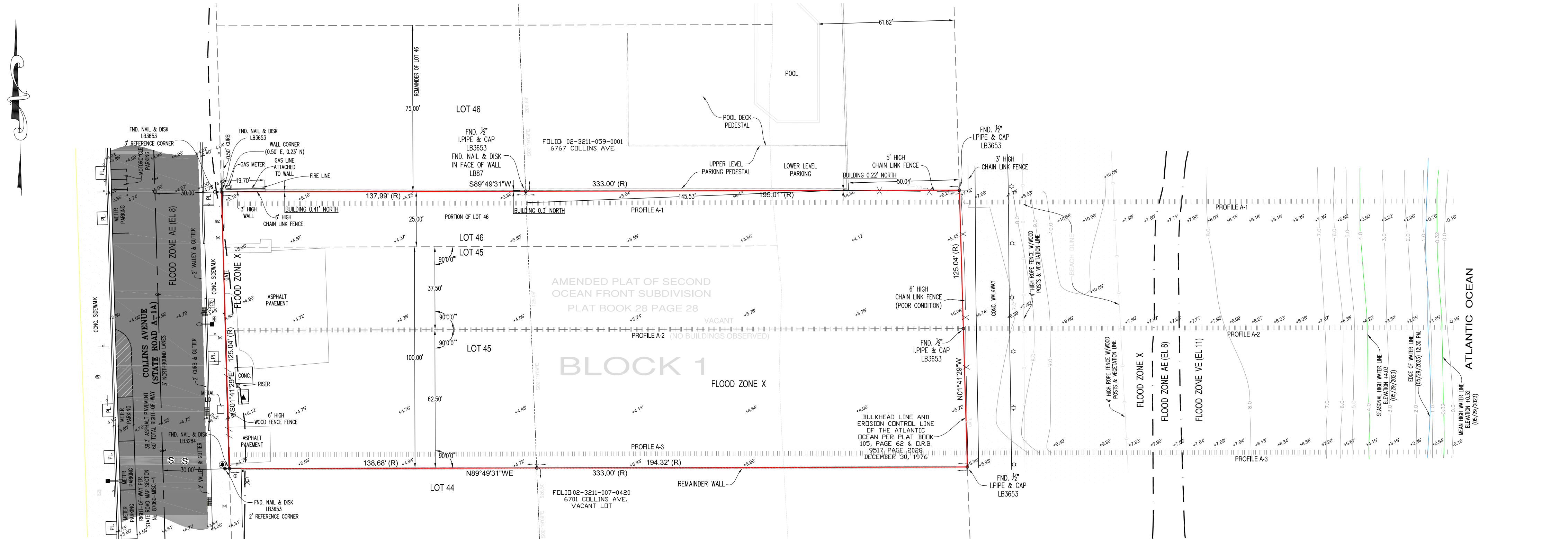
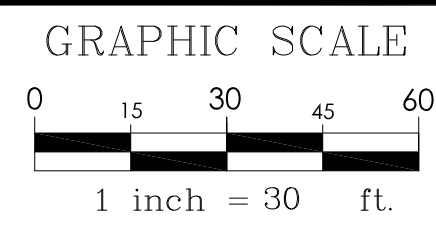
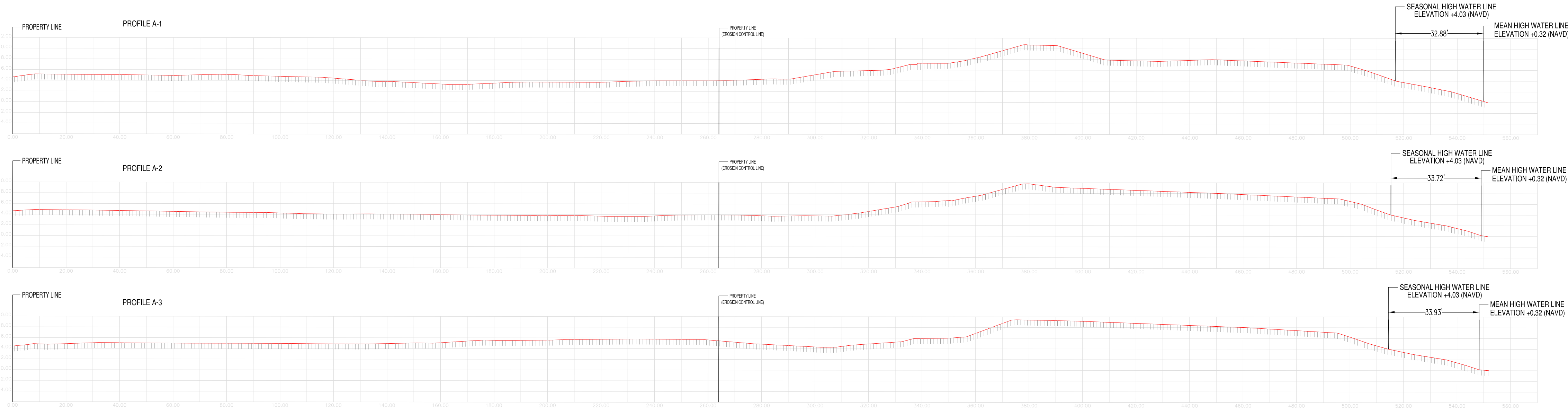
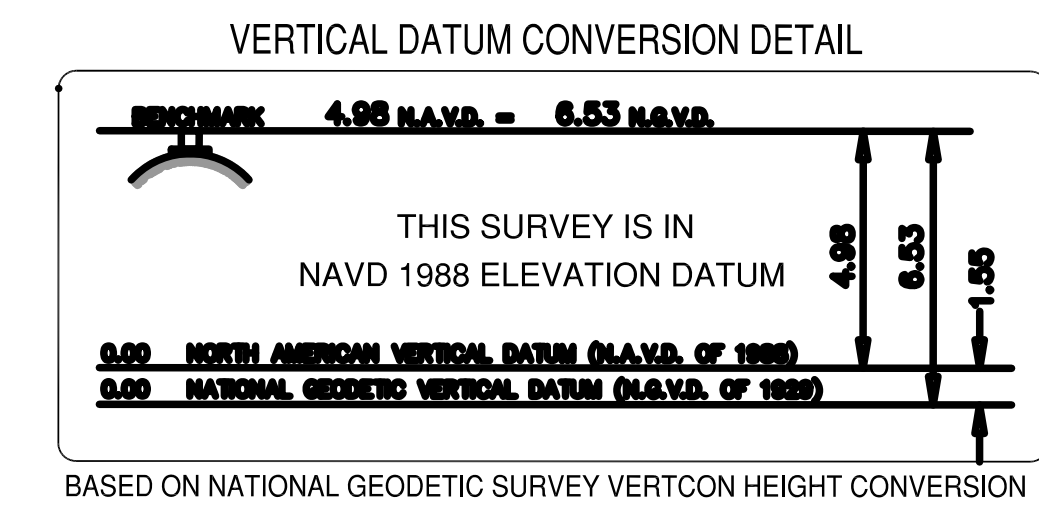


# SKETCH OF BOUNDARY SURVEY



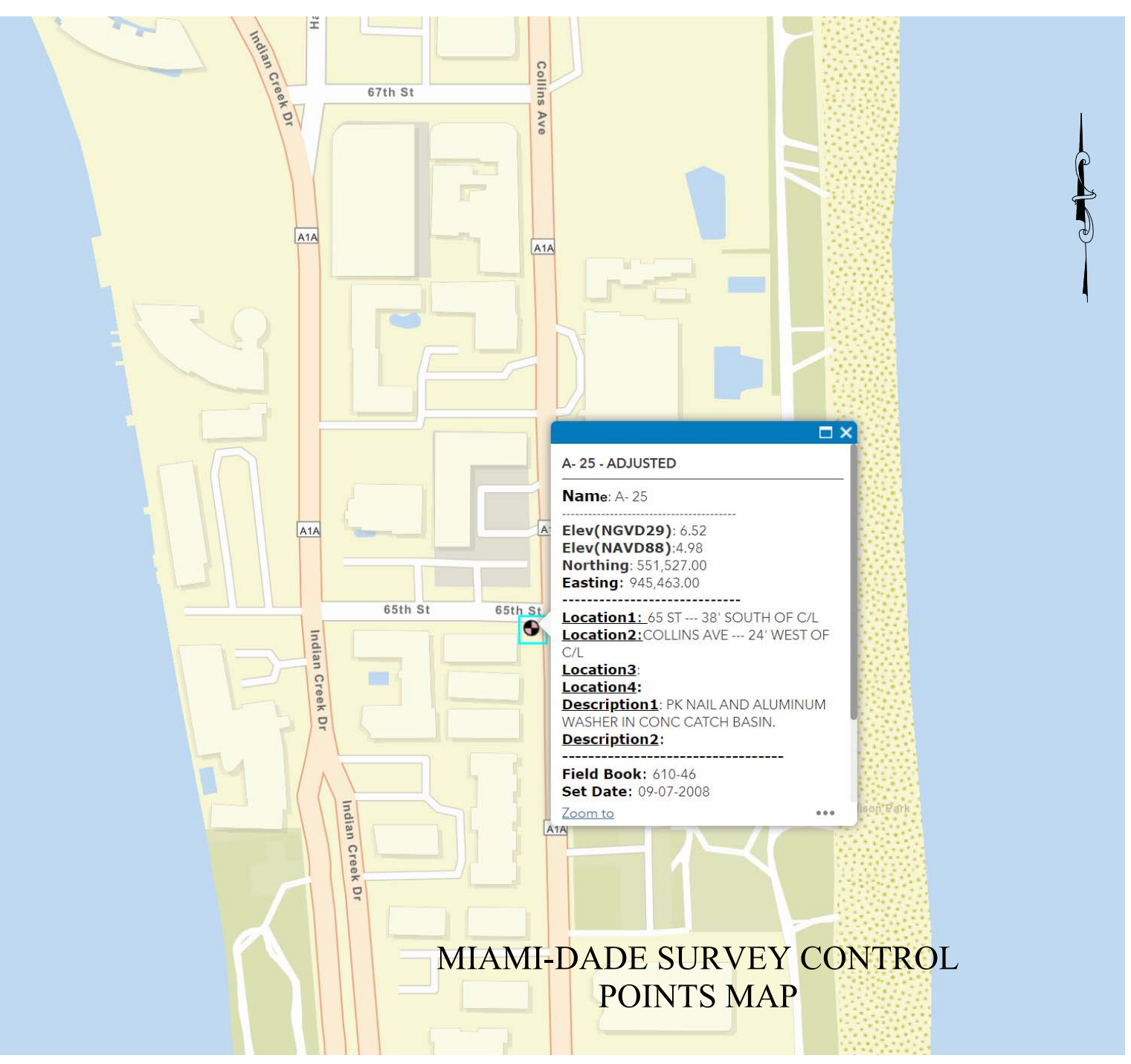
LOCATION MAP  
SCALE.....N.T.S.  
AMENDED PLAT OF SECOND OCEAN FRONT  
SUBDIVISION



GRAPHIC PROFILE  
NOT TO SCALE

## LEGEND AND ABBREVIATIONS:

P.L.S. P.R.M. P.C.P. S/F.N.&D. S/F.I.P. B.C.R. O.R.B. P.C. P.O.C. P.O.B. ID. IP IR IRC FND. N/D M C R R.E. C.B.S. C.F.L. F.F.L.E. M A/C R Δ L T CONC. E.V. N.T.S. P.B. P.L. ENC. CL	PROFESSIONAL LAND SURVEYOR PERMANENT REFERENCE MONUMENT PERMANENT CONTROL POINT SET OR FOUND NAIL & DISC SET OR FOUND 1/2" IRON PIPE BROWARD COUNTY RECORDS OFFICIAL RECORDS BOOK PAGE POINT OF COMMENCEMENT POINT OF BEGINNING IDENTIFICATION IRON PIPE IRON ROD IRON ROD AND CAP FOUND NAIL AND DISC CENTER LINE MONUMENT LINE CALCULATED DATA DATA PER LEGAL DESCRIPTION R.W. ELEVATION CONCRETE BLOCK & STUCCO CHAIN LINK FENCE FINISH FLOOR ELEVATION MEASURED AIR CONDITIONING UNIT RADUS DELTA LENGTH TANGENT CONCRETE ELEVATION NOT TO SCALE PLAT BOOK PLANTER ENCROACHMENT CLEAR	ALUMINUM LIGHT POST (SINGLE) ALUMINUM LIGHT POST (DOUBLE) ALUMINUM LIGHT POST (TRIPLE) ALUMINUM LIGHT POST (QUAD) CONCRETE LIGHT POST CONCRETE LIGHT POST (DOUBLE) WOOD LIGHT POST CONCRETE LIGHT POST STEEL LIGHT POST WOOD LIGHT POST CONCRETE POWER POLE (SQUARE) WOOD POWER POLE CONCRETE POWER POLE (CIRCULAR) CATCH BASIN CATCH BASIN CIRCULAR CATCH BASIN CURB INLET CURB INLET P-5 INLET P-6 INLET GREASE TRAP MANHOLE SANITARY SEWER MANHOLE STORM SEWER MANHOLE METAL LID (CIRCULAR) C.B.S. WALL METAL FENCE CHAIN LINK FENCE WOOD FENCE OVERHEAD UTILITY WIRES ANCHOR POWER POLE	ELECTRIC BOX WATER METER STREET LIGHT BOX T.V. BOX MAIL BOX AIR CONDITIONING UNIT AT&T. BOX TELEPHONE BOX TRAFFIC UTILITY BOX CLEAN OUT MONITORING WELL ELECTRIC METER COMMUNICATIONS WIRE PULL BOX IRRIGATION WIRE PULL BOX SEWER VALVE WATER VALVE FIRE VALVE GAS VALVE IRRIGATION VALVE IRRIGATION PUMP TRANSFORMER ON CONCRETE PAD GATE MOTOR TRAFFIC SIGN FIRE HYDRANT FIRE SIAMSE CONNECTION HANDICAP PARKING SPACE STROLLER PARKING SPACE BOLLARD/GUARD POST FLAG POLE REDUCE PRESSURE BACKFLOW PREVENTER BACKFLOW PREVENTER ASSEMBLY PARKING METER TRAFFIC CAMERA POST	PEDESTRIAN CROSSING SIGNAL GAS METER DETECTABLE WARNING SURFACE TRAFFIC SIGNAL POST SPOT ELEVATION
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## LEGAL DESCRIPTION:

PARCEL 1  
THE SOUTH 62.5 FEET OF LOT 45, BLOCK 1, OF "AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, AT PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2  
THE NORTH 37.5 FEET OF LOT 45 AND THE SOUTH 25 FEET OF LOT 46, BLOCK 1, OF "AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, AT PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

## SURVEYOR'S NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE ORIGINAL RECORD BOOK 31594, PAGE 2458, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.  
LAND AREA OF SUBJECT PROPERTY: 41,625 SQ. FT. (+/-).  
THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:10000.  
IF THIS DOCUMENT IS BEING READ IN PAPER FORMAT, IT IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL. IF THE DOCUMENT IS IN ELECTRONIC FORMAT, ACCORDING TO CHAPTER 5J-17.062 SECTION 3, IT IS NOT VALID UNLESS ELECTRONICALLY SIGNED. THE FINAL HARD COPY OF THE DOCUMENT MUST HAVE THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE SURVEYOR.  
THE ISSUE OF THIS SURVEY IS ONLY FOR THE EXCLUSIVE AND SPECIFIC USE OF THOSE PERSONS, PARTIES OR INSTITUTIONS IN THE CERTIFICATE. THE LIABILITY OF THIS BOUNDARY SURVEY IS LIMITED TO THE COST OF THE SURVEY.  
THE PROPERTY DESCRIBED ON THIS SURVEY, LIES WITHIN A FLOOD ZONE "AE-X", AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 120641-0730L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. BASE FLOOD ELEVATION 8 FEET.  
THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988, AS PER MIAMI-DADE COUNTY BENCHMARK, NAME A-25, WITH AN ELEVATION OF 4.98 FEET, LOCATED ON COLLINS AVENUE WITH A DESCRIPTION: PK NAIL AND ALUMINUM WASHER IN CONCRETE CATCH BASIN.  
UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATION AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE.  
ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT [WWW.FEMA.COM](http://www.fema.com).  
NORTH ARROW DIRECTION IS BASED ON AN ASSUMED MERIDIAN.  
ALL TIES SHOWN ARE FROM BUILDING CORNER TO PROPERTY LINE.  
THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.  
OWNERSHIP SUBJECTS TO OPINION OF TITLE.

## NOTICE:

THIS DRAWING IS THE PROPERTY OF MAPCONS GROUP, LLC.  
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF "BOUNDARY SURVEY" AND THE SURVEY MAP IS TRUE AND CORRECT AND WAS MADE UNDER MY DIRECT SUPERVISION AND THAT IT MEETS THE "STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS" PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTED LAW, CHAPTER 472.027, OF THE FLORIDA STATUTES.

MAPCONS GROUP, LLC., A FLORIDA LIMITED LIABILITY COMPANY  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB8352.

By \_\_\_\_\_  
ORLANDO GRANDAL, PSM  
PROFESSIONAL SURVEYOR AND MAPPER  
PSM No. 6677, STATE OF FLORIDA

**MAPCONS GROUP, LLC.**  
PROFESSIONAL LAND SURVEYORS  
5545 SW 8th Street, Suite 108  
Miami, Florida 33134  
Phone: 781-233-1419  
Cell: 786-233-1419  
Email: msurveying@gmail.com  
Web: www.mapconsgroup.com

BY	REVISION COMMENTS	DATE

PROJECT LOCATION:  
**MIAMI-DADE COUNTY, FLORIDA**  
6747 Collins Avenue, Miami Beach, Florida 33141  
Folio No.: 02-3211-007-0440  
CERTIFY TO:  
**BLT INVESTMENTS, LLC.**

PROJECT No:	23-099
FIELD BOOK:	FILE DATA C.
SCALE:	AS SHOWN
DRAWN BY:	A.M.
CHECKED BY:	O.G.
SURVEY:	BOUNDARY
DATE:	05-29-2023
SHEET No:	1 OF 1