

SURVEYOR'S CERTIFICATION

THAT (A) THIS SURVEY WAS PREPARED UNDER MY SUPERVISION; (B) THE LEGAL DESCRIPTION OF THE PROPERTY AS SET FORTH HEREIN, AND THE LOCATION OF ALL IMPROVEMENTS, FENCES, EASEMENTS, ROADWAYS, RIGHTS OF WAY AND SETBACK LINES WHICH ARE EITHER VISIBLE OR OF RECORD IN MIAMI/DADE COUNTY, FLORIDA (ACCORDING TO TITLE SEARCH REPORT; (FILE NUMBER: , EFFECTIVE DATE 20), ARE ACCURATELY REFLECTED HEREON; AND (C) THIS SURVEY ACCURATELY DEPICTS THE STATE OF FACTS AS THEY APPEAR ON THE GROUND. THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ("ALTA"), THE AMERICAN CONGRESS ON SURVEYING AND MAPPING ("ACSM") AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ("NSPS") IN 2021, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 11 (A), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT:

THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS"

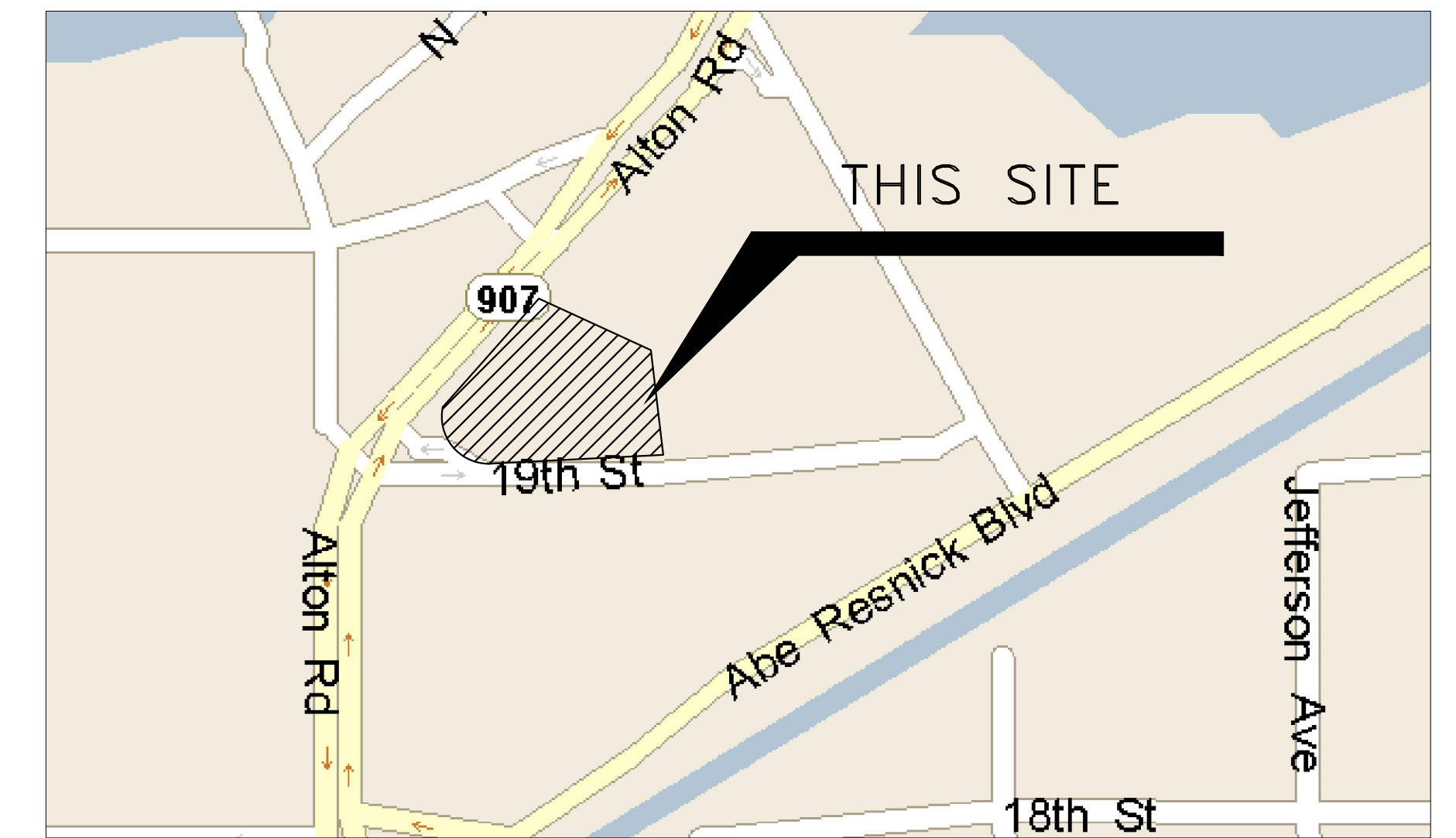
DATED: 08/28/23 FOR THE FIRM BY: RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 4188.

- NOTES :
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON COMMITMENT FOR TITLE INSURANCE ISSUED BY EFFECTIVE DATE: 20 . FILE NO. :
 - THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
 - ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
 - BENCHMARK REFERENCE: MIAMI/DADE COUNTY BENCHMARK # A-36 ELEVATION=7.31'
 - ZONING : CD-1 COMMERCIAL - NEIGHBORHOOD
SETBACK : 5.00 FEET FROM ALL LOT LINES
MAXIMUM BUILDING HEIGHT= 40.00 FEET / 4 STORIES
EXISTING PARKING SPACES :

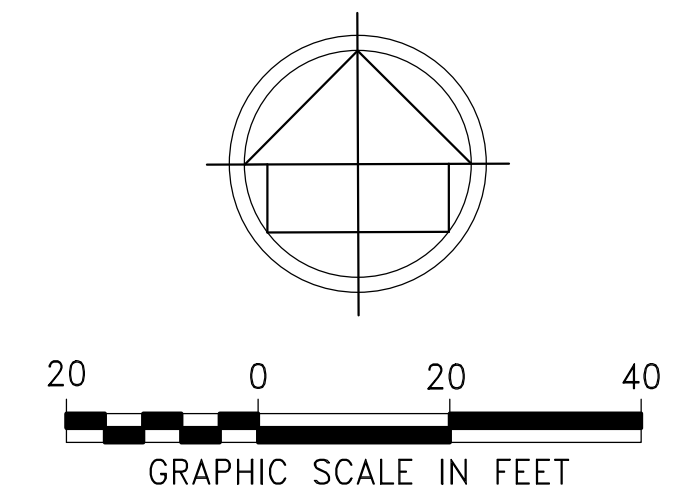
LAND DESCRIPTION:
LOTS 4 THROUGH 10, INCLUSIVE, OF "RESUBDIVISION OF BLOCK 11-A, OF ISLAND VIEW ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 12 OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120651
PANEL NUMBER	0317 L
ZONE	AE
BASE FLOOD ELEVATION	8
EFFECTIVE DATE	09/11/09

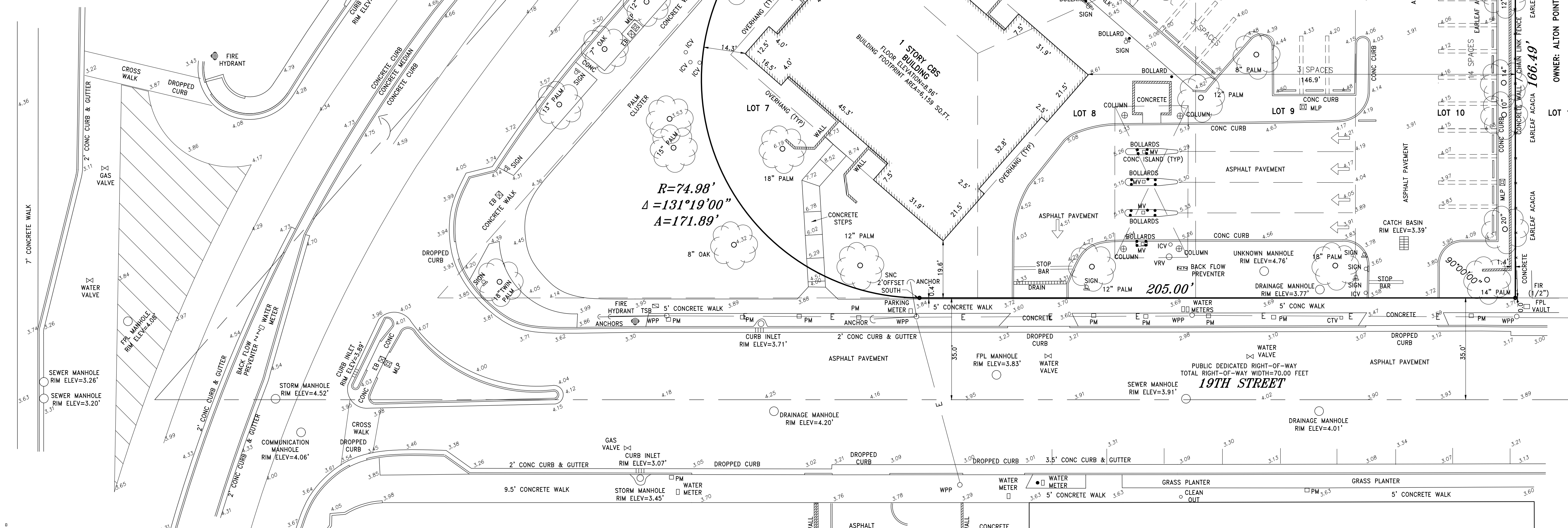
LOCATION MAP (NTS)



ALTA/ACSM LAND TITLE SURVEY



- LEGEND:
- CKD CHECKED BY
 - CONC CONCRETE
 - DWN DRAWN BY
 - FB/PG FIELD BOOK AND PAGE
 - SIR SET 5/8" IRON ROD
 - SNC SET NAIL AND CAP #6448
 - FIR FOUND IRON ROD
 - FIP FOUND IRON PIPE & CAP #6448
 - FNC FOUND NAIL AND CAP
 - FND FOUND NAIL & DISC
 - P.B. PLAT BOOK
 - M/D.C.R. MIAMI/DADE COUNTY RECORDS
 - X- CHAIN LINK/ WOOD FENCE
 - CBS CONCRETE BLOCK STRUCTURE
 - PM PARKING METER
 - CLP CONCRETE LIGHT POLE
 - FH FIRE HYDRANT
 - TSB TRAFFIC SIGNAL BOX
 - EB ELECTRIC BOX
 - CTV CABLE RISER
 - 8.95 ELEVATION
 - GV GAS VALVE
 - TSP TRAFFIC SIGNAL POST
 - WM WATER METER
 - WV WATER VALVE
 - MLP METAL LIGHT POLE
 - SL SPOT LIGHT
 - BFP BACK FLOW PREVENTER
 - WPP WOOD POWER POLE
 - A ARC DISTANCE
 - R RADIUS
 - Δ DELTA ANGLE
 - ALTA AMERICAN LAND TITLE ASSOCIATION
 - ACSM AMERICAN CONGRESS ON SURVEYING & MAPPING
 - ORB OFFICIAL RECORDS BOOK
 - PSX PEDESTRIAN CROSSING SIGN
 - ♿ HANDICAP PARKING



COUSINS SURVEYORS & ASSOCIATES, INC.
 3921 SW 47TH AVENUE, SUITE 1011
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 689-7766

CLIENT :
 CRESCENT HEIGHTS

1901 ALTON ROAD
 MIAMI BEACH, FLORIDA 33139

ALTA/ACSM LAND TITLE SURVEY

REVISIONS	DATE	FB/PG	DWN	CKD
ALTA/ACSM LAND TITLE SURVEY	08/11/14	DATA/COLL	AM	REC
RIGHT-OF-WAY SURVEY	03/24/15	DATA/COLL	AM	REC
UPDATE SURVEY	08/08/23	-----	REC	REC
ADDITIONAL REVISIONS MADE TO UPDATE	08/28/23	-----	JD	REC

PROJECT NUMBER : 7384-14
 SCALE : 1" = 20'

SHEET
 1 OF 1 SHEET