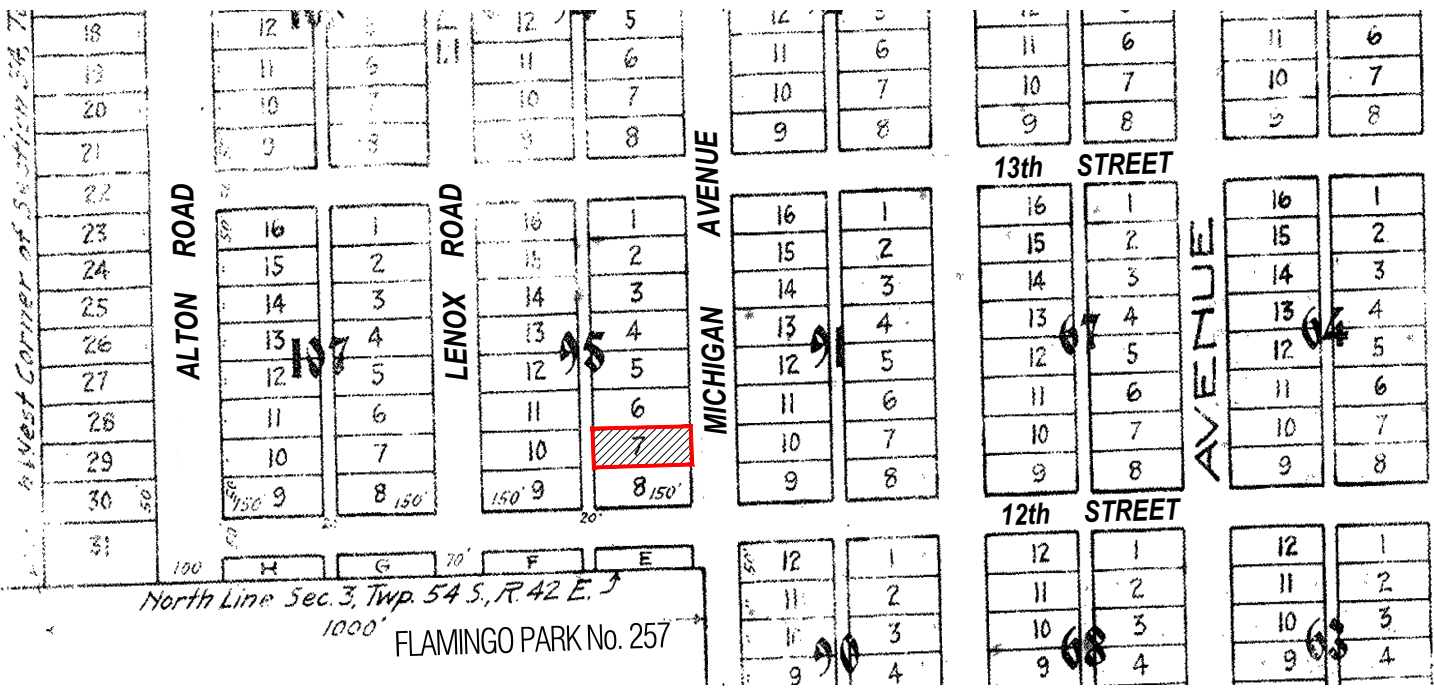




LOCATION SKETCH:
SCALE: N.T.S.



SURVEYOR'S REPORT :

1. MAP OF BOUNDARY SURVEY FOR:
1210 MICHIGAN AVENUE, MIAMI BEACH, FLORIDA 33139

2. LEGAL DESCRIPTION :
Lot 7, Block 95 of "OCEAN BEACH ADD. No. 3"; according to the Plat Thereof as Recorded in Plat Book 2 at Page 81 of the Public Record of Miami Dade County, Florida.

3. SOURCES OF DATA (HORIZONTAL CONTROL):
The North Arrow and Bearings as shown hereon are based on bearings value S02°01'07"E, along the center line of Michigan Avenue; according to Plat Book 2, Page 81 of the Public Records of Miami Dade County, Florida.

4. SOURCES OF DATA (VERTICAL CONTROL):

FLOOD INFORMATION BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENT MANAGEMENT AGENCY: (NGVD29)

F.I.R.M. date	Flood Zone	Base elevation	Community	Panel No.	Suffix	BM Used
09-11-2014	AE	8.0'	120651	0317	L	V 310 ELEV. 4.57 NGVD29

5. ACCURACY : The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.

6. LIMITATIONS :
■ This survey was performed for the sole and exclusive benefit of the parties to whom it was certified. ■ Likewise, any reuse of this survey for any purpose other than which was originally intended, without the written permission of the undersigned surveyor, will be done so at the risk of the reusing party and without any liability to the undersigned surveyor. ■ Since no other information other than what is cited in the Sources of Data were furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of County, or the records of any other public and private entities as their jurisdictions may appear. ■ Land shown hereon were not abstracted for easements and/or right-of-way of record except as shown on the Record Plat if any. ■ The Surveyor makes no representation as to ownership or possession of the Subject Property by any entities or individual who may appear of public record. ■ This survey may be subject to dedications, limitations, restrictions, reservations, encumbrances or easements of record the same that may not be noted or depicted hereon. ■ No improvements were located, other than those shown. ■ This survey does not purport to show ownership of walls and/ or fences along property lines. ■ Unless otherwise noted, this firm has not attempted to locate underground footings and/or foundations. ■ The elevations (if any) 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. ■ Wall ties are to the face of the same. ■ Fence ties are from the nearest face of the same to the property line. ■ Public Records have not been researched by the surveyor to determined the accuracy of these descriptions nor have adjoining properties been researched to determine overlaps and hiatus. ■ The survey depicted here is not covered by professional liability insurance. ■ Notice: Sunshine State One Call of Florida, Inc. must be contacted at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. Pursuant to Chapter 556.101-111 of the FI. Statutes.

ABBREVIATIONS AND LEGEND:

A =arc	HT =high (height)	PRM =permanent reference monument	+ X.XX' elevation NGVD29	—○— board fence
ADJ =adjacent	L.F.E.=lowest floor elevation	PT =point of tangency	+ (X.XX)' elevation NAVD88	—/— CBS wall / fence
A.E. =anchor easement	LME =lake maintenance easement	R =radius	⊕ fire hydrant	—x— chain link fence
BBQ =barbecue		R/R =railroad	⊕ FPL FPL box	—○— pre-cast fence
BOB =basis of bearings	LS =land surveyor	R/W =right-of-way	⊕ gas meter	—○— picket fence
BM =bench mark	M =measured distance	Sec =section	⊕ GT propane gas tank	—//— wooden fence
BC =block corner	NA =not applicable	S =south	⊕ manhole (unknown)	
CME =canal maintenance easement.	N&D =nail & disc	T =tangent	⊕ pool equipment	—B— base line
C =calculated	NAVD=national american vertical datum	U.E. =utility easement	⊕ pool water heater	—C— center line
Ch =chord	NGVD=national geodetic vertical datum	W =west	⊕ concrete power pole	—M— monument line
CBS =concrete block structure	N =north	⊕ air conditioner	⊕ wood power pole	—OH— overhead utility line
Ø =diameter	NTS =not to scale	⊕ a/c split	⊕ catch basin	⊕ covered / rofed
D =central angle	OH =overhang	⊕ clean out	⊕ communication box	⊕ building/adjacent
DH =drill hole	O/S =offset	⊕ electric register	⊕ electric meter	⊕ asphalt
DME =drainage maintenance easement	ORB =official record book	⊕ electric panel	⊕ water back flow	⊕ concrete
E =east	P =plat	⊕ emergency generator	⊕ water meter	⊕ pavers
F.I.P. =found iron pipe no id	P.B. =plat book		⊕ well & electric pump	⊕ tile
F.I.R. =found iron rebar no id	P.C. =point of curvature			⊕ vegetation
F.N&D=found nail and disc	PG =page			⊕ water
F.F.E.=finish floor elevation	PCP =permanent control point			⊕ wooden
	P/L =property line			
	POB =point of beginning			
	POC =point of commencement			

CERTIFY TO : ANDREW MIRMELLI.

SURVEYOR'S CERTIFICATE : I hereby certify: That this "Boundary and Topographic Survey" and Report resulting therefor was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Section 5J-17.050 through 5J-17.052 of the Florida Administrative Code and it's implementing law, chapter 472.027 of the Florida Statutes.

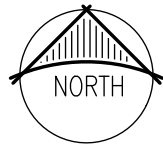
NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps and Reports by other than the signing party are prohibited without the written consent of the signing party.

By: **Miguel J. Garay**
Professional Surveyor and Mapper
No. 6594 State of Florida

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Date: 04-22-2024
Job No.24-12843F
Sheet No. 1 of 1

PRISMA LAND SURVEYORS LLC
SURVEYOR AND MAPPERS LB. 8036
north central and south florida



MAP OF BOUNDARY SURVEY:

SCALE 1" = 20'

