

|  |                     |  |                              |
|--|---------------------|--|------------------------------|
|  | CONCRETE POLE       |  | HANDICAP PAINT MARK          |
|  | CONCRETE POWER POLE |  | BABY STROLLER PAINT MARK     |
|  | CONCRETE LIGHT POLE |  | UNKNOWN MANHOLE              |
|  | ALUMINUM POLE       |  | WATER MANHOLE                |
|  | ALUMINUM LIGHT POLE |  | SEWER MANHOLE                |
|  | WOOD POLE           |  | PHONE MANHOLE                |
|  | WOOD POWER POLE     |  | IRRIGATION MANHOLE           |
|  | WOOD LIGHT POLE     |  | GREASE TRAP MANHOLE          |
|  | TRAFFIC BOX         |  | GAS MANHOLE                  |
|  | STREET LIGHT BOX    |  | FIREMAN MANHOLE              |
|  | PHONE BOX           |  | ELECTRICITY MANHOLE          |
|  | IRRIGATION BOX      |  | DRAINAGE MANHOLE             |
|  | COMMUNICATION BOX   |  | COMMUNICATION MANHOLE        |
|  | CABLE T.V. BOX      |  | BELL SOUTH MANHOLE           |
|  | UNKNOWN BOX         |  | PARKING METER                |
|  | TRAFFIC CONTROL BOX |  | PARKING KIOSK                |
|  | CLEANOUT            |  | WATER VALVE                  |
|  | BELL                |  | SEWER VALVE                  |
|  | AIRWAY GATE         |  | IRRIGATION VALVE             |
|  | ANCHOR              |  | GAS VALVE                    |
|  | WATER METER         |  | VACUUM MAIN VALVE            |
|  | IRRIGATION METER    |  | SWAMEE CONNECTION            |
|  | GAS METER           |  | POST INDICATOR VALVE         |
|  | ELECTRIC METER      |  | FIRE HYDRANT                 |
|  | SQUARE COLUMN       |  | DOUBLE DETECTOR CHECK VALVE  |
|  | MAIL BOX            |  | BACK FLOW PREVENTOR          |
|  | IRRIGATION PUMP     |  | PROPERTY LINE                |
|  | FLAG POLE           |  | CENTERLINE                   |
|  | DRAINAGE WELL       |  | RIGHT-OF-WAY                 |
|  | SQUARE DRAINAGE     |  | R RADIUS                     |
|  | P/I INLET           |  | DELTA ANGLE                  |
|  | P/S INLET           |  | L ARC DISTANCE               |
|  | CURB INLET          |  | PERMANENT CONTROL POINT      |
|  | CIRCULAR DRAINAGE   |  | PERMANENT REFERENCE MONUMENT |
|  | CATCH BASIN         |  | PLAT BOOK AND PAGE           |
|  | ACCESS MANHOLE      |  | OVERHEAD UTILITY WIRES       |
|  | SWALE INLET         |  | OPTION RECORD BOOK           |
|  | TRAFFIC SIGNAL POLE |  | CONCRETE BLOCK STRUCTURE     |
|  | TRAFFIC SIGN        |  | CHURNMARK FEATURE            |
|  | SURVEILLANCE CAMERA |  | BLOCK CHANGE                 |
|  | CROSS SIGNAL        |  | FOUND IRON PIPE              |
|  |                     |  | FOUND NAIL & BRASS DISC      |
|  |                     |  | CLEARANCE                    |
|  |                     |  | ENRICHMENT                   |
|  |                     |  | DEGREE OF LEGAL DISTANCE     |
|  |                     |  | MEASURED DISTANCE            |
|  |                     |  | RECORD ON PLOTTED DISTANCE   |
|  |                     |  | RECORD CALCULATED            |
|  |                     |  | UTILITY EASEMENT             |
|  |                     |  | CONCRETE                     |
|  |                     |  | PAVEMENT ASPHALT             |

86th STREET

85th STREET

84th STREET

83rd STREET

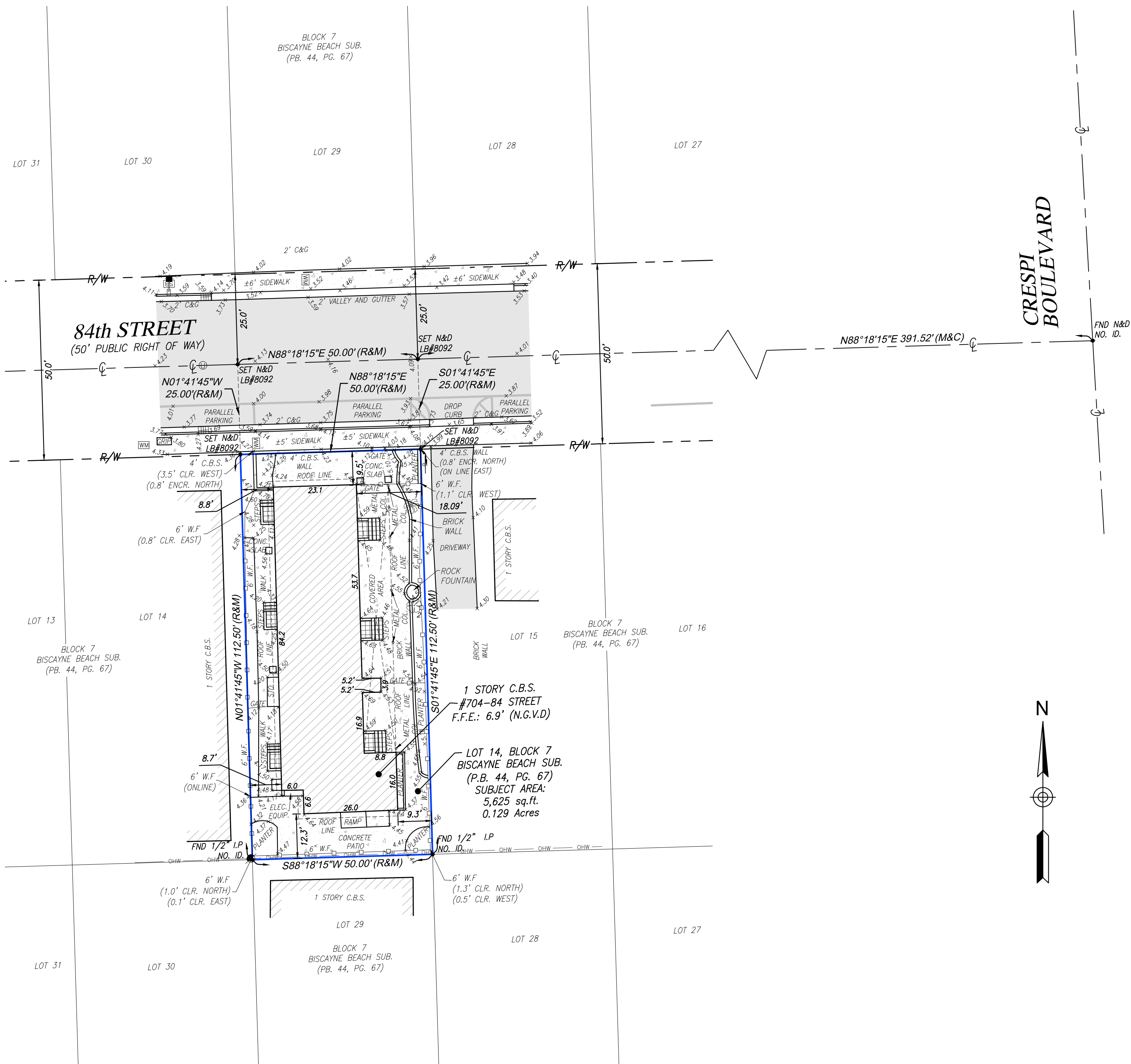
CREST BOULEVARD

**SUBJECT PROPERTY**

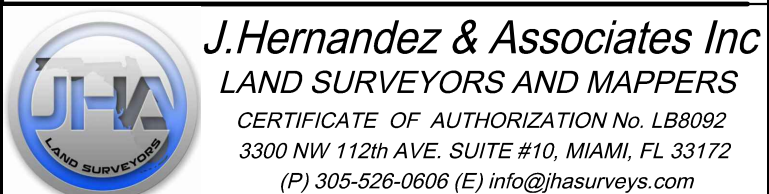
A PORTION OF SECTION 02, TOWNSHIP 53 SOUTH, RANGE 42 EAST,  
CITY OF MIAMI BEACH, MIAMI DADE COUNTY, FLORIDA

SCALE 1"=300'

FIELD SURVEY WAS COMPLETED ON: JUNE 13, 2023

[illegible]

PREPARED FOR:  
**RED OCTOPUS**  
LYING AND BEING IN SECTION 02, TOWNSHIP 53 SOUTH, RANGE 42 EAST  
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY FLORIDA.



|                                    |                                      |                                          |
|------------------------------------|--------------------------------------|------------------------------------------|
| DRAWN BY: C.A.F.<br>DATE: 06/12/23 | CHECKED BY: J.G.H.<br>DATE: 06/13/23 | JOB NUM.: 153592<br>F.B. MD-46B , PG. 17 |
|------------------------------------|--------------------------------------|------------------------------------------|

LOT 14, BLOCK 7, BISCAYNE BEACH SUB., ACCORDING TO  
THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE  
67, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

1. FIELD SURVEY WAS COMPLETED ON: JUNE 7, 1929.
2. SUBJECT PROPERTY AREA: 5,625 sq. ft. (0.129 ACRES)
3. BEARINGS BASED ON AN ASSUMED BEARING OF N89°18'15" ALONG THE CENTERLINE OF 84th STREET.
4. ALL DISTANCES WERE MEASURED TO THE CLOSEST FOOT.
5. DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
6. IN/ON LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.
7. UNDERGROUND FOOTINGS, FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
8. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
9. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM 84th STREET, A PUBLIC DEDICATED RIGHT-OF-WAY.
10. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REVEALED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

- **PROPERTY ADDRESS:** 704 84th STREET, MIAM BEACH, FL 33141
- **PROPERTY FOLIO NUMBER:** 02-3202-008-1650

- RED OCTOPUS

- ELEVATIONS SHOWN HEREON REFER TO NATIONAL VERTICAL DATUM OF 1929 (N.G.V.D. 1929) AND ARE EXPRESSED IN FEET.
- BENCHMARK: CITY OF MIAMI BEACH, CMB 85 02R  
ELEVATION: 4.622 N.G.V.D.  
LOC : NE INTX 85th ST & CRISP BOULEVARD.  
DESCRIPTION: PK N&W IN CONC. CURB.

- SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "AE" (ELEV. 8) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12086 C 0307L, DATED SEPTIEMBRE 11, 2009.
- ELEVATION REFER TO NATIONAL VERTICAL DATUM OF 1929 AND IS EXPRESSED IN FEET.

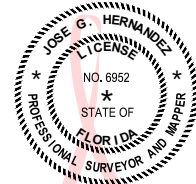
| TREE NO | COMMON      | DIA.  | HT. | CNPY. Ø |
|---------|-------------|-------|-----|---------|
|         | DESCRIPTION | IN.   | FT. | FT.     |
| 1       | PALM        | (6)5" | 6   | 8       |
| 2       | TREE        | 20    | 10  | 8       |

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- C.B.S. WALL, ALONG THE NORTH BOUNDARY LINE, ENCR OACH 0.8' FROM SUBJECT PROPERTY ONTO RIGHT OF WAY.
- THERE ARE NOT, ADDITIONAL, OBSERVED, CROSSES, ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS, UNLESS OTHERWISE NOTED.

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION, THIS SURVEY COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5A-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.



Digitally signed by jose hernandez  
DN: c=US, st=Florida, |o=Doral,  
serialNumber=AATL20230206283700,  
o=JHERNANDEZ AND ASSOCIATES, INC.,  
cn=jose hernandez,  
email=jose.hernandez@JHASURVEYS.COM  
Date: 2023.06.14 12:54:19 -0400'  
Adobe Acrobat version: 2023.001.20174

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY  
WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND  
SURVEYOR NO. 6952 OF THE STATE OF FLORIDA ON JUNE 14, 2023.

*THIS IS A BOUNDARY SURVEY*

PROJECT NUMBER: MD-60

*SHEET NUMBER: 1 OF 1*