

# SKETCH OF BOUNDARY SURVEY

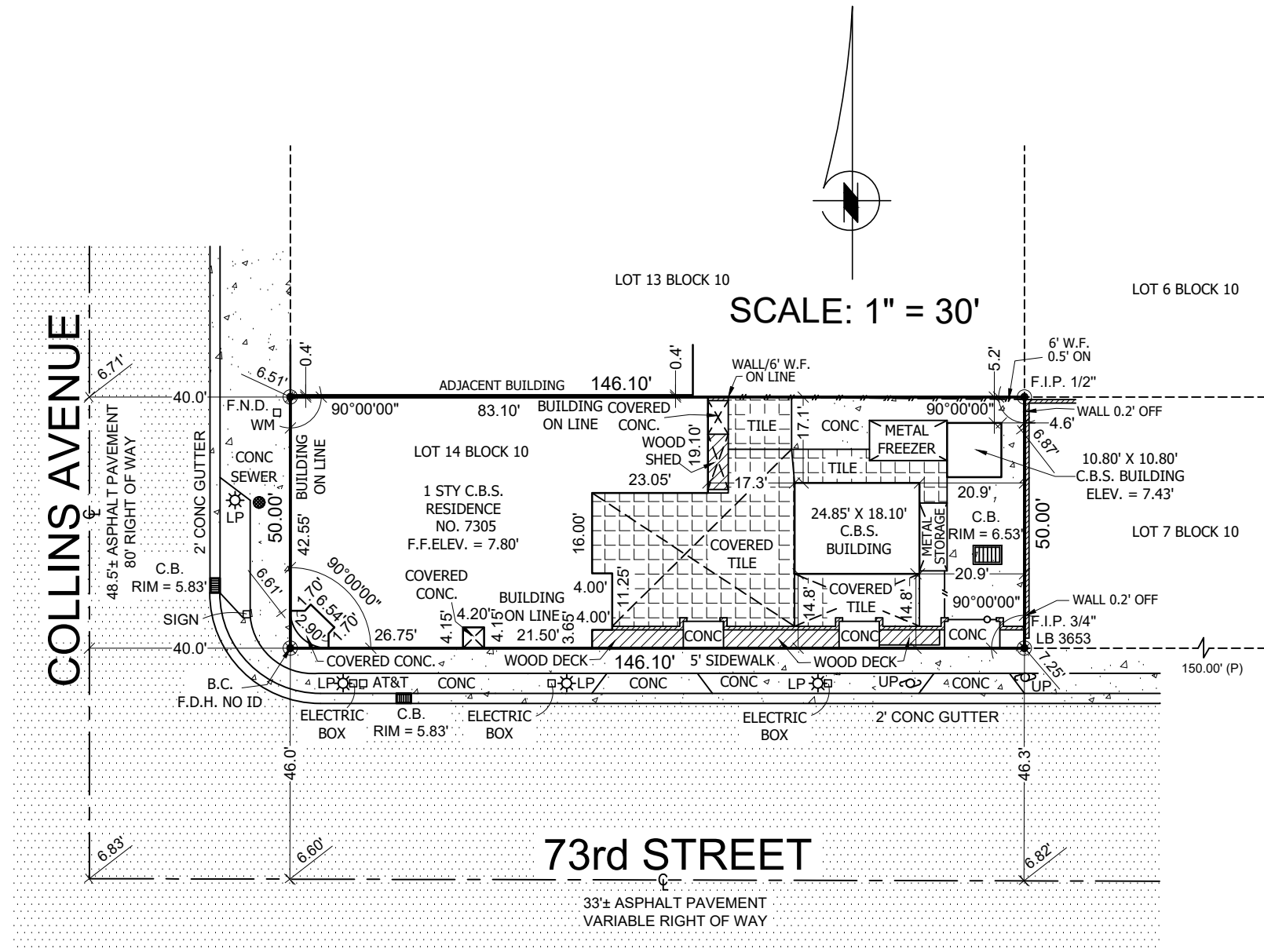
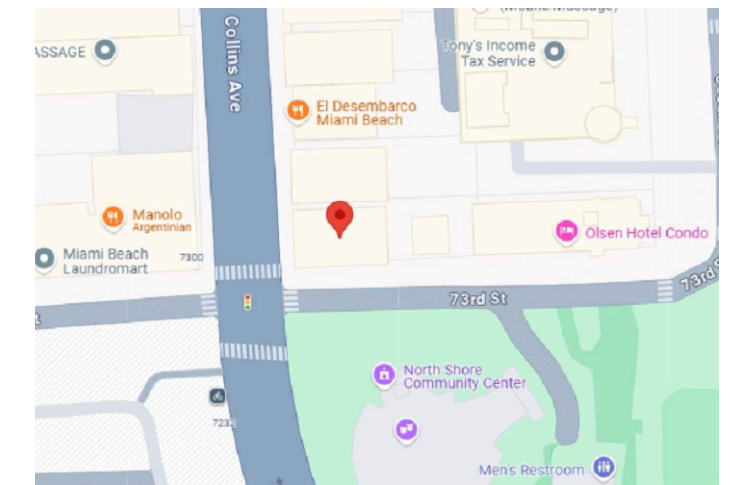
LEGAL DESCRIPTION:

LOT 14, BLOCK 10, TOWNSITE OF HARDING,  
ACCORDING TO THE PLAT THEREOF AS  
RECORDED IN PLAT BOOK 34, PAGE 4,  
PUBLIC RECORDS OF MIAMI-DADE COUNTY,  
FLORIDA.

FOLIO: 02-3202-003-1241

CERTIFIED TO: COLLINS 73RD INVEST GRP LLC

LOCATION SKETCH (N.T.S.)



COLLINS AVENUE

73rd STREET

h) Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.  
i) All roads shown hereon are public unless otherwise noted.  
j) No identification cap found on property corners unless otherwise noted.  
k) Distance along boundary are recorded and measured unless otherwise noted.  
l) The graphic portions of this document are intended to be displayed at the graphic/name scales as depicted. Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.

(NVD) unless otherwise noted. Underground features, if any, not identified nor located except as may be indicated hereon.  
o) All clearances and/or encroachments shown hereon are of the apparent nature, hence legal ownership not determined.  
p) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the Certification.  
q) Code restrictions and title search not reflected in this survey.  
r) Underground utilities and encroachments, if any, not located.

a) 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.  
b) The survey shows platted easements and right-of-ways. There may exist additional restrictions and/or encroachments which affect this property.  
c) Elevations shown hereon are with references to the National Geodetic Vertical Datum

P.O.B.=Point of Beginning  
M/A=Non applicable  
O/S=Off Set  
BBQ=Barbecue  
P.P.=Power Pole  
R/R=Railroad  
S.I.P.=Set Iron Pipe & cap  
No.=Number

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BM=Bench Mark  
Chatto=Chattahoochee  
F.D.H.=Found Drill Hole  
W/M=Water Meter  
F.I.P.=Found Iron Pipe  
F.N.=Found Nail  
A=Central Angle

U.E.=Utility Easement  
CONC.=Concrete  
CL=Clear  
ENCR=Encroaching  
C=Center Line  
A=Arc Length  
Ch=Chord

NOTES:

"This Survey Declaration is made on the Field Date indicated, to the Owner(s) listed. It is not transferable to additional institutions or subsequent Owners."  
The intended use of this survey is for Mortgage purposes only, any other use is not valid without the write consent of the signing Professional Surveyor and Mapper.

NOTES: NO ENCROACHMENTS FOUND AT THE TIME OF THIS SURVEY

PROPERTY ADDRESS: 7305 Collins Avenue, Miami Beach, Florida. 33141

LOWEST FLOOR ELEVATION	N/A	FLOOD ZONE	AE	COMM/PANEL No.	120651/12086C0326L	BENCH MARK USED	G-313
LOWEST ADJACENT GRADE	N/A	BASE FLOOD ELEV.	8.0'	DATE OF FIRM	09-11-2009	ELEVATION	8.26'
						COUNTY	MIAMI-DADE

NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER	BOUNDARY SURVEY	<p>GUILLERMO A. GUERRERO</p> <p>Professional Surveyor &amp; Mapper No. 6453</p> <p>682 East 21st Street, Hialeah, FL 33013</p> <p>(305)333-3328 Cell</p> <p>guerrerops@aol.com</p>	
	<p>I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 OF FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.</p> <p>FIELD DATE: 03-10-2025</p> <p>GUILLERMO A. GUERRERO</p> <p>PROFESSIONAL SURVEYOR &amp; MAPPER No. 6453</p>		
NOTES/REVISIONS	BASIS OF BEARINGS	SCALE: 1"=30'	JOB No. GG-25-7305