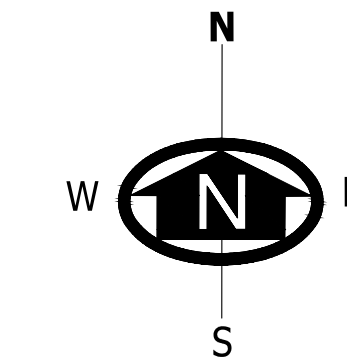
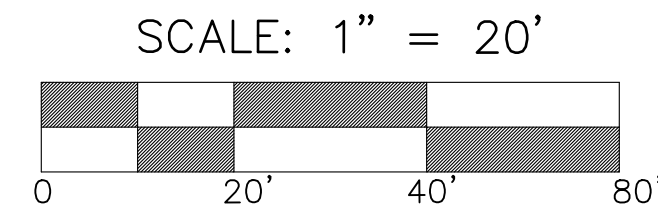


SPECIFIC PURPOSE SURVEY SKETCH TO ACCOMPANY LEGAL DESCRIPTION

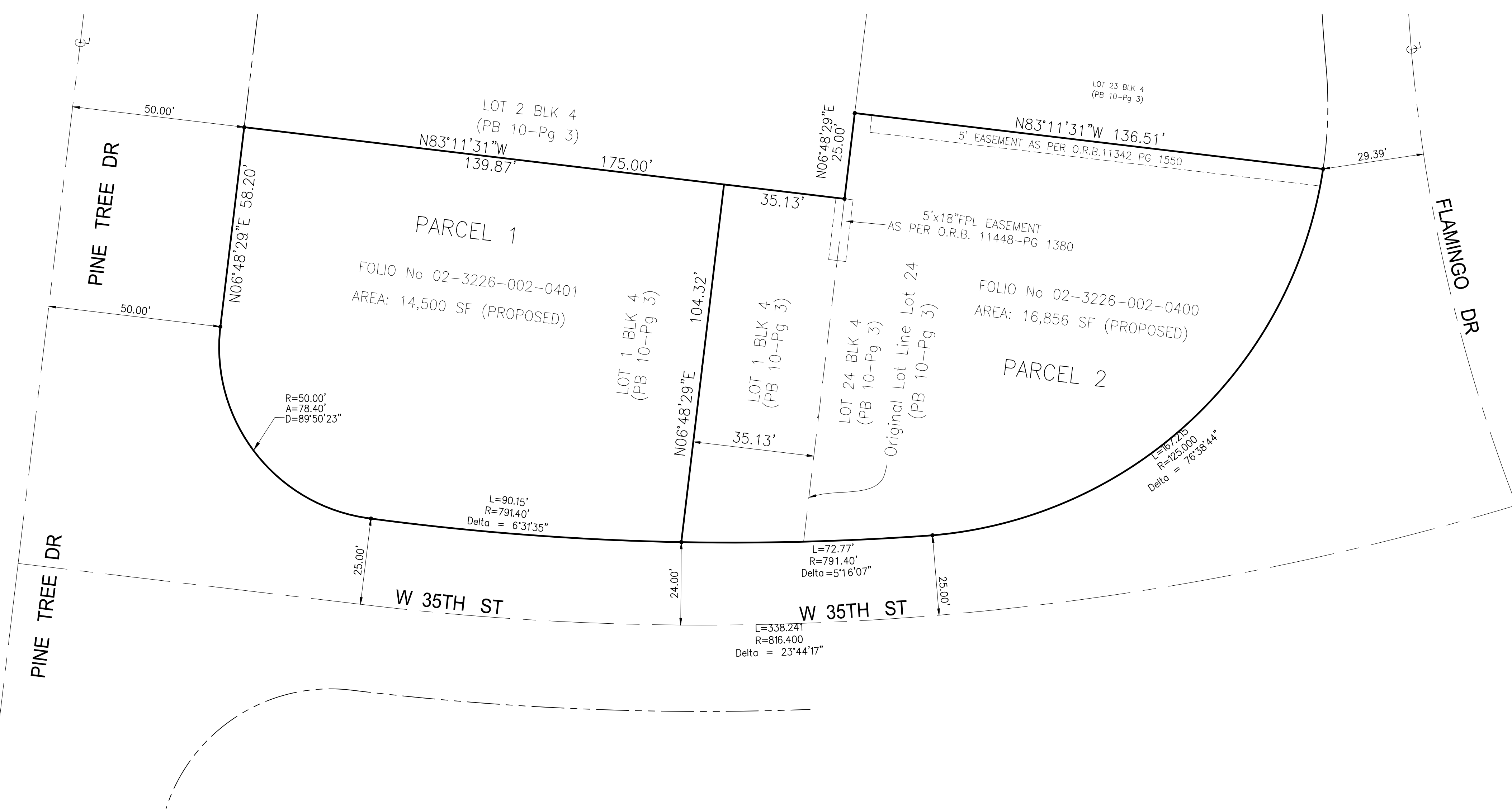
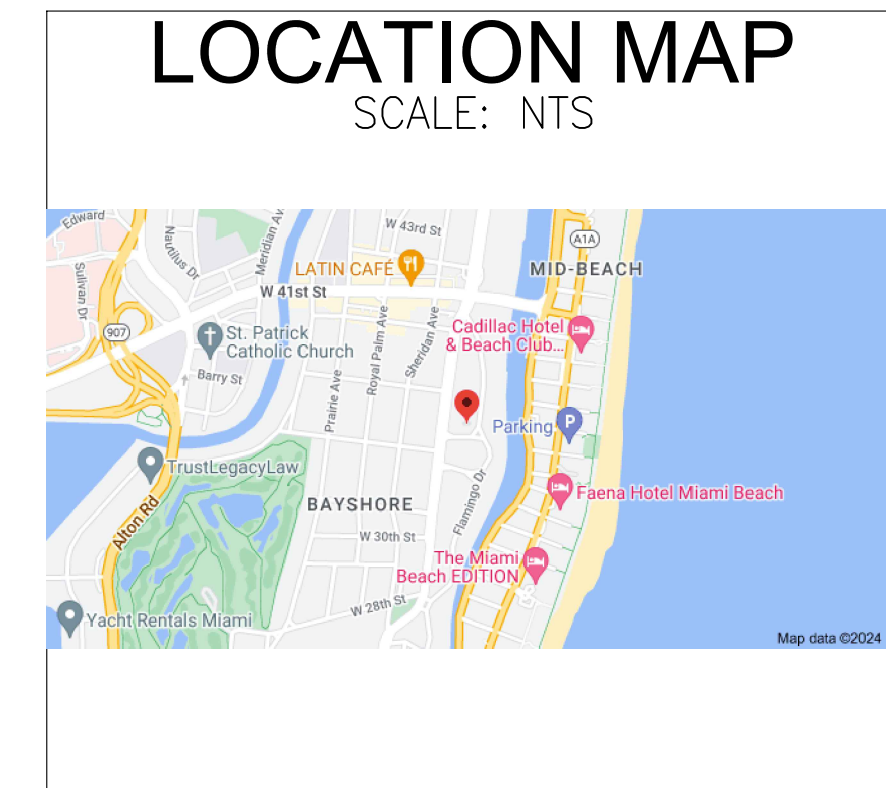


SURVEYOR'S LEGEND (IF ANY APPLIED)

BOUNDARY LINE	CATCH BASIN
STRUCTURE (BLDG.)	MANHOLE
CONCRETE BLOCK WALL	CONC. LIGHT POLE
METAL FENCE	WOOD POWER POLE
WOODEN FENCE	METAL LIGHT POLE
CHAIN LINK FENCE	FIRE HYDRANT
OVERHEAD ELECT.	WATER VALVE
EASEMENT LINE	WATER METER
WOOD DECK/PATIO	ELECTRIC BOX
ASPHALTED AREAS	CLEAN OUT
CONCRETE	HANDICAP SPACE
BRICKS OR PAVERS	PEDESTRIAN TRAFFIC LIGHT
ROOFED AREAS	TRAFFIC SIGNAL
WATER (EDGE OF WATER)	TREE
	PALM

ABBREVIATION (IF ANY APPLIED)

ARC = CURVE	P/W = PARKWAY
A/C = AIR CONDITIONING UNIT	P.O.B. = POINT OF BEGINNING
ASPH. = ASPHALT	P.O.C. = POINT OF COMMENCEMENT
B.M. = BENCH MARK	P.C. = POINT OF CURVATURE
Bk/Cor. = BLOCK CORNER	P.I. = POINT OF INTERSECTION
CALC.(C) = CALCULATED	P = PROPERTY LINE
CB = CATCH BASIN	P.P. = POWER POLE
C.B.S. = CONCRETE BLOCK STRUCTURE	P.R.M. = PERMANENT REFERENCE MONUMENT
CL = CLEAR	P.T. = POINT OF TANGENCY
CONC. = CONCRETE	RAD. = RADIAL
D.M.E. = DRAINAGE MAINT. EASEMENT	REC. (R) = RECORDED
Ø = DIAMETER	EASMT. = EASEMENT
EASMT. = EASEMENT	ELEV. = ELEVATION
ENC. = ENCROACHMENT	R/W = RIGHT OF WAY
F.D./H. = FOUND DRILL HOLE	SEC. = SECTION
F.H. = FIRE HYDRANT	S.D./H. = SET DRILL HOLE
F.N./D. = FOUND NAIL AND DISC	S.N./D. = SET NAIL AND DISC
F.I.P. = FOUND IRON PIPE	S.I.P. = SET IRON PIPE
F.S. = FOUND SPIKE	S.R.B. = SET REBAR
L.P. = LIGHT POLE	STY. = STORY
MEAS.(M) = MEASURED	SWK. = SIDEWALK
MH = MANHOLE	T.O.P. = TOP OF BANK
M = MONUMENT	U.E. = UTIL. EASEMENT
M = MONUMENT LINE	W.P. = WOODEN POLE
NTS = NOT TO SCALE	§ = SECTION LINE
R = RADIUS	Δ = DELTA
	C = CALCULATED



PROPOSED LEGAL DESCRIPTION:

PARCEL 1
A PORTION OF LOT 1, BLOCK 4, FLAMINGO TERRACE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOT 1, LESS THE EAST 35.13 FEET THEREOF, BLOCK 4, FLAMINGO TERRACE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, CONTAINING AN AREA OF 14,500 SQUARE FEET, MORE OR LESS.

PARCEL 2
LOT 2 AND A PORTION OF LOT 1, BLOCK 4, FLAMINGO TERRACE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
ALL OF LOT 2 AND THE EAST 35.13 OF LOT 1, BLOCK 4, FLAMINGO TERRACE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, CONTAINING AN AREA OF 16,856 SQUARE FEET, MORE OR LESS.

SITE ADDRESS: 3500 FLAMINGO DR, MIAMI, FL 33140
JOB NUMBER: 24-430
DATE OF SURVEY: FEBRUARY 7, 2025
FOLIO NUMBER: 02-3226-002-0400 AND 02-3226-002-0401

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. 12086C-0317L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY: **31,357 SF (+/-)**
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. B-313**, WITH AN ELEVATION OF **4.33 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N06°48'29"W, BEING THE RECORDED BEARING FOR THE CENTERLINE OF PINE TREE DRIVE, AS SHOWN ON PLAT BOOK 10 AT PAGE 3 OF THE PUBLIC RECORD 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 HARDSCAPE 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.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 51-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

THIS DRAWING IS THE PROPERTY OF AMERICAN SERVICES OF MIAMI, CORP. AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE, OR IN PART, WITHOUT PERMISSION OF AMERICAN SERVICES OF MIAMI, CORP.

NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

SURVEYOR'S CERTIFICATE:
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 51-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

This item has been digitally signed and sealed by Ed Pino, PSM[®] 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.

American Services of Miami, Corp.



DATE: APRIL 3, 2025

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AMERICAN SERVICES OF MIAMI, CORP.
Consulting Engineers . Planners . Surveyors
266 GIRALDA AVENUE
CORAL GABLES, FL 33134
PHONE: (305) 598-8627
ASOMIAMI.COM

FOR: TOD
SCALE: 1"=20'
DATE: 4/3/25
DESIGNED BY: E.P.
APPROVED BY: E.P.
DRAWN BY:
FIELD BOOK No.
CHECKED BY: E.P.
PAGE No. 1

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