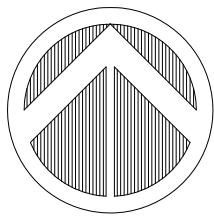


SKETCH OF SURVEY



GRAPHIC SCALE

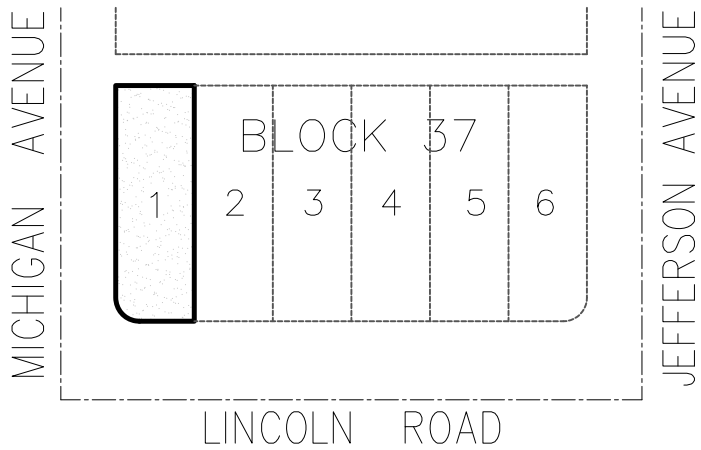


(IN FEET)
1 inch = 20 ft.

PROPERTY ADDRESS:
1657 MICHIGAN AVENUE & 943 LINCOLN ROAD, MIAMI BEACH, FLORIDA 33139
Folio# 02-3234-018-0010

LEGAL DESCRIPTION

Lot 1, in Block 37, of "COMMERCIAL SUBDIVISION OF THE ALTON REALTY COMPANY", according to the Plat thereof, as recorded in Plat Book 6, Page 5, of the Public Records of Miami-Dade County, Florida.



LOCATION MAP
NOT TO SCALE

SURVEYOR'S NOTES:

- 1- The above captioned property was surveyed and described based on the above legal description: provided by client.
- 2- 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.
- 3- There may be additional restrictions 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 this property.
- 4- Accuracy:
The horizontal positional accuracy of well-defined improvement on this survey is +/-0.2'.
The vertical accuracy of elevations of well-defined improvement on this survey is +/-0.1'.
- 5- Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- 6- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- 7- Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
- 8- 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.
- 9- The surveyor does not determine fence and/or wall ownership.
- 10- Ownership subjects to OPINION OF TITLE.
- 11- Type of Survey: SKETCH OF SURVEY.
- 12- The North arrow shown hereon are based on recorded plat of "COMMERCIAL SUBDIVISION OF THE ALTON REALTY COMPANY", according to the Plat thereof, as recorded in Plat Book 6, Page 5, of the Public Records of Miami-Dade County, Florida.
- 13- All measurements shown hereon are made in accordance with the United States Standard Feet.
- 14- Flood Zone Data: Community/ Panel #120651/0317/L Dated:9/11/09
Flood Zone: "AE" Base Flood Elevation = +8.0'
- 15- Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)
- 16- Benchmark Used: Miami Dade Benchmark #D-149. Elevation = +4.27'.
- 17- This SKETCH OF SURVEY has been prepared for the exclusive use of the entities named hereon. the certificate does not extend to any unnamed party.

SURVEYOR'S CERTIFICATE:

THIS SURVEY CERTIFIED TO:

- 947 LINCOLN ROAD INVESTMENTS, INC.

THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS:
1 THRU 4, 7A, 7B1, 7C, 8, 9, 13, 14, 16, 17, AND 20 OF TABLE A THEREOF.
I FURTHER CERTIFY THAT THIS SURVEY MEETS THE INTENT OF THE REQUIRED 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.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

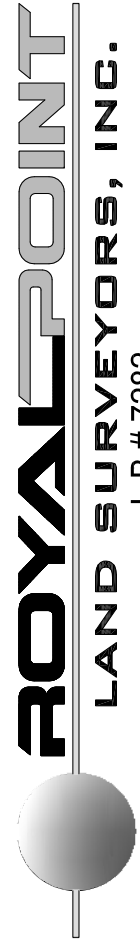
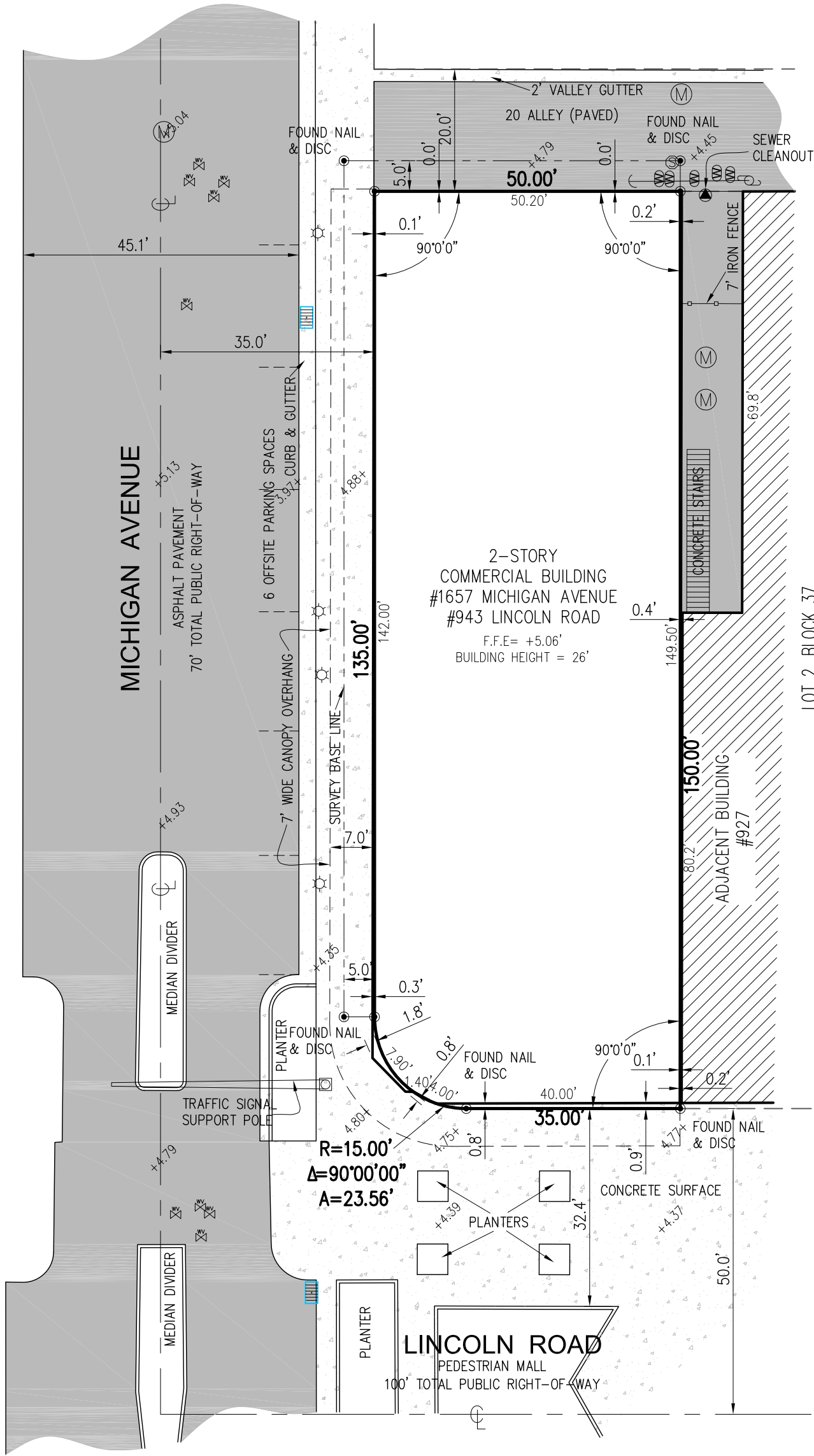
----- FOR THE FIRM ROYAL POINT LAND SURVEYORS, INC LB# 7282 -----
☐ JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER LS# 6231 STATE OF FLORIDA
☐ PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER LS# 5880 STATE OF FLORIDA

LEGEND

- Overhead Wire Line
- Wood Fence
- Chain Link Fence
- Iron Fence
- Monument Line
- Centerline
- Property Line

- + 0.00' = Existing Elevations
- Catch Basin
- Water Meter
- Electric Box
- Sanitary Manhole
- Sprinkler Pump
- Wood Pole
- Electric Box
- Light Pole
- Fire Hydrant
- Water Valve
- Inlet
- Cable Tv Box
- Electric Meter Box
- Traffic Signal Box
- Gas Valve
- Monitoring Valve
- Manhole
- Monitor Well

- A/C=Air Conditioner
- Conc. =Concrete
- C.B.S. =Concrete Block & Stucco
- D.E. =Drainage Easement
- D.M.E.=Drainage Maintenance Easement
- F.D.H. =Found Drill Hole
- F.F.E. =Finish Floor Elevation
- F.I.P. =Found Iron Pipe/Pin
- F.I.R. =Found Iron Rebar
- F.N. =Found Nail
- F.N&D =Found Nail & Disc
- F.P.L. =Florida Power Light Transformer
- HGT. =Height
- L.M.E.=Lake Maintenance Easement
- (M) =Measured
- (P) =Platted
- P.O.B. =Point of Beginning
- P.O.C. =Point of Commencement
- (R) =Record
- Res. =Residence
- SIP/R =Set Iron Pin/Rebar
- SPD. =Spread
- DIA. =Diameter



6175 NW 153 ST., SUITE 321, MIAMI LAKES, FL. 33014 ** TEL. 305-822-6062 *# 305-698-9468 FAX. 305-827-9669

LB# 7282

TYPE OF PROJECT:

947 LINCOLN ROAD INVESTMENTS, INC.
1657 MICHIGAN AVENUE, MIAMI BEACH, FLORIDA

SKETCH OF SURVEY

DRAWN: J.G.

CHECKED: P.J.A.

SCALE: 1" = 20'

FIELD DATE: 02/10/2024

JOB No.: RP24-0178

SHEET:

1

OF 1 SHEET