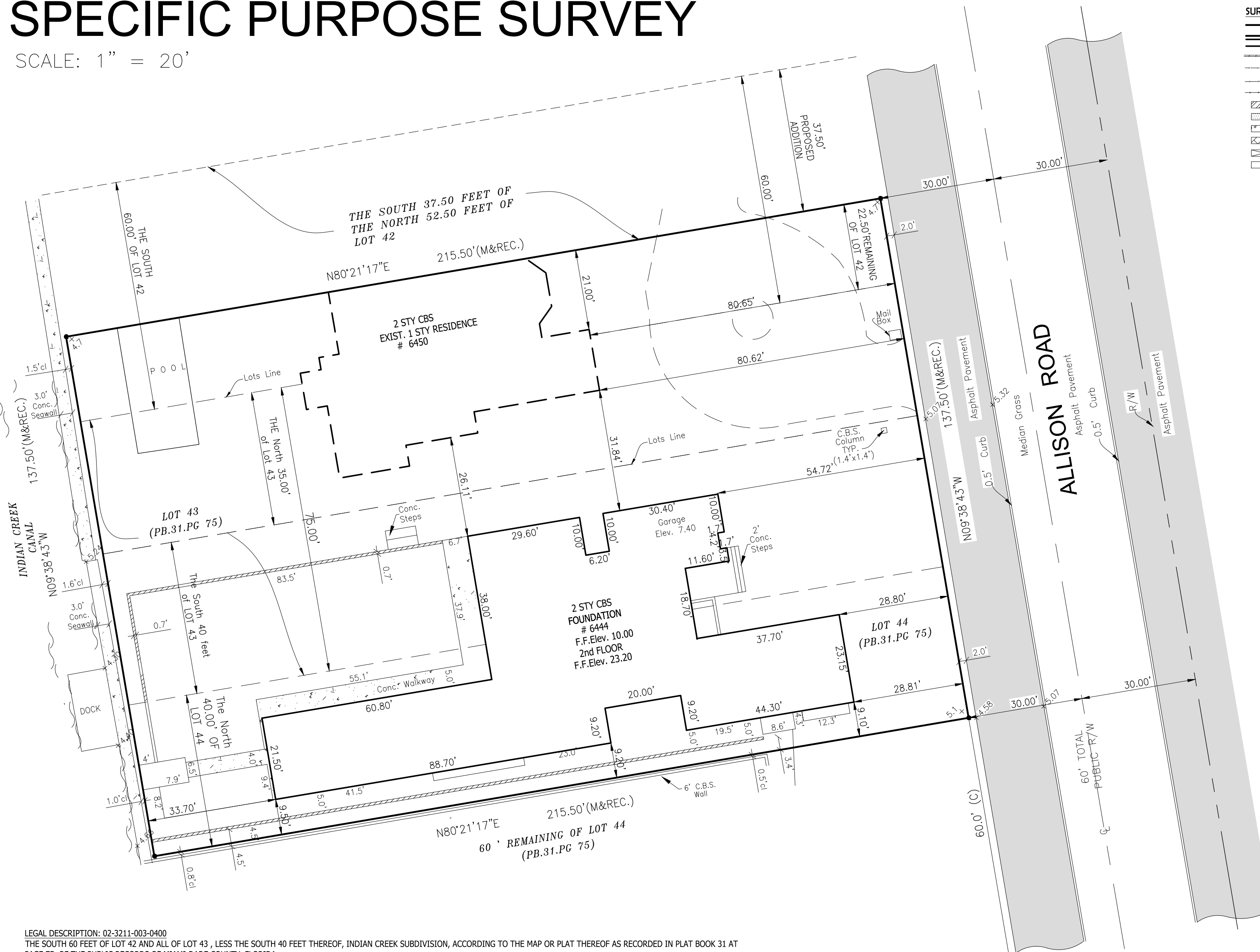


# SPECIFIC PURPOSE SURVEY

SCALE: 1" = 20'



SURVEYOR'S LEGEND (IF ANY APPLIED)		ABBREVIATION (IF ANY APPLIED)	
[Symbol]	BOUNDARY LINE	ARC	CURVE
[Symbol]	STRUCTURE (BLDG.)	A/C	AIR CONDITIONING UNIT
[Symbol]	CONCRETE BLOCK WALL	ASPH.	ASPHALT
[Symbol]	WOODEN FENCE	B.M.	BENCH MARK
[Symbol]	CHAIN LINK FENCE	Bk/Cor.	BLOCK CORNER
[Symbol]	WOOD DECK/DOCK	CALC.(C)	CALCULATED
[Symbol]	ASPHALTED AREAS	CB	CATCH BASIN
[Symbol]	CONCRETE	C.B.S.	CONCRETE BLOCK STRUCTURE
[Symbol]	BRICKS OR PAVERS	CL	CLEAR
[Symbol]	ROOFED AREAS	CONC.	CONCRETE
[Symbol]	WATER (EDGE OF WATER)	D.M.E.	DRAINAGE MAINT. EASEMENT
[Symbol]	AIR CONDITIONER	Ø	DIAMETER
[Symbol]		EASMT.	EASEMENT
[Symbol]		ELEV.	ELEVATION
[Symbol]		ENC.	ENCROACHMENT
[Symbol]		F.D./H	FOUND DRILL HOLE
[Symbol]		F.H.	FIRE HYDRANT
[Symbol]		F.N./D	FOUND NAIL AND DISC
[Symbol]		F.I.P.	FOUND IRON PIPE
[Symbol]		F.S.	FOUND SPIKE
[Symbol]		L.P.	LIGHT POLE
[Symbol]		MEAS.(M)	MEASURED
[Symbol]		MH	MANHOLE
[Symbol]		M	MONUMENT
[Symbol]		M.L.	MONUMENT LINE
[Symbol]		NTS	NOT TO SCALE
[Symbol]		R	RADIUS
[Symbol]		P/W	PARKWAY
[Symbol]		P.O.B.	POINT OF BEGINNING
[Symbol]		P.O.C.	POINT OF COMMENCEMENT
[Symbol]		P.I.	POINT OF INTERSECTION
[Symbol]		P.L.	PROPERTY LINE
[Symbol]		P.P.	POWER POLE
[Symbol]		P.R.M.	PERMANENT REFERENCE MARK
[Symbol]		P.T.	POINT OF TANGENCY
[Symbol]		RAD.	RADIAL
[Symbol]		REC. (R)	RECORDED
[Symbol]		RES.	RESIDENCE
[Symbol]		R/W	RIGHT OF WAY
[Symbol]		SEC.	SECTION
[Symbol]		S.D./H	SET DRILL HOLE
[Symbol]		S.N./D	SET NAIL AND DISC
[Symbol]		S.I.P.	SET IRON PIPE
[Symbol]		S.R.B.	SET REBAR
[Symbol]		ST	STORY
[Symbol]		SWK.	SIDEWALK
[Symbol]		T.O.P.	TOP OF BANK
[Symbol]		U.E.	UTIL. EASEMENT
[Symbol]		W.P.	WOODEN POLE
[Symbol]		SECTION LINE	
[Symbol]		Δ	DELTA
[Symbol]		C	CALCULATED

SITE ADDRESS: 6450-6444 ALLISON RD., MIAMI BEACH, FL. 33141  
 JOB NUMBER: 23-1132  
 DATE OF SURVEY: NOVEMBER 26, 2023  
 FOLIO NUMBER: 02-3211-003-0400 / 02-3211-003-0410

**JOB SPECIFIC SURVEYOR NOTES:**

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **120651C-0326L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY: **29,631 SF (+/-)** CALCULATED
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. A-33**, WITH AN ELEVATION OF **8.23 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S.09°38'46"E, AS PER GPS COORDINATES BEING THE RECORDED BEARING FOR THE CENTERLINE OF ALLISON RD., AS SHOWN ON PLAT BOOK 31 AT PAGE 75 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

**GENERAL SURVEYOR NOTES:**

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

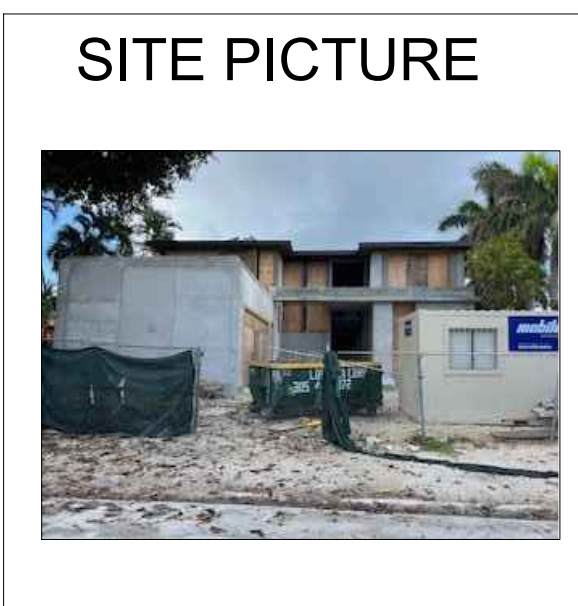
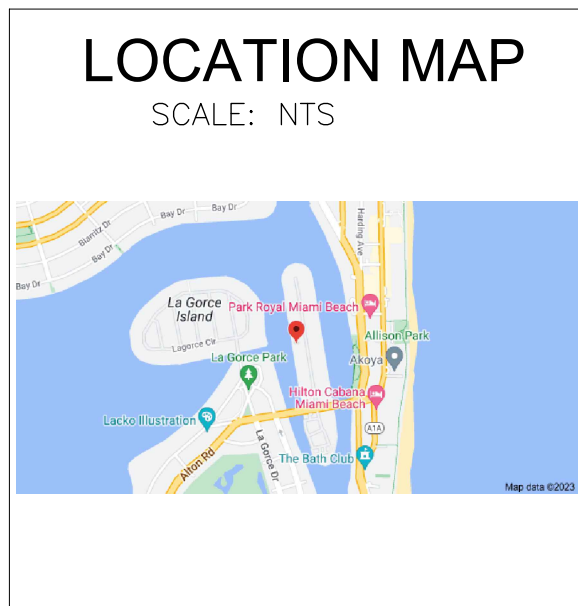
THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

**ENCROACHMENTS AND OTHER POINTS OF INTEREST:**  
 -THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY  
 -THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1)  
 -THERE NO PLATTED UTIL. EASEMENT ON THE SUBJECT PROPERTY

LEGAL DESCRIPTION: 02-3211-003-0400  
 THE SOUTH 60 FEET OF LOT 42 AND ALL OF LOT 43, LESS THE SOUTH 40 FEET THEREOF, INDIAN CREEK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31 AT PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION: 02-3211-003-0400  
 THE SOUTH 40 FEET OF LOT 43 THE NORTH 40 FEET OF LOT 44 OF INDIAN CREEK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31 AT PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FO THE FLORIDA STATUTES.

**American Services of Miami, Corp.**  
 Consulting Engineers . Planners . Surveyors

266 GIRALDA AVENUE  
 CORAL GABLES, FL 33134  
 PHONE: (305)598-5101 FAX: (305)598-8627  
 ASOMIAMI.COM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ED PINO, PLSM ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ED PINO  
 PROFESSIONAL LAND SURVEYOR  
 AND MAPPER OF THE STATE OF FLORIDA

DATE: DECEMBER 1, 2023