JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
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777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
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4851 TAMIAMI TRAIL NORTH
SUITE # 200
NAPLES, FL 34103
PH: (239) 540-2660
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ALTA/NSPS Land Title Survey

SURVEYOR'S CERTIFICATE:

1. *1A. THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE: 1B. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEYS MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS;" OR 1C. PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE,DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."*
2. *ADDRESS(ES) OF THE SURVEYED PROPERTY : 1775 JAMES AVENUE, MIAMI BEACH FL 33139 (BUILDING A) AND 1776 COLLINS AVENUE, MIAMI BEACH FL 33139 (BUILDING B) THE PROPERTY HAS DIRECT PEDESTRIAN ACCESS TO AND FROM PUBLICLY USED AND MAINTAINED STREETS OR HIGHWAYS KNOWN AS COLLINS AVENUE, JAMES AVENUE AND 18TH STREET.*
3. *THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY NO.120651 PANEL NO.0317, SUFFIX "L", AND HAVING A BASE FLOOD OF 8.00 FEET, BEARING AN EFFECTIVE DATE OF 09/11/2009.*
4. *THE LAND AREA OF THE SUBJECT PROPERTY IS IN TOTAL ± 34,135 SQUARE FEET OR ± 0.78 ACRES AS DESCRIBED IN THE LEGAL DESCRIPTION.*
5. *ELEVATIONS ARE REFERRED TO MIAMI DADE COUNTY BENCHMARK NAME: Y-310-R, LOCATOR: 3225 SW, ELEVATION IS 5.62 FEET OF N.G.V.D. OF 1929. LOCATED AT 17TH STREET AND WASHINGTON AVENUE.*
6. *THE LOCATION OF THE SUBJECT PROPERTY IS IN FALLS IN TWO ZONE . SETBACKS ARE AS PER CITY OF MIAMI BEACH:*
   BUILDING A: FALLS IN ZONE RM-2, RESIDENTIAL MULTIFAMILY MEDIUM INTENSITY
   BUILDING B: FALLS IN ZONE CD-2, COMMERCIAL, MEDIUM INTENSITY

ZONED SETBACKS MUST BE CHECKED WITH THE CITY OF MIAMI BEACH BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION OR DESIGN WORK. THE CURRENT ZONING CLASSIFICATION.

SETBACK REQUIREMENTS PARKING REQUIREMENTS TOTAL REQUIRED

	CURRENT:	*PROPOSED*
PARKING SETBACKS FOR ZONE RM-2 =	*SIDE - 5 FEET OR 5% OF LOT WIDTH*	*10 FEET OR 8% OF LOT WIDTH*
	REAR - 5 FEET	*5 FEET IF ABUTTING AN ALLEY, OTHERWISE 10% OF LOT DEPTH*

PARKING SETBACKS FOR ZONE CD-2 = PROPERTY LIES IN ESTABLISHED PARKING DISTRICT NO. 1. PARKING REQUIREMENTS VARY BASED ON LAND USE.

ZONING SETBACK CD-2 (BUILDING B)

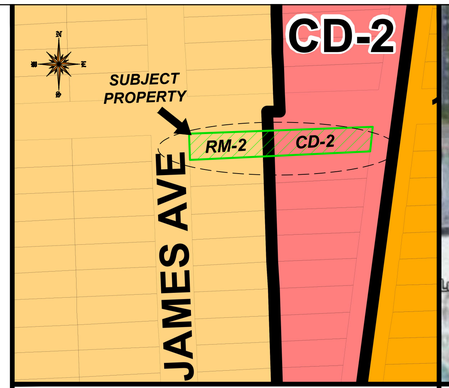
	FONT	SIDE, INTERIOR	SIDE, FACING A STREET	REAR
AT GRADE PARKING LOT ON THE SAME LOT	5 FEET	5 FEET	5 FEET	5 FEET IF ABUTTING AN ALLEY—0 FEET
SUBTERRANEAN	0 FEET	0 FEET	0 FEET	0 FEET
PEDESTAL AND TOWER (NON-OCEANFRONT)	0 FEET RESIDENTIAL USES SHALL FOLLOW THE RM-1 , 2, 3 SETBACKS (SEE SECTIONS 142-156, 142-218 AND 142-247)	10 FEET WHEN ABUTTING A RESIDENTIAL DISTRICT, UNLESS SEPARATED BY A RESIDENTIAL USES SHALL FOLLOW THE RM-1 , 2, 3 SETBACKS (SEE SECTIONS 142-156, 142-218 AND 142-247)	10 FEET WHEN ABUTTING A RESIDENTIAL DISTRICT, UNLESS SEPARATED BY A STREET OR WATERWAY OTHERWISE NONE RESIDENTIAL USES SHALL FOLLOW THE RM-1 , 2, 3 SETBACKS (SEE SECTIONS 142-156, 142-218 AND 142-247)	5 FEET WHEN ABUTTING A RESIDENTIAL DISTRICT UNLESS SEPARATED BY A STREET OR WATERWAY IN WHICH CASE 0 SHALL FOLLOW THE RESIDENTIAL USES SHALL FOLLOW THE RM-1 , 2, 3 SETBACKS (SEE SECTIONS 142-156, 142-218 AND 142-247)
PEDESTAL AND TOWER (OCEANFRONT)	PEDESTAL=0 FEET TOWER=50 FEET + 1 FOOT FOR EVERY 1 FOOT INCREASE IN HEIGHT ABOVE 50 FEET, TO A MAXIMUM OF 50 FEET, THEN SHALL REMAIN CONSTANT. RESIDENTIAL USES SHALL FOLLOW THE RM-1 , 2, 3 SETBACKS (SEE SECTIONS 142-156, 142-218 AND 142-247)	COMMERCIAL USES=10 FEET RESIDENTIAL USES SHALL FOLLOW THE RM-1 , 2, 3 SETBACKS (SEE SECTIONS 142-156, 142-218 AND 142-247)	COMMERCIAL USES=10 FEET RESIDENTIAL USES SHALL FOLLOW THE RM-1 , 2, 3 SETBACKS (SEE SECTIONS 142-156, 142-218 AND 142-247)	25% OF LOT DEPTH, 75 FEET MINIMUM FROM THE BULKHEAD LINE WHICHEVER IS GREATER. RESIDENTIAL USES SHALL FOLLOW THE RM-1 , 2, 3 SETBACKS (SEE SECTIONS 142-156, 142-218 AND 142-247)

ZONING SETBACK RM-2 (BUILDING A)

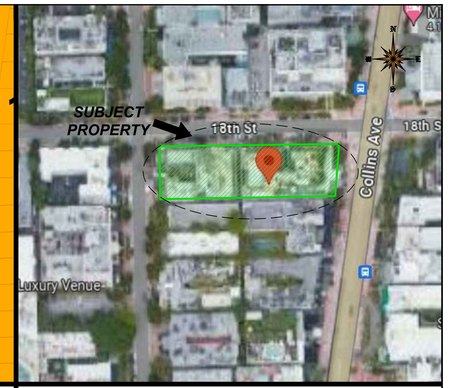
	FONT	SIDE, INTERIOR	SIDE, FACING A STREET	REAR
AT GRADE PARKING LOT ON THE SAME LOT (EXCEPT WHERE IS BELOW IS APPLICABLE	20 FEET	SINGLE LOTS LESS THAN 65 FEET IN WIDTH, 5 FEET, OTHERWISE -10 FEET OR 8% OF LOT WIDTH, WHICHEVER IS GREATER.	SINGLE LOTS LESS THAN 65 FEET IN WIDTH, 5 FEET, OTHERWISE -10 FEET OR 8% OF LOT WIDTH, WHICHEVER IS GREATER.	ABUTTING AN ALLEY - 5 FEET ORDINARY LOTS - 50 FEET FROM BULKHEAD LINE
SUBTERRANEAN AND PEDESTAL	50 FEET, EXCEPT LOTS 9 AND 1-30 OF THE AMENDED PLAT INDIAN BEACH CORPORATION SUBDIVISION AND LOTS 23 - 237 OF AMENDED PLAT OF FIRST OCEAN FRONT SUBDIVISION – 50 FEET	SINGLE LOTS LESS THAN 65 FEET: 7.5 FEET (10% EQUAL OR GREATER THAN 65 FEET IN WIDTH MINIMUM -10 FEET OR 8% OF LOT WIDTH, WHICHEVER IS GREATER, AND SUM OF THE SIDE YARDS SHALL EQUAL -18% OF LOT WIDTH - NOTWITHSTANDING THE FOREGOING, ROOFTOP ADDITION TO CONTRIBUTING STRUCTURES ON HISTORIC BUILDINGS MAY FOLLOW EXISTING NONCONFORMING REAR PEDESTAL SETBACKS.	LOTS EQUAL OR GREATER THAN 65 FEET IN WIDTH: 10 FEET OR 8% OF LOT WIDTH, WHICHEVER IS GREATER, AND SUM OF THE SIDES YARDS SHALL EQUAL -18% OF LOT WIDTH.	NON-OCEANFRONT LOTS—10% OF LOT DEPTH OCEANFRONT LOTS—50% OF LOT DEPTH, 50 FEET FROM THE BULKHEAD LINE WHICHEVER IS GREATER, NOTWITHSTANDING THE FOREGOING, ROOFTOP ADDITIONS TO NON-OCEANFRONT CONTRIBUTING STRUCTURES IN A HISTORIC DISTRICT AND INDIVIDUALLY DESIGNATED HISTORIC BUILDINGS MAY FOLLOW EXISTING NONCONFORMING REAR PEDESTAL SETBACKS.
TOWER	20 FEET + 1 FOOT FOR EVERY 1 FOOT INCREASE IN HEIGHT ABOVE 50 FEET, TO A MAXIMUM OF 50 FEET, THEN SHALL REMAIN CONSTANT. EXCEPT LOTS 9 AND 1—30 OF THE AMENDED PLAT INDIAN BEACH CORPORATION SUBDIVISION AND LOTS 23 - 237 OF THE AMENDED PLAT OF FIRST OCEAN FRONT SUBDIVISION—50 FEET	THE REQUIRED PEDESTAL SETBACK PLUS -10% OF THE HEIGHT OF THE TOWER PORTION OF THE BUILDING. THE TOTAL REQUIRED SETBACK SHALL NOT EXCEED 50 FEET. NOTWITHSTANDING THE FOREGOING, ROOFTOP ADDITIONS TO CONTRIBUTING STRUCTURES IN A HISTORIC DISTRICT AND INDIVIDUALLY DESIGNATED HISTORIC BUILDINGS MAY FOLLOW EXISTING NONCONFORMING SIDE, INTERIOR PEDESTAL SETBACKS.	SUM OF THE SIDE YARDS SHALL EQUAL -18% OF THE LOT WIDTH MINIMUM—5 FEET OR 8% OF LOT WIDTH, WHICHEVER IS GREATER.	NON-OCEANFRONT LOTS—5% OF LOT DEPTH OCEANFRONT LOTS—25% OF LOT DEPTH, 75 FEET MINIMUM FROM THE BULKHEAD LINE WHICHEVER IS GREATER, NOTWITHSTANDING THE FOREGOING, ROOFTOP ADDITIONS TO NON-OCEANFRONT CONTRIBUTING STRUCTURES IN A HISTORIC DISTRICT AND INDIVIDUALLY DESIGNATED HISTORIC BUILDINGS MAY FOLLOW EXISTING NONCONFORMING SIDE, INTERIOR PEDESTAL SETBACKS.

*6. THE TOTAL BUILDING AREA (BASED UPON EXTERIOR FOOTPRINT OF BUILDING ON GROUND SURFACE, NOT INTERIOR USABLE FLOOR SPACE) IS 8,185 SQUARE FEET FOR **BUILDING A**, AND 12,960 SQUARE FEET FOR **BUILDING B**.*
*FLOOR ELEVATION OF EXISTING BUILDING IS 9.0 FEET FOR **BUILDING A**.*
*FLOOR ELEVATION OF EXISTING BUILDING IS 7.54 FEET FOR **BUILDING B**.*
*THE HIGHEST PART OF ROOF HAS AN ELEVATION IS 73.47 FEET N.G.V.D. 1929 FOR **BUILDING A**.*
*THE HIGHEST PART OF ROOF HAS AN ELEVATION IS 42.32 FEET N.G.V.D. 1929 FOR **BUILDING B**.*

7. *SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE). SHOWN ON THE SURVEY.*
8. *THERE ARE (0) REGULAR PARKING SPACES AND (0) MARKED HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY.*
9. *AS DESIGNATED BY THE CLIENT, A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES. (SPECIFY IF IT IS A COMPLEX OF BUILDINGS OR COMMON WALLS) THIS IS AN APARTMENT BUILDING COMPLEX AND EACH UNIT HAS COMMON WALLS BETWEEN THE UNITS, NONE WERE SURVEYED AS THIS IS COMMON IN APARTMENT BUILDING. NO PARTY OR COMMON WALLS WERE OBSERVED ALONG THE PROPERTY LINES.*
11. *THE SUBJECT PROPERTY DOES SERVE ADJOINING PROPERTY FOR VISIBLE SUBSURFACE DRAINAGE STRUCTURES, VISIBLE WATER COURSES, UTILITIES, STRUCTURAL SUPPORT OR INGRESS & EGRESS. MUNICIPAL WATER, MUNICIPAL STORM SEWER AND MUNICIPAL SANITARY FACILITIES, TELEPHONE, AND ELECTRIC SERVICES OF PUBLIC UTILITIES ARE AVAILABLE AT THE BOUNDARY OF THE PROPERTY IN THE LOCATIONS AS SHOWN ON THE SURVEY.*
12. *AS SPECIFIED BY THE CLIENT, GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS (E.G., HUD SURVEYS, SURVEYS FOR LEASES ON BUREAU OF LAND MANAGEMENT MANAGED LANDS). THE RELEVANT SURVEY REQUIREMENTS ARE TO BE PROVIDED BY THE CLIENT OR CLIENT'S DESIGNATED REPRESENTATIVE. NOT APPLICABLE.*
13. *NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. SHOWN ON THE SURVEY.*
14. *AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET.SHOWN ON THE SURVEY.*
15. *RECTIFIED ORTHOPHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING, REMOTE SENSING, AIRBORNE/MOBILE LASER SCANNING AND OTHER SIMILAR PRODUCTS, TOOLS OR TECHNOLOGIES AS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS ARE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A NEARBY BOUNDARY. NOT APPLICABLE.*
16. *THERE IS NO VISIBLE OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.*
17. *THERE IS NO VISIBLE OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.*



ZONING SKETCH
SCALE = N.T.S.



LOCATION SKETCH
SCALE = 1" - 300'

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI DADE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
LOTS 11 AND 12, BLOCK 27, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
FOLIO: 02-3234-019-0370

PARCEL 2:
LOTS 9 AND 10, BLOCK 27, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
FOLIO: 02-3234-019-0360

TITLE COMMITMENT NOTES:

THAT I HAVE REVIEWED THE COMMITMENT AND ALL ITEMS ARE SHOWN ON THE SURVEY.
THE ITEMS SHOWN HERE FORTH ARE PER SCHEDULE B-II OF WFG NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2419072FL-A, ALTA UNIVERSAL ID:1229391, DATED JANUARY 21, 2024 AT 8:00 A.M.

PARCEL 1:

ITEM NO. 10: RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS, AND OTHER MATTERS CONTAINED IN FISHER'S FIRST SUBDIVISION OF ALTON BEACH, AS RECORDED IN PLAT BOOK 2, PAGE 77, PUBLIC RECORDS OF MIAMI DADE COUNTY FLORIDA. AFFECTS SUBJECT PROPERTY, AS SHOWN ON SURVEY.

ITEM NO. 11: BOARD ORDERED ORDERED IN O.R. BOOK 18575, PAGE 102; O.R. BOOK 18981, PAGE 4147; O.R. BOOK 19002, PAGE 1192, PUBLIC RECORDS OF MIAMI- DADE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY. BLANKET IN NATURE.

ITEM NO. 12: HISTORIC PRESERVATION BOARD ORDERED BY CITY OF MIAMI BEACH RECORDED IN O.R. BOOK 29524, PAGE 1493, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY. BLANKET IN NATURE.

ITEM NO. 13: PERFORMANCE BOND RECORDED IN OFFICIAL RECORD BOOK 31618, PAGE 4126, NOT A SURVEY MATTER.

ITEM NO.14: DECLARATION OF RESTRICTIVE COVENANT RECORDED IN OFFICIAL RECORDS BOOK 32480, PAGE 36, AND OFFICIAL RECORDS BOOK 32996, PAGE 166, AND OFFICIAL RECORDS BOOK 33137, PAGE 929, AS MAY BE FURTHER AMENDED. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE NOT PLOTTABLE.

ITEM NO. 15: UNDERGROUND EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 32553, PAGE 275. AFFECTS SUBJECT PROPERTY, A SHOWN ON SURVEY.

ITEM NO. 16: RESOLUTION NO. 95-21593 RECORDED IN OFFICIAL RECORDS BOOK 16950, PAGE 1597. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE NOT PLOTTABLE.

PARCEL 2:

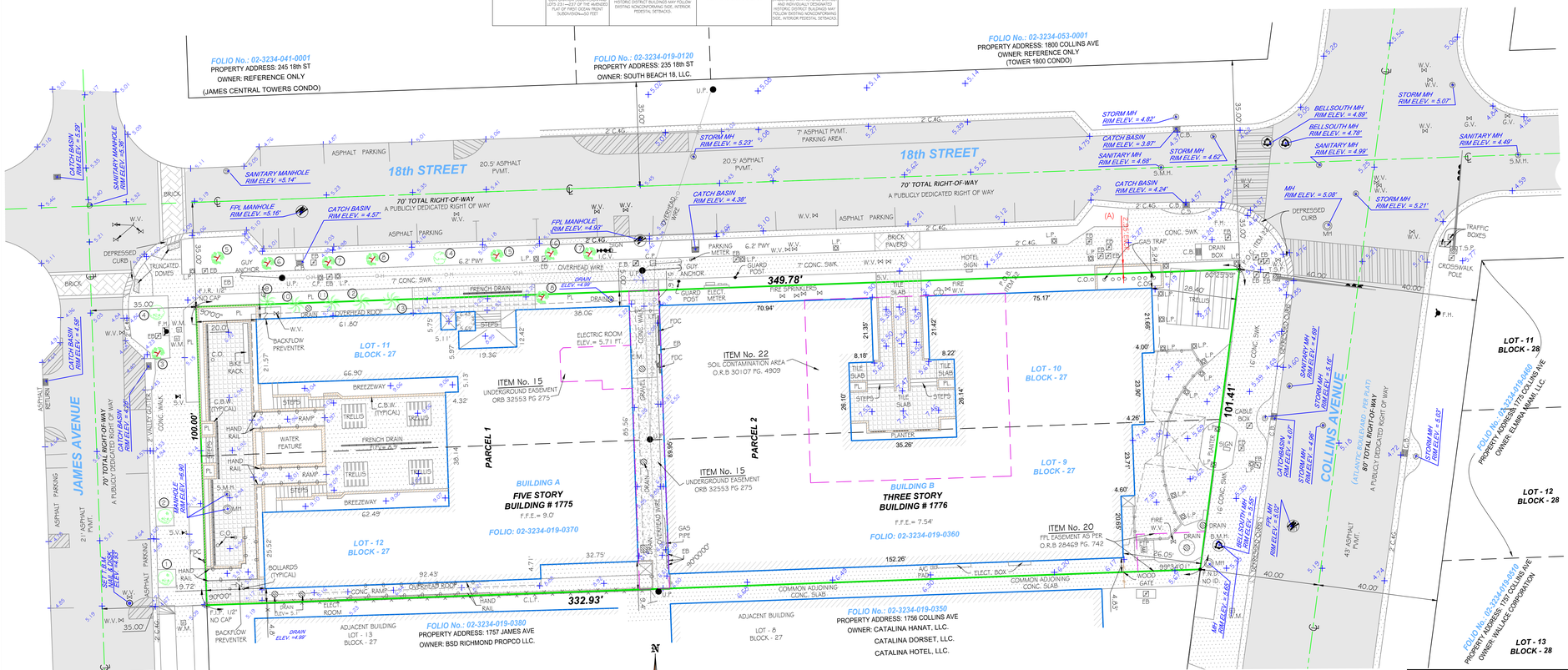
ITEM NO. 18: RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS, AND OTHER MATTERS CONTAINED ON THE PLAT OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, AS RECORDED IN PLAT BOOK 2, PAGE 77, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. ROADWAYS AND LOT LINES SHOWN ON SURVEY. NO EASEMENTS OR RESTRICTIONS ON SAID PLAT.

ITEM NO. 19: HISTORIC PRESERVATION BOARD ORDER RECORDED IN O.R. BOOK 25153 PAGE 4013; O.R. BOOK 29020, PAGE 4786; OR BOOK 29413, PAGE 1350; O.R. BOOK 29783, PAGE 3718, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY. BLANKET IN NATURE NOT PLOTTABLE.

ITEM NO. 20: EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY RECORDED IN O.R. BOOK 28469 PAGE 742, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY.

ITEM NO. 21: DECLARATION OF RESTRICTIVE COVENANT IN FAVOR OF CITY OF MIAMI BEACH REGARDING NEST SCULPTURE ON THE PROPERTY RECORDED IN O.R. BOOK 29081, PAGE 4248; PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE NOT PLOTTABLE.

ITEM NO. 22: DECLARATION OF RESTRICTIVE COVENANT REGARDING GROUNDWATER AND SOIL RESTRICTIONS ON THE LAND, RECORDED IN O.R. BOOK 30107, PAGE 4909, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, AS SHOWN ON SURVEY.



LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :
- *THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.*
- *THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.*
- *ZONING REPORT HAS NOT BEEN PROVIDED FOR REFERENCE TO SURVEYOR BY THE PLANNING & ZONING RESOURCE COMPANY.*
- *UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.*
- *BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.*

ABBREVIATIONS

A.	= ARC.	F.I.R.	= FOUND IRON ROD	PWY	= PARKWAY
A/C	= AIR CONDITIONER PAD	F.F.E.	= FINISHED FLOOR ELEVATION	P.R.M.	= PERMANENT REFERENCE MONUMENT
A.E.	= ANCHOR EASEMENT	F.N.D.	= FOUND NAIL & DISK.	P.L.S.	= PROFESSIONAL LAND SURVEYOR.
A.R.	= ALUMINUM ROOF	FT	= FEET	P.P.	= POWER POLE
A.S.	= ALUMINUM SHED	FNIP.	= FEDERAL NATIONAL INSURANCE PROGRAM	P.P.S.	= POOL PUMP SLAB
ASPH.	= ASPHALT	F.N.	= FOUND NAIL	P.U.E.	= PUBLIC UTILITY EASEMENT
B.C.	= BLOCK CORNER	FDC	= FIRE DEPARTMENT CONNECTION	(R)	= RECORD DISTANCE
BLDG.	= BUILDING	IN & EG.	= INGRESS AND EGRESS EASEMENT	R.R.	= RAIL ROAD
B.M.	= BENCH MARK.	I.C.V.	= IRRIGATION CONTROL VALVE	REFS.	= REFERENCE
B.C.R.	= BROWARD COUNTY RECORDS	I.F.	= IRON FENCE	R/W	= RIGHT-OF-WAY
B.O.B.	= BASIS OF BEARING	L.B.	= LICENSED BUSINESS	RAD	= RADIUS OR RADIAL
B.S.L.	= BUILDING SETBACK LINE	L.P.	= LIGHT POLE	RGE.	= RANGE
(C)	= CALCULATED	L.F.E.	= LOWEST FLOOR ELEVATION	R.O.E.	= ROOF OVERHANG EASEMENT
C.B.	= CATCH BASIN	L.M.E.	= LAKE MAINTENANCE EASEMENT	SEC.	= SECTION
C.B.S.	= CONCRETE BLOCK STRUCTURE		= MINUTES	STY.	= STORY
C.B.W.	= CONCRETE BLOCK WALL	(M)	= MEASURED DISTANCE	SWK.	= SIDEWALK.
CH.	= CHORD	M.B.	= MAIL BOX	S.I.P.	= SET IRON PIPE
CH.B.	= CHORD BEARING	M.D.C.R.	= MIAMI DADE COUNTY RECORDS	S	= SOUTH
CH.L.	= CHORD LENGTH	M.E.	= MAINTENANCE EASEMENT	S.P.	= SCREENED PORCH
CL.	= CLEAR	M.H.	= MANHOLE	S.V.	= SEWER VALVE
C.O.	= CLEAN OUT	N.A.P.	= NOT A PART OF	"	= SECONDS
C.L.F.	= CHAIN LINK FENCE	NGVD	= NATIONAL GEODETIC VERTICAL DATUM	T	= TANGENT
C.M.E.	= CANAL MAINTENANCE EASEMENT	N.T.S.	= NOT TO SCALE	TB	= TELEPHONE BOOTH
CONC.	= CONCRETE	# or NO.	= NUMBER	T.B.M.	= TEMPORARY BENCHMARK.
C.U.P.	= CONCRETE UTILITY POLE	O/S	= OFFSET	T.U.E.	= TECHNOLOGY UTILITY EASEMENT
C.P.	= CONCRETE PORCH	O.H.	= OVERHEAD	TSB	= TRAFFIC SIGNAL BOX
C.S.	= CONCRETE SLAB	O.H.L.	= OVERHEAD UTILITY LINES	T.S.P.	= TRAFFIC SIGNAL POLE
C.W.	= CONCRETE WALK.	O.R.B.	= OFFICIAL RECORDS BOOK.	TWP	= TOWNSHIP
D.E.	= DRAINAGE EASEMENT	O.V.H.	= OVERHANG	UTIL.	= UTILITY
D.M.E.	= DRAINAGE MAINTENANCE EASEMENT	PVMT.	= PAVEMENT	U.E.	= UTILITY EASEMENT
DRIVE	= DRIVEWAY	PL	= PLANTER	U.P.	= UTILITY POLE
°	= DEGREES	P.L.	= PROPERTY LINE	W.M.	= WATER METER
EB	= ELECTRIC BOX	P.C.C.	= POINT OF COMPOUND CURVATURE	W.F.	= WOOD FENCE
E.T.P.	= ELECTRIC TRANSFORMER PAD	P.C.	= POINT OF CURVATURE	W.P.	= WOOD PORCH
ELEV.	= ELEVATION	P.O.T.	= POINT OF TANGENCY	W.R.	= WOOD ROOF
ENCR.	= ENCROACHMENT	P.O.C.	= POINT OF COMMENCEMENT	W.V.	= WATER VALVE
F.H.	= FIRE HYDRANT	P.O.B.	= POINT OF BEGINNING	M	= MONUMENT LINE
F.I.P.	= FOUND IRON PIPE	P.R.C.	= POINT OF REVERSE CURVATURE	℄	= CENTER LINE
				Δ	=DELTA

LEGEND

—O.H.—	= OVERHEAD UTILITY LINES
	= CONCRETE BLOCK WALL
—X—X—X—	= CHAIN LINK FENCE
	= IRON FENCE
	= WOOD FENCE
	= BUILDING SETBACK LINE
	= UTILITY EASEMENT
	= LIMITED ACCESS R/W
	= NON-VEHICULAR ACCESS R/W
× 0.00	= EXISTING ELEVATIONS

GRAPHIC SCALE
-20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FEET

Project Address:	*1775 JAMES AVENUE / 1776 COLLINS AVENUE, MIAMI BEACH FL. 33139*
Project Location:	*MIAMI DADE COUNTY*
SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST	
Folio No.:	*02-3234-019-0370*
	02-3234-019-0360
DRAWN BY:	*CARLOS D.*
Job Number:	*24-000125-1*

RED 18, LLC, A FLORIDA LIMITED LIABILITY COMPANY
1775 JAMES AVENUE/1776 COLLINS AVENUE
MIAMI BEACH,, FL 33139

BASED UPON TITLE COMMITMEN NUMBER. 2419072FL-A
ALTA UNIVERSAL ID : 1229391,
OF WFG TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF JANUARY 24, 2024 AT 8:00 A.M.

SURVEYOR'S CERTIFICATION

TO: RED 18, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSOR AND/OR ASSIGNS, AS THEIR RESPECTIVE INTERESTS MAY APPEAR:

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 1,2,3,4,5,7(A),7(B-1),8,9,13,16,19, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 16, 2024.

01/16/2024

JOHN IBARRA *(DATE OF SURVEY)*
PROFESSIONAL LAND SURVEYOR NO.: 5204 ***STATE OF FLORIDA*** *(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).*
REVISED SURVEY:

I HEREBY CERTIFY THIS "ALTA/NSPS SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

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www.ibarralandsurveyors.com

John Ibarra
And Assoc.,Inc.
LAND SURVEYORS
L.B.# 7806

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. **SEAL**