



**CERTIFY TO:**  
D'AMORE BUILDING AND INVESTMENTS, INC., A FLORIDA CORPORATION

**LEGAL DESCRIPTION:**  
LOT 5, BLOCK 22  
SUBDIVISION: CORRECTED PLAT ALTOS DEL  
MAR NO. 1 ACCORDING TO THE PLAT THEREOF  
AS RECORDED IN PLAT BOOK 31, PAGE 40  
PUBLIC RECORDS OF MIAMI-DADE COUNTY,  
FLORIDA

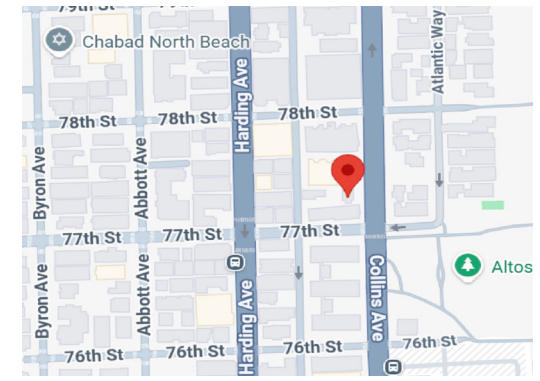
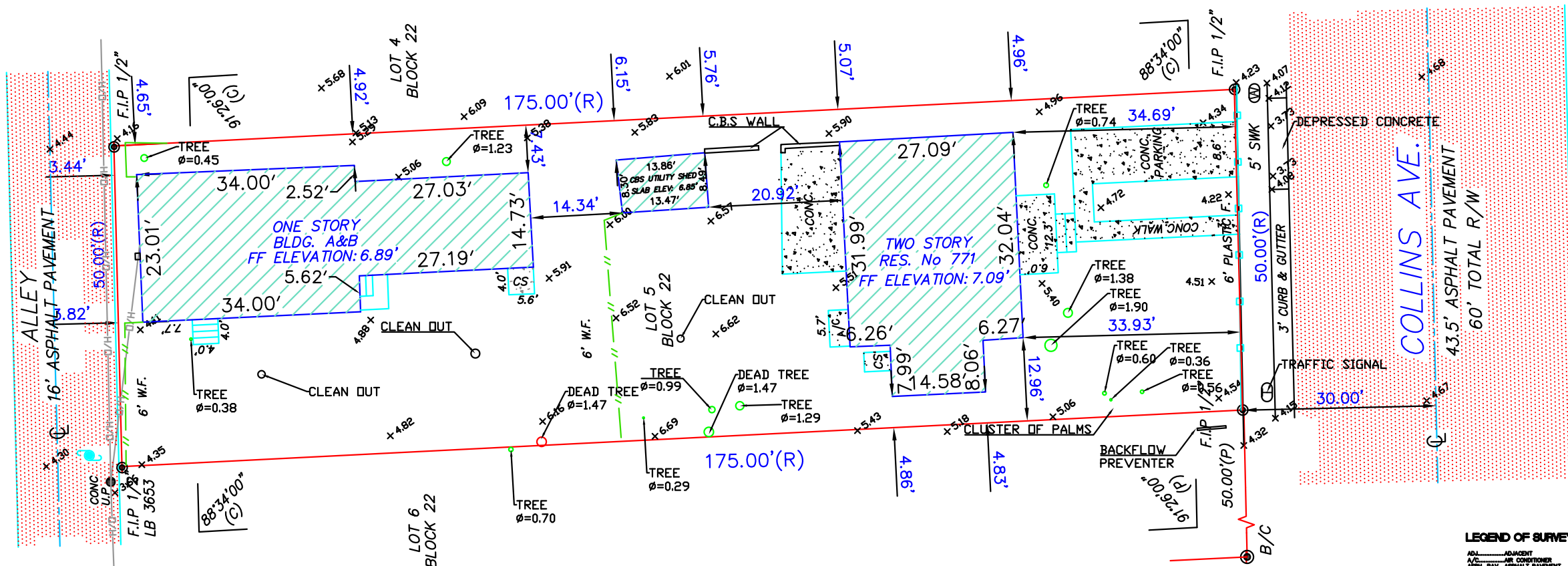
**FLOOD ZONE INFORMATION:**  
THE NFIP FLOOD MAPS  
HAVE DESIGNATED THE HEREIN  
DESCRIBED LAND TO BE SITUATED

IN FLOOD ZONE: AE  
PANEL NO/SUFFIX: 362/L  
COMMUNITY NO.: 120651  
DATE OF FIRM: 9/11/2009

THE SUBJECT PROPERTY DOES LIE  
IN A SPECIAL FLOOD HAZARD AREA

**BENCHMARK OF ORIGIN:**  
SITE BENCHMARK SET WITH GNSS  
RECEIVER USING STK CORRECTIONS.  
REDUNDANT MEASUREMENTS WERE  
MADE OVER A PERIOD OF TIME.

- Notes:
- all clearances and / or encroachments shown hereon are of apparent nature, fence ownership by visual means, legal ownership of fences not determined.
  - this is a boundary survey, prepared for use exclusively by those to whom it is certified.
  - code restriction and title search are not reflected on this survey.
  - the flood information shown hereon does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof for any damage that results from reliance on said information.
  - the lands depicted hereon were surveyed per the legal description and no claims as to ownership or matters of title are made or implied.
  - underground encroachments, if any, not located.
  - I hereby certify that the survey represented hereon meets the minimum technical standards set forth by the board of land surveyors in chapter 5-17.050 to 17.052 florida administrative code pursuant to section 472.027 fl.a. statutes.
  - if shown, bearings are to an assumed meridian (by plat)
  - if shown, elevations are referred to n.a.v.d. 1988



VICINITY MAP(N.T.S.)

- LEGEND OF SYMBOLOLOGY**
- MAN HOLE SANITARY SEWER
  - CATCH BASIN
  - FIRE HYDRANT
  - SIGN
  - HANDICAP PARKING
  - CONC. LIGHT POLE
  - WATER METER
  - WATER VALVE
  - ELECTRIC BOX
  - T.V. BOX
  - ELECTRIC METER
  - WOOD LIGHT POLE
  - METAL LIGHT POLE
  - UTILITY POLE
  - X 99.99 = SPOT ELEVATION

- LEGEND OF SURVEY ABBREVIATIONS**
- |                                   |   |
|-----------------------------------|---|
| ADJ. ADJACENT                     | ADJ. ADJACENT                             |
| A/C AIR CONDITIONER               | ASPH. PAV. ASPHALT PAVEMENT               |
| B/C BLOCK CORNER                  | B/LD. BUILDING                            |
| B/L BLOCK                         | B.M. BENCH MARK                           |
| B.C.R. BRONX COUNTY RECORD        | C/L CURB AND GUTTER                       |
| CB CATCH BASIN                    | CH.L.P. CHAIN LINK FENCE                  |
| CP CONCRETE POLE                  | C/L CENTER LINE                           |
| CL CANAL                          | C.M.S. CONCRETE BLOCK AND STUCCO          |
| C.M.E. CANAL MAINTENANCE EASEMENT | CONC. CONCRETE                            |
| CON. CORNER                       | COURT                                     |
| C.D. DEED BOOK                    | D.C.R. DADE COUNTY RECORD                 |
| D.E. DAMAGE EASEMENT              | D/H DRILL HOLE                            |
| D/W DRIVEWAY                      | CLM. CLEMATIS                             |
| ENC. ENCROACHMENT                 | E.O.W. EDGE OF WATER                      |
| F. FENCE                          | F.H. FIRE HYDRANT                         |
| F.P. FOUND                        | F.P. FOUND IRON PIPE                      |
| F.F.ELEV. FRESH FLOOR ELEVATION   | F.P.L. FLORIDA POWER AND LIGHT CO.        |
| L.E. LENGTH                       | L.M.E. LAKE MAINTENANCE EASEMENT          |
| L.M.E. LAKE MAINTENANCE EASEMENT  | M.F. METAL FENCE                          |
| M.S. MANHOLE SANITARY SEWER       | M.L. MONUMENT LINE                        |
| M. MEASURED                       | M.D. MAIL AND DISC                        |
| N. NORTH                          | N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM |
| N.T.S. NOT TO SCALE               | N.O. OVER HAND                            |
| O.R.B. OFFICIAL RECORD BOOK       | O.U.L. OVERHEAD UTILITY LINE              |
| P. PLAT                           | P.B. PLAT BOOK                            |
| P.C. POINT OF CURVATURE           | P.C.C. POINT OF COMPOUND CURVATURE        |
| P.C.P. PERMANENT CONTROL POINT    | P.I. POINT OF INTERSECTION                |
| P.I. PARKING                      | P.K. PARKER KALON                         |
| P.L. PROFESSIONAL LAND SURVEYOR   | P.L. PROPERTY LINE                        |
| P.O.B. POINT OF BEGINNING         | P.O.C. POINT OF COMMENCEMENT              |
| P.O.C. POINT OF COMMENCEMENT      | P.P.M. PERMANENT REFERENCE MONUMENT       |
| P.T. POINT OF TANGENCY            | R. RECORD                                 |
| R.C. RECORD AND MEASURED          | R.M. RECORD AND MEASURED                  |
| R/W RIGHT-OF-WAY                  | S. SOUTH                                  |
| SEC. SECTION                      | S.L.P. SET IRON PIPE                      |
| S.L.P. SET IRON PIPE              | S.E. SPECIAL                              |
| TYP. TYPICAL                      | U.E. UTILITY EASEMENT                     |
| U.E. UTILITY EASEMENT             | U.P. UTILITY POLE                         |
| W.F. WOOD FENCE                   | W.M. WATER METER                          |
| W.M. WATER METER                  | WEST                                      |

**Julio S Pita**  
Digitally signed by Julio S Pita  
Date: 2025.10.13 18:28:06 -04'00'  
JULIO S. PITA P.S. & M # 5/89  
STATE OF FLORIDA  
NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL



REVISIONS	DATE	DRAWN BY	TOPOGRAPHIC SURVEY	PROPERTY ADDRESS: 7710 COLLINS AVENUE MIAMI BEACH, FL 33141	THOMAS J. KELLY INC. SURVEYORS-MAPPERS LAND PLANNERS	L.B. # 8077 9495 SW 99 STREET MIAMI FLORIDA 33176 TEL:(786) 242-7692 DADE, (954) 779-3288 BRWD E-MAIL: tjksurveys@gmail.com	
BOUNDARY & TOPO & TREE	4/1/24	J.P.					
UPDATE	10/13/25		SURVEY NO. 25-1190 F.B.	SCALE: 1:20 SHEET No. 1 of 1			