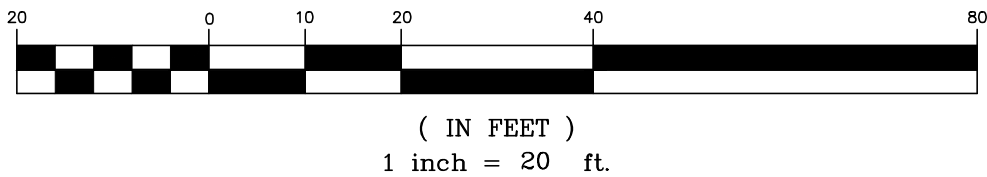


LOCATION MAP

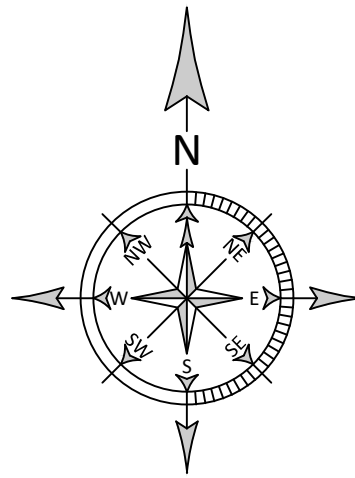
N.T.S.



GRAPHIC SCALE



BOUNDARY SURVEY



LEGAL DESCRIPTION:

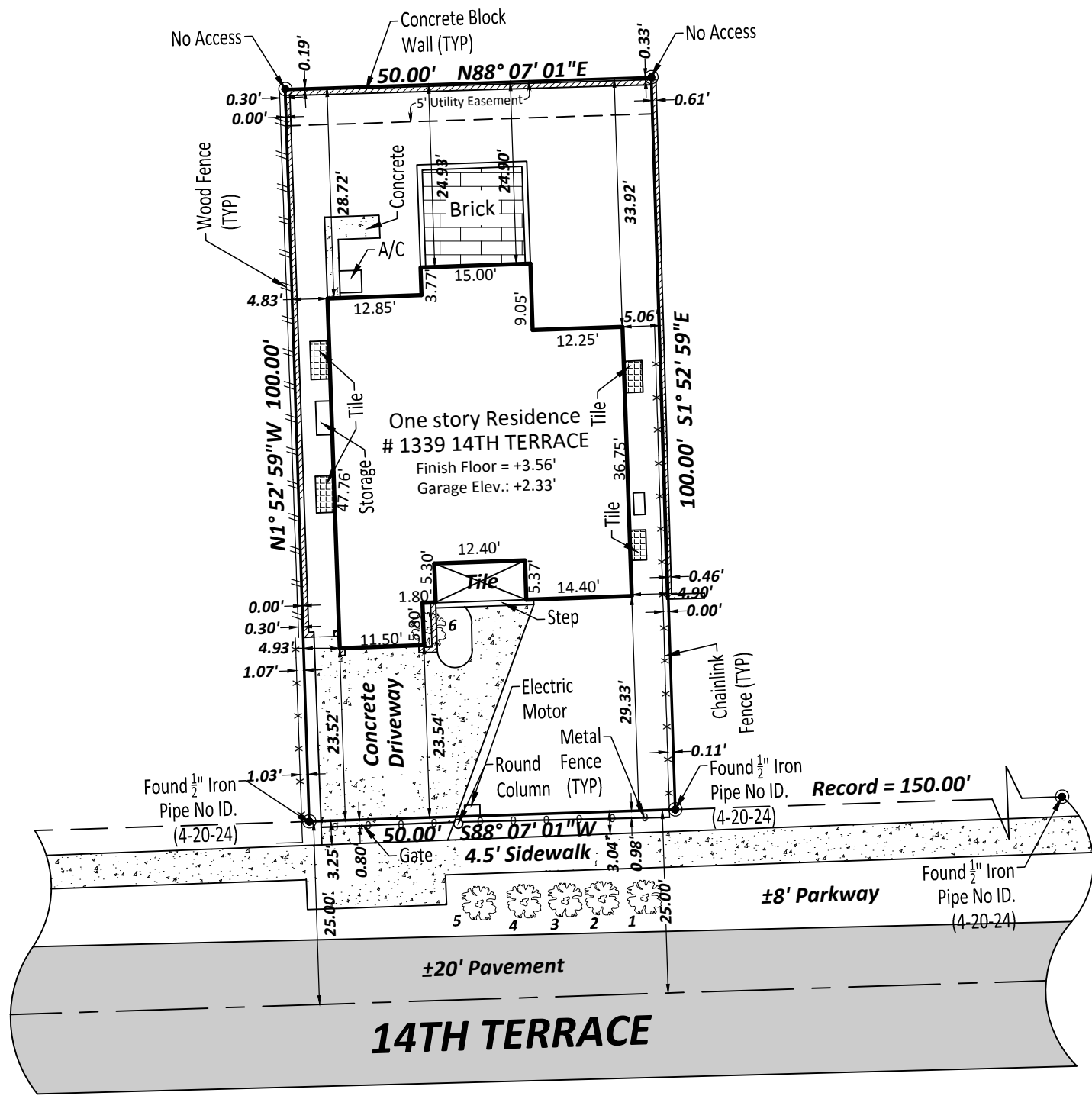
Lot Eleven (11), in Block Seventy-Nine-B (79-B), of A RESUBDIVISION OF BLOCKS 67 AND 79 ALTON BEACH REALTY CO.'S. BAY FRONT SUBDIVISIONS, according to the Plat thereof, as recorded in Plat Book 16, Page 1, of the Public Records of Miami-Dade County, Florida.

SURVEY FOR:

1339 14TH TERRACE LLC

SURVEYOR'S NOTES:

- There may be additional restrictions that are not shown on this survey that may be found in the public records of this county.
- Examination of abstract of title will have to be made to determine recorded instruments, if any, affecting property.
- This certification is only for the lands as described, it is not a certification of title, zoning, easements, or freedom of encumbrances. Abstract not reviewed.
- Location and identification of utilities, if any, are shown in accordance with recorded plat.
- Ownership is subject to opinion of title.
- Type of Survey: BOUNDARY SURVEY
- The herein captioned property was surveyed and described based on the shown legal description: provided by client.
- Survey map and report or the copies thereof are not valid and for reference only, unless signed and sealed with the original raised seal of a Florida licensed surveyor and mapper.
- This plan of survey has been prepared for the exclusive use of the entities named hereon. The certificate does not extend to any unnamed parties.
- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- The surveyor of record does not determine ownership of fences. measurements shown hereon depict physical location of fence.
- Accuracy: The expected use of land as classified in the Minimum Technical Standards (5J-17 FAC), is "suburban". The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- In some instances, graphic representations have been exaggerated to more clearly illustrate relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- No attempt has been made to locate any foundation beneath the surface of the ground.
- Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Bearings shown are assumed and are based on the North Right-of-Way line of **14TH TERRACE**, being **S 88°07'01" W**.



TREE TABULATION

NUMBER	COMMON NAME	SCIENTIFIC NAME	DIAMETER	HEIGHT	CANOPY
①	Areca Palm	Dypsis lutescens	6"	10'	8'
②	Areca Palm	Dypsis lutescens	7"	13'	8'
③	Areca Palm	Dypsis lutescens	7"	12'	8'
④	Areca Palm	Dypsis lutescens	7"	9'	8'
⑤	Areca Palm	Dypsis lutescens	7"	9'	8'
⑥	Avocado Tree	Persea americana	5"	16'	9'

LEGEND

	WATER METER
	CATCH BASIN
	FIRE HYDRANT
	CLEAN OUT
	SANITARY MANHOLE
	STORM MANHOLE
	FPL MANHOLE
	BELL SOUTH MANHOLE
	INLET
	WATER VALVE
	GAS VALVE
	UTILITY POLE
	CONCRETE UTILITY POLE
	TRAFFIC BOX
	TREE
	PLAT BOOK
	PAGE
	SQUARE FEET
	MORE OR LESS
	ELEVATION
	INVERT
	CENTERLINE
	CITY OF MIAMI MONUMENT LINE
	PROPERTY LINE
	ENCROACHMENT
	MEASURED
	PLAT
	ATLAS SHEET
	OVERHEAD POWER LINES
	WATER MAIN
	SEWER MAIN
	TELEPHONE LINE
	GAS LINE
	CHAIN LINK FENCE
	BACKFLOW PREVENTER
	HANDICAP PARKING
	ELECTRIC BOX
	COLUMN
	TEMPORARY BENCH MARK
	STREET LIGHT POLE

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED & SEALED BY WALDO F. PAEZ, LS3284 ON APRIL 23, 2024 USING A DIGITAL SIGNATURE CERTIFIED BY IDENTRUST.

DIGITALLY SIGNED PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WALDO F. PAEZ, LS3284 ON APRIL 23, 2024.

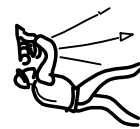
THIS NOT A VALID CERTIFICATION WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL PRESENT. THE ABOVE CAPTIONED PROPERTY WAS COMPLETED UNDER MY SUPERVISION AND/OR DIRECTION, TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by Waldo F. Paez
Date: 2024.04.26 15:07:13 -0400

Waldo F. Paez

DATE
SIGNED:
BY: FOR THE FIRM
WALDO F. PAEZ, P.S.M. No. 3284
STATE OF FLORIDA

DELTA MAPPING & SURVEYING, Inc
LAND SURVEYORS - LAND PLANNERS
13301 S.W. 132 Avenue, Suite 117
Miami, Florida 33186
PHONE: (786) 429-1024 FAX: (786) 592-1152
Delta Mapping & Surveying, Inc



ADDRESS: 1339 14TH TERRACE, MIAMI BEACH, FL 33139
FOLIO NO.: 02-3233-016-0410

FLOOD ZONE INFORMATION:
COMMUNITY NAME & NUMBER
CITY OF MIAMI BEACH 120651
MAP/PANEL NUMBER
12086C0317 L
FIRM PANEL
EFFECTIVE/REVISED DATE
09-11-2009

FLOOD ZONE(S)
AE
BASE FLOOD ELEVATION
8.0'

SHEET:

1

OF 1 SHEET(S)

SURVEY DATE:

4-22-2024

JOB NO.:

24-0091

ELEVATION NOTE: (IF REQUESTED AND SHOWN)
1. +0.00' Indicates existing Elevations
2. Elevations are referred to the North American Vertical Datum of 1988

BENCHMARK INFORMATION: NAME: D-104. DESCRIPTION: PK NAIL AND BRASS WASHER IN CONC DECK FOR CATCH BASIN. LOCATION: 14 ST --- 50' SOUTH OF C/L, ALTON RD --- 35' WEST OF C/L. ELEVATION: (+3.05' NGVD)(+1.49' NAVD)

REVISIONS:	JOB NO.:	DATE:	REVISIONS:	JOB NO.:	DATE:
SURVEY	21-0250	07-27-21			
UP-DATE	24-0091	4-22-24			