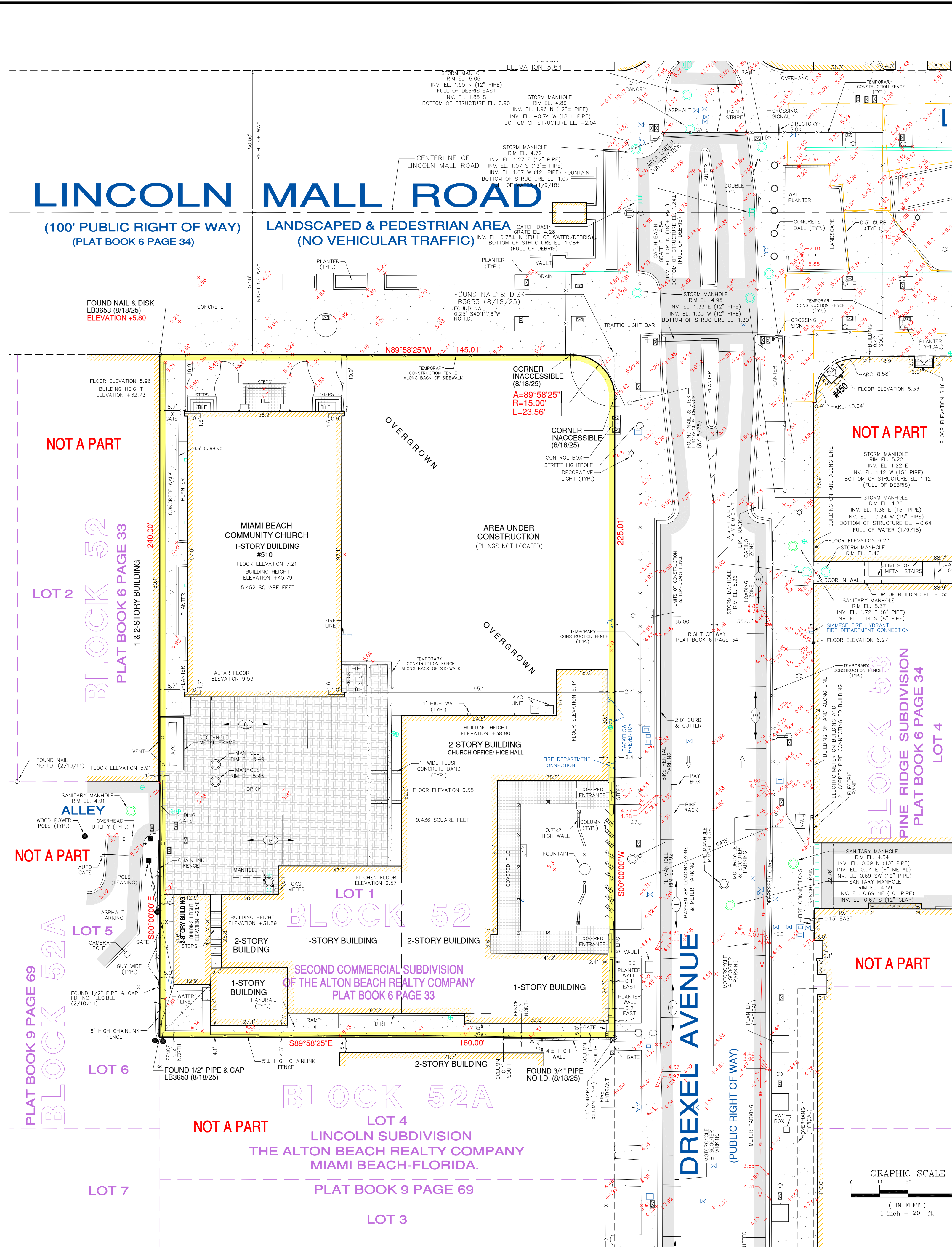


LINCOLN MALL ROAD

(100' PUBLIC RIGHT OF WAY)
(PLAT BOOK 6 PAGE 34)

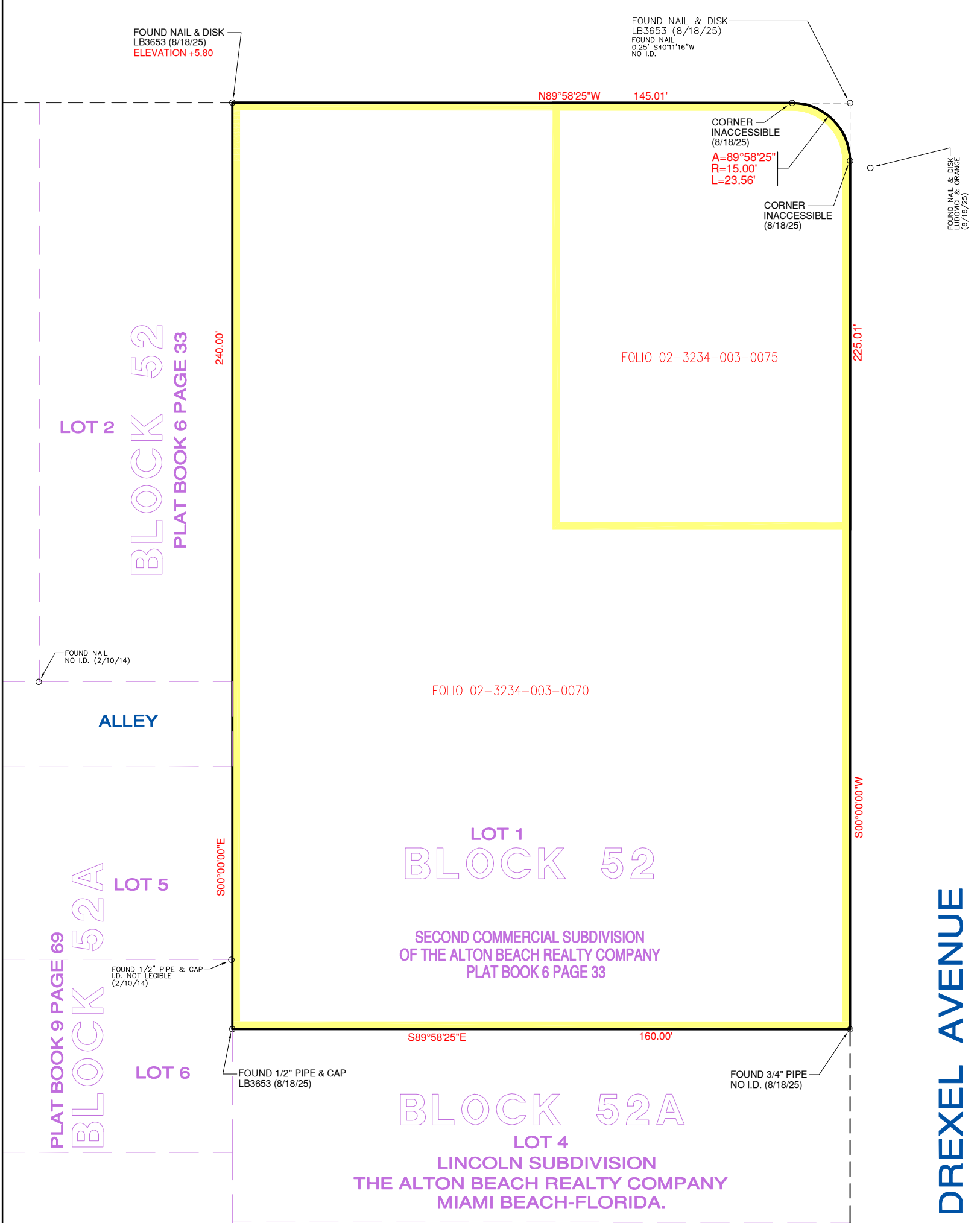
LANDSCAPED & PEDESTRIAN AREA
(NO VEHICULAR TRAFFIC)



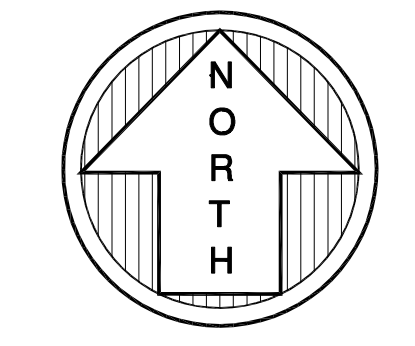
LINCOLN MALL ROAD

(100' PUBLIC RIGHT OF WAY)
(PLAT BOOK 6 PAGE 34)

LANDSCAPED & PEDESTRIAN AREA
(NO VEHICULAR TRAFFIC)

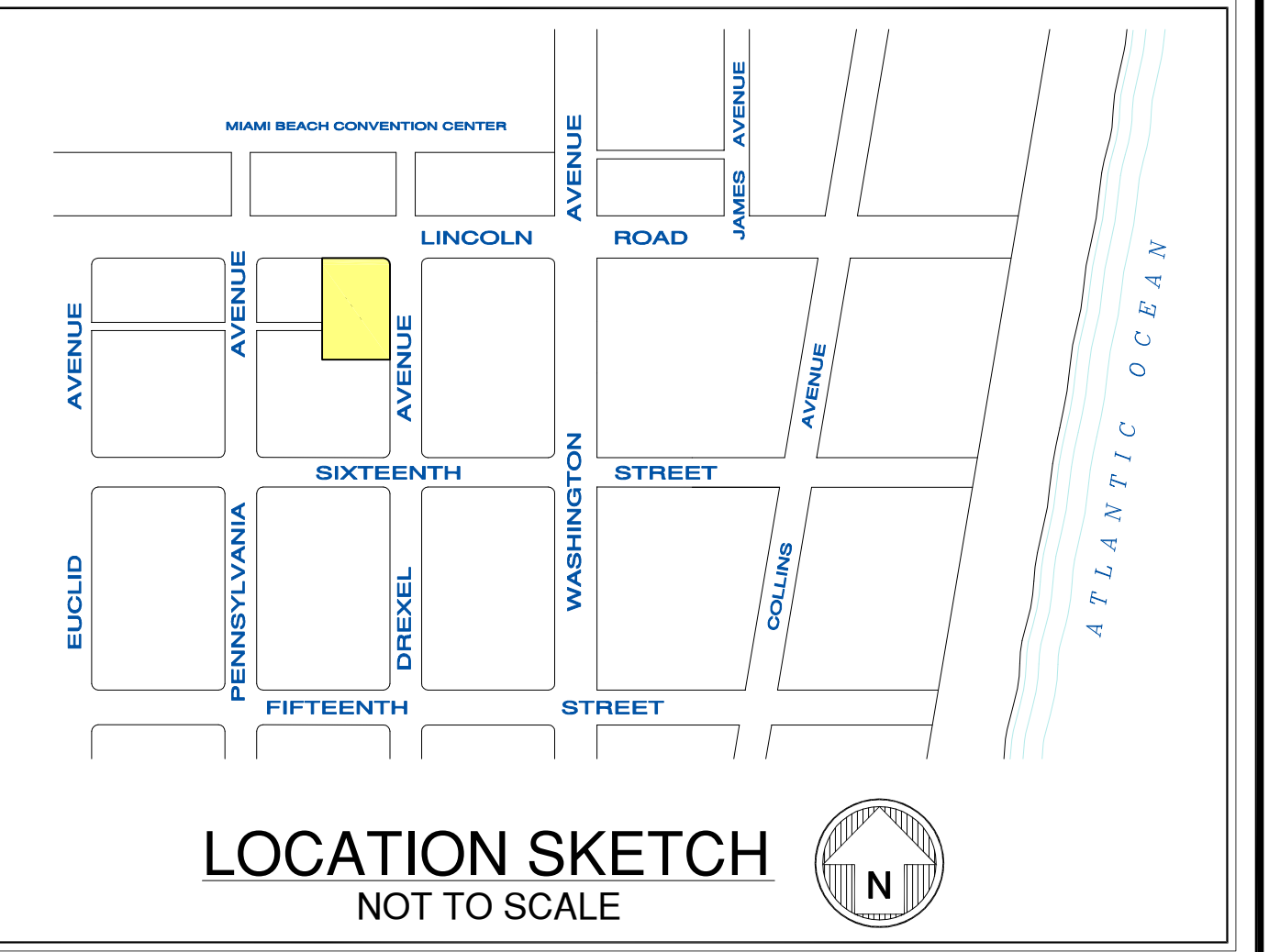
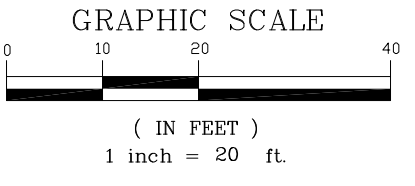


SCALE: 1"=30'



LEGEND

	CATCH BASIN		0.5' CURB
	MANHOLE		2.0' CURB & GUTTER
	LIGHT POLE		CHAIN LINK FENCE
	WATER METER		GRADE ELEVATION
	WATER VALVE		ELEVATION
	CATCH BASIN INLET		INVERT
	UTILITY POLE		SANITARY
	RISER		OFFICIAL RECORDS BOOK
	FIRE HYDRANT		DEED BOOK
	HANDHOLE		PERMANENT REFERENCE MONUMENT
	SIGN		CONCRETE
			ASPHALT PAVEMENT



LOCATION SKETCH
NOT TO SCALE

LEGAL DESCRIPTION:

Lot 1, Block 52, SECOND COMMERCIAL SUBDIVISION OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6 at Page 33 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 34, Township 53 South, Range 42 East, City of Miami, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown hereon were abstracted for restrictions, easements and/or rights-of-way of records per First American Title Insurance Company FAST File No. 1062-3090425 with an effective date of December 3, 2013. Easements and/or rights of way of record per title commitment that are plottable are shown on this "ALTA/NSPS Land Title Survey".

SCHEDULE B II PART II

- 8 Standard Exceptions
- Covenants and Restrictions in Warranty Deed recorded in Deed Book 899, Page 184. Covenants & Restrictions affect the South 70 feet of parcel but not subject to location. Blanket in nature. Not a survey matter.
- Covenants and Restrictions in Warranty Deed recorded in Deed Book 899, Page 187. Covenants & Restrictions affect the North 170 feet of parcel but not subject to location. Blanket in nature. Not a survey matter.
- Memorandum of Lease recorded in O.R.B. 28890, Page 183. Affects parcel but not subject to location. Blanket in nature. Not a survey matter.
- Agreement concerning an encroachment or encroachments by the structure located on Lot 2, Block 52 upon Lot 1, Block 51 affects parcel but not subject to location. Blanket in nature. Not a survey matter.
- Rights of tenancy in possession under unrecorded leases. Standard exception. Document not provided. Not a survey matter.
- Bearings hereon are referred to an assumed value of N 89°59'25" W for the South right-of-way line of Lincoln Road and evidenced by (2) found nail & disk.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Bench Mark National Resource Monument No. A-371, Elevation +5.38. Located September 8, 2011, at 17th Street and Washington Avenue.
- Lands shown hereon are located within an area having a Zone Designation AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0317L, for Community No. 120651, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 38,352 square feet, or 0.880 acres, more or less.
- All control measurements are within a precision of 1:10,000 by redundant measurements.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Improvements shown beyond the limits of this Boundary Survey may not be current or located.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- The location of overhead utility lines are graphically shown to indicate the approximate connection points and do not reflect the actual location, number or type of wires.
- This firm recommends that the client obtain a certified zoning verification letter from the city, county or agency responsible for zoning classification for the parcel.
- Total striped parking spaces within legal description: 12 Regular and 0 Handicap. Parking spaces were not verified for any applicable requirements.
- Legal description shown hereon per title commitment furnished by client and no claims as to ownership are made or implied.

Miami-Dade Tax Folio Numbers: 02-3234-003-0070 & 02-3234-003-0075

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on February 10, 2014, and last updated on August 18, 2025 in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on August 18, 2025.

Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below

FORTIN, LEAVY, SKILES, INC., LB3653

By:
Daniel C. Fortin, Jr., For The Firm
Professional Surveyor and Mapper, LS6435
State of Florida.

6	250528	UPDATE SURVEY (8/18/25) GC	MAP
5	240334	UPDATE SURVEY (5/20/24)	MAR
4	220279	UPDATE SURVEY (4/22/22) SD	DANAR
3	160423	UPDATE SURVEY (4/14/16) TC	MAP
2	151203	UPDATE SURVEY (8/26/15) RLL	MAP
No.	O.N.		Revision Description

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida, 33162
Phone: 305-653-4493 / Email: fls@flsurvey.com

ALTANSPS LAND TITLE SURVEY
MIAMI BEACH COMMUNITY CHURCH - 1620 DREXEL AVENUE
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	2/4/14
Scale	1"=20'
Drawn By	MAP
CAD No.	000249
Plotted	8/20/25 2:32p
Ref. Dwg.	2011-127
Field Book	626/2-3FLD.SHT. RLL
Job No.	
Dwg. No.	140001
Sheet	2014-002
	1 of 1