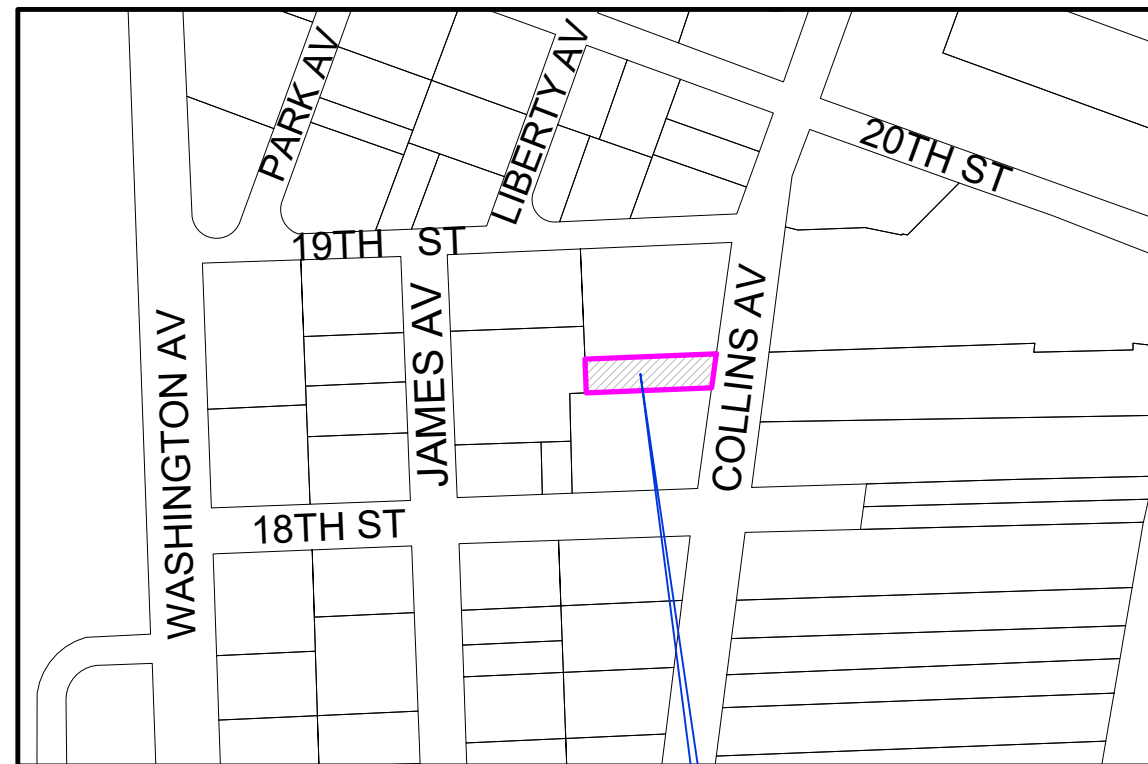
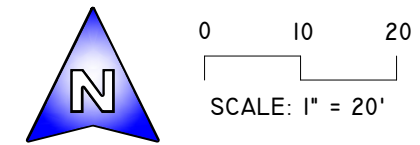


MAP OF BOUNDARY SURVEY



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

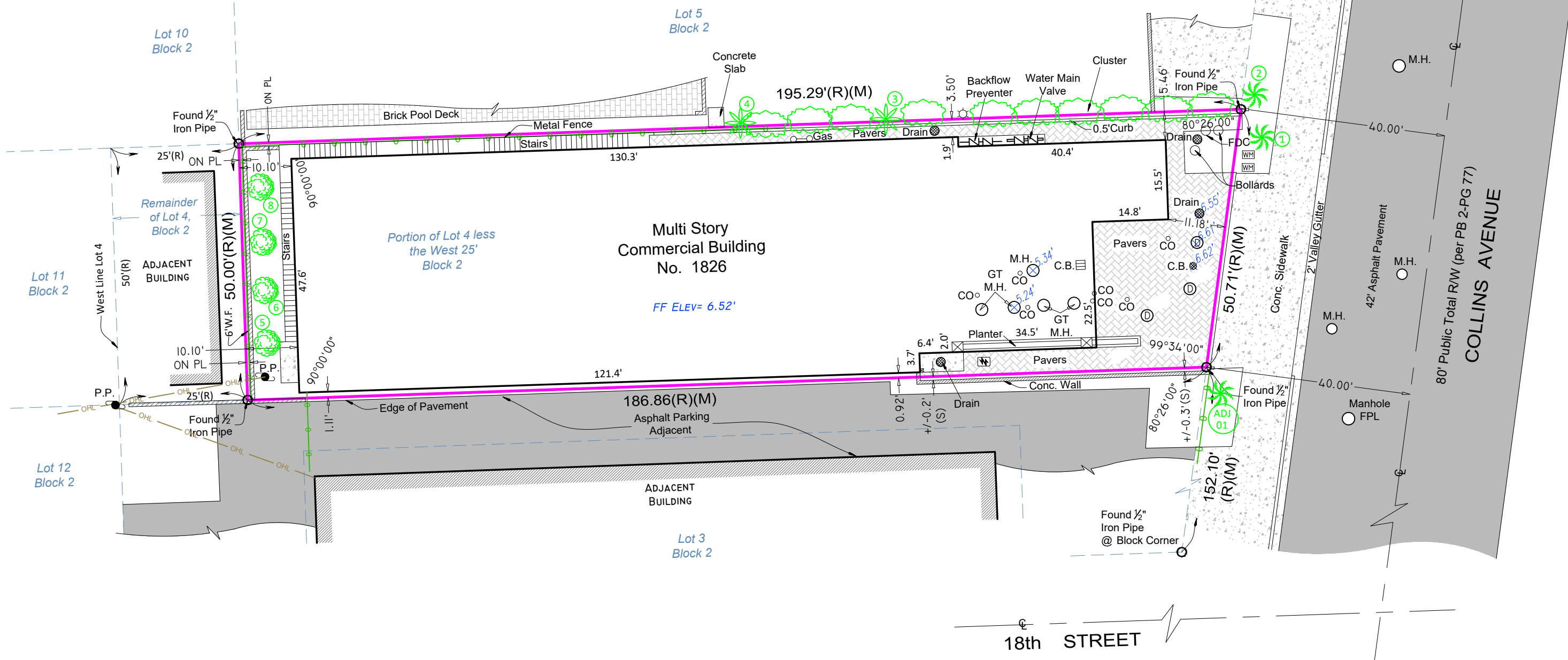
(Not valid without the attached Survey Map)

- 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 adjoiners. 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.

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.)		WATER VALVE		FPL TRANSFORMER		CITY OF MIAMI MUNICIPAL ATLAS X-X		PROFESSIONAL SURVEYOR AND MAPPER
	CONC. BLOCK WALL		POWER POLE		CATCH BASIN OR INLET		ELEV = ELEVATION		PT = POINT OF TANGENCY
	WOOD DECK		GUY ANCHOR		EXISTING ELEVATION		ENCR = ENCROACHMENT		R = RECORD
	COVERED AREA		WATER METER		PERMANENT REFERENCE MONUMENT		ELEV (M) = FIELD MEASURED ELEVATION (M)		RGE = RANGE
	PAVERS SLAB / DRIVEWAY		CONC. LIGHT POLE		PROPERTY CORNER		GRB = OFFICIAL RECORD BOOK		R/W = RIGHT OF WAY SEC
	TILE SLAB / DRIVEWAY		WELL		PERMANENT CONTROL POINT		TBM = TOWNSHIP TEMPORARY BENCH MARK		TWS = TOWNSHIP RECORDS
	ASPHALT PAVEMENT		ELECTRIC BOX		AIR CONDITIONER PAD		MDCR = MIAMI-DADE COUNTY RECORDS		BCR = BROWARD COUNTY RECORDS
	CHAIN LINK FENCE (CLF)		STREET SIGN		BASE BUILDING LINE		FDC = FIRE DEPARTMENT CONNECTION		
	WOOD FENCE (WF)		SANITARY MANHOLE		BEARING REFERENCE				
	IRON METAL BARS FENCE (IF)		DRAINAGE MANHOLE		CALCULATED				
	PLASTIC FENCE (PF)		MANHOLE		CONCRETE BLOCK STRUCTURE				
	METAL FENCE (MF)		FIRE HYDRANT		PROPERTY LINE				
	OVERHEAD UTILITY LINES		CABLE BOX (CATV)		CENTER LINE				

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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