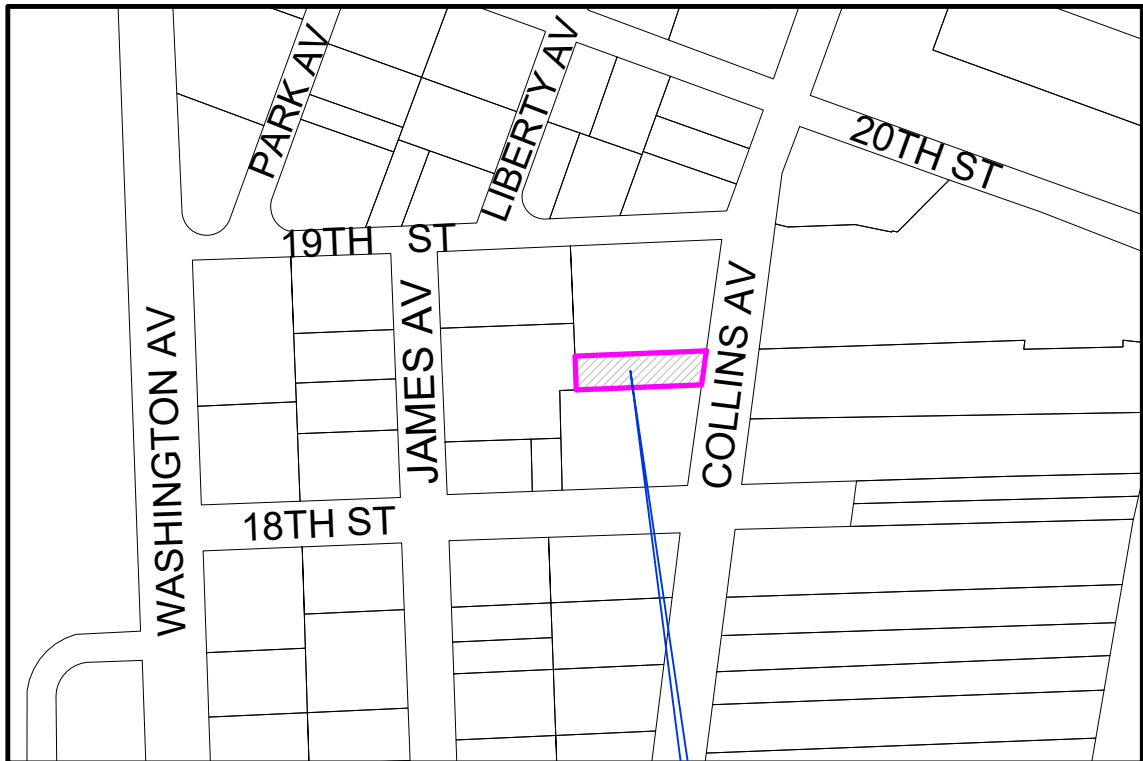
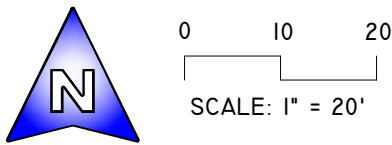


MAP OF BOUNDARY SURVEY



LOCATION MAP

Not to Scale

Subject Property

LEGAL DESCRIPTION:

Lot 4, less the West 25 feet thereof, Block 2, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the plat thereof, as recorded Plat Book 2, Page 77, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S REPORT AND GENERAL NOTES

(Not valid without the attached Survey Map)

- Legal Description has been from Public Records.
- References to "Deed", "Record" or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.
- These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor. A title search has not been performed by the surveyor.
- North arrow direction is based on an assumed Meridian. Bearings are based on an assumed meridian on a well-established line, said line is being noted as BR on the Survey Map.
- Only above ground improvements are shown herein. Foundations, underground features and utilities have not been located.
- Survey markers found in the field have no identification unless otherwise shown. Any survey marker set by our company is labeled LB 7262 or PSM 6169.
- Fence ownership has not been determined. Distances from existing fences to boundary lines are approximate. Fence/walls width and conditions must be considered to determine true location. Lands located beyond perimeter fences might or might not be being used by adjoining parcels have not been investigated.
- This Survey Map is intended to be displayed at the scale shown hereon. Data is expressed in U.S. Survey Foot.
- This Survey Map is being prepared for the use of the party/parties that it is certified to and does not extend to any unnamed individual, entity or assignee.
- FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120651 (City of Miami Beach), Panel 0317, Suffix L, revised on Sept 11th, 2009, this real property falls in Zone "AE" with Base Flood Elevation 8 feet (NGVD 1929).
- HORIZONTAL ACCURACY:** The accuracy obtained thru redundant measurements and calculations resulted from field occupation of survey points and control monuments, has been found satisfactory for the expected use of and the type of survey produced herein.
- VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the National Geodetic Vertical Datum of 1929 (NGVD 1929). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:
Bench Mark # 1: Miami-Dade County Public Works Department Bench Mark D-160, Elevation = 5.36 feet
Description: PK Nail and aluminum washer in conc catch basin.
Location: 232' South of c/l of 22 Street and 25' East of c/l of HWY A-1-A (Collins Avenue)
Bench Mark # 2: Miami-Dade County Public Works Department Bench Mark Y-310-R, Elevation = 5.62 feet
Description: PK Nail and aluminum washer in conc sidewalk near traffic control box.
Location: 52' North of c/l of 17 Street and 52' West of c/l of Washington Avenue.

I HEREBY CERTIFY TO:

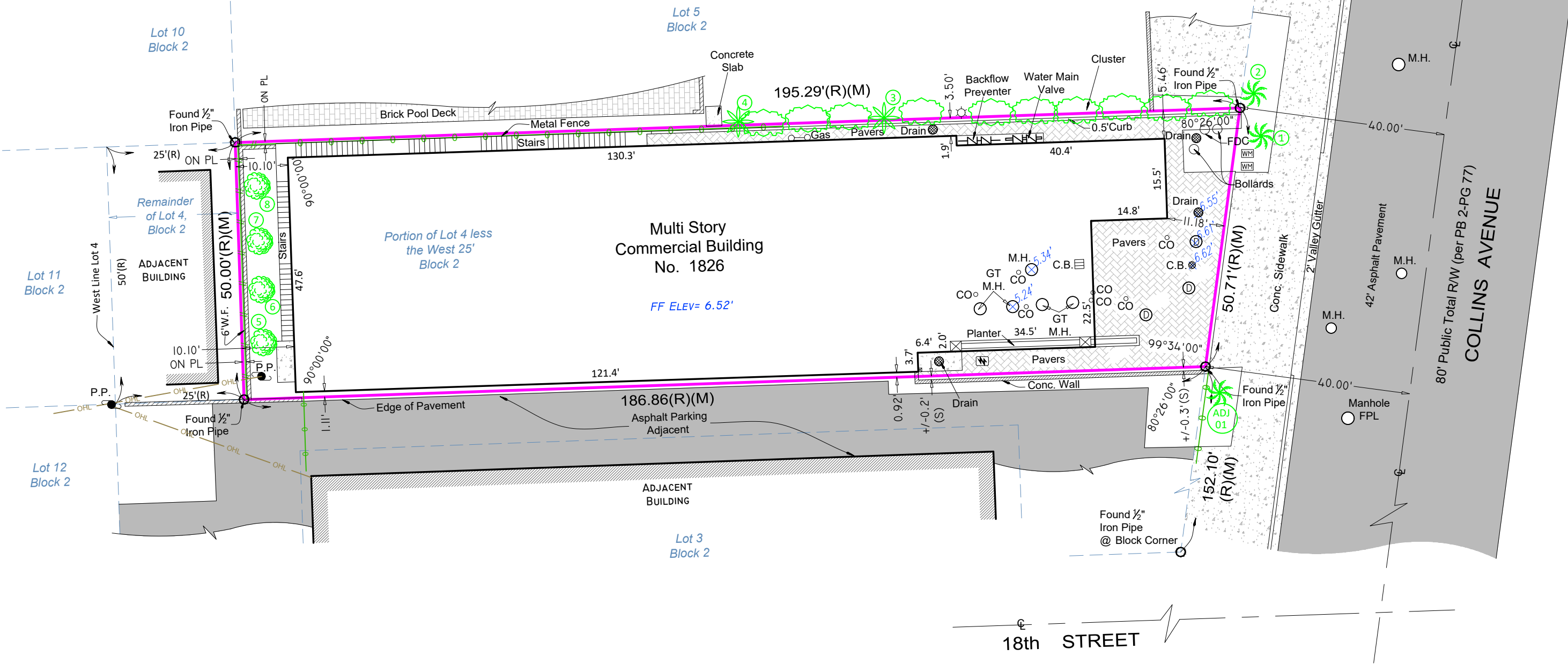
C/O Crescent Heights, IC LLC.

That this Survey conforms to the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in applicable provisions of chapter 5J-17, Florida administrative code pursuant to Section 472.027 Florida Statutes. This Survey is accurate and correct to the best of my knowledge and belief.



Digitally signed by Odalys C Bello
DN: c=US, o=Bello and Bello Land
Surveying Corp.,
dnQualifier=A01410C000001884E3B
67E8000DD40A, cn=Odalys C Bello

Odalys C. Bello-Iznaga
Professional Surveyor and Mapper LS6169 · State of Florida
Field Work Date: 07/29/2024
Field Work Update: 03/18/2025



Existing Tree Inventory & Disposition Table:

Tree #	Species	Botanical Name	DBH"	Height'	SPREAD'	CONDITION	Disposition Provided by Others	CRZ'	TPZ'
1	Coconut palm	Cocos nucifera	11	20	20	FAIR	REMAIN	06'	06'
2	Coconut palm	Cocos nucifera	11	25	20	FAIR	REMAIN	06'	06'
3	Foxtail palm	Wodyetia bifurcata	11	25	15	FAIR	REMAIN	02'	02'
4	Foxtail palm	Wodyetia bifurcata	8	25	15	FAIR	REMAIN	02'	02'
5	Gumbo limbo	Bursera simaruba	6	25	25	GOOD	REMAIN	06'	06'
6	Gumbo limbo	Bursera simaruba	5	25	15	GOOD	REMAIN	06'	06'
7	Gumbo limbo	Bursera simaruba	3	25	10	FAIR	REMAIN	06'	06'
8	Gumbo limbo	Bursera simaruba	6	25	20	GOOD	REMAIN	06'	06'
ADJ 01	Coconut palm	Cocos nucifera	11	35	20	FAIR	REMAIN	03'	03'

LEGEND, SYMBOLS & ABBREVIATIONS

CONCRETE (CONC.)
CONC. BLOCK WALL
WOOD DECK
COVERED AREA
PAVERS SLAB / DRIVEWAY
TILE SLAB / DRIVEWAY
ASPHALT PAVEMENT
CHAIN LINK FENCE (CLF)
WOOD FENCE (WF)
IRON METAL BARS FENCE (IF)
PLASTIC FENCE (PF)
METAL FENCE (MF)
OVERHEAD UTILITY LINES

WATER VALVE
POWER POLE
GUY ANCHOR
WATER METER
CONC. LIGHT POLE
WELL
ELECTRIC BOX
STREET SIGN
SANITARY MANHOLE
DRAINAGE MANHOLE
MANHOLE
FIRE HYDRANT
CABLE BOX (CATV)

FPL TRANSFORMER
CATCH BASIN OR INLET
EXISTING ELEVATION
PERMANENT REFERENCE MONUMENT
PROPERTY CORNER
PERMANENT CONTROL POINT
AIR CONDITIONER PAD
BASE BUILDING LINE
BENCH MARK
BEARING REFERENCE
CALCULATED
CONCRETE BLOCK STRUCTURE
CENTER LINE

(CMA X-X) = CITY OF MIAMI
MUNICIPAL ATLAS X-X
ELEV = ELEVATION
ENCR = ENCROACHMENT
FLOOR ELEV (M) = FIELD MEASURED
MONUMENT LINE
ORB = OFFICIAL RECORD BOOK
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVE
PG = PAGE
PROPERTY LINE
PRC = POINT OF REVERSE CURVE

PSM = PROFESSIONAL SURVEYOR
AND MAPPER
PT = POINT OF TANGENCY
(R) = RECORD
RGE = RANGE
R/W = RIGHT OF WAY
SEC = SECTION
TBM = TEMPORARY BENCH MARK
TWS = TOWNSHIP
MDCR = MIAMI-DADE COUNTY RECORDS
BCR = BROWARD COUNTY RECORDS
FDC = FIRE DEPARTMENT CONNECTION

Property Address:
1826 Collins Avenue, Miami Beach, Florida 33139

Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

QA/QC BY: OCBI

DRAWN BY: IC

FIELD DATE: 07-29-2024

UPDATED DATE: 03-18-2025

Project No. 25-27229/24675

Page 1 of 1

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