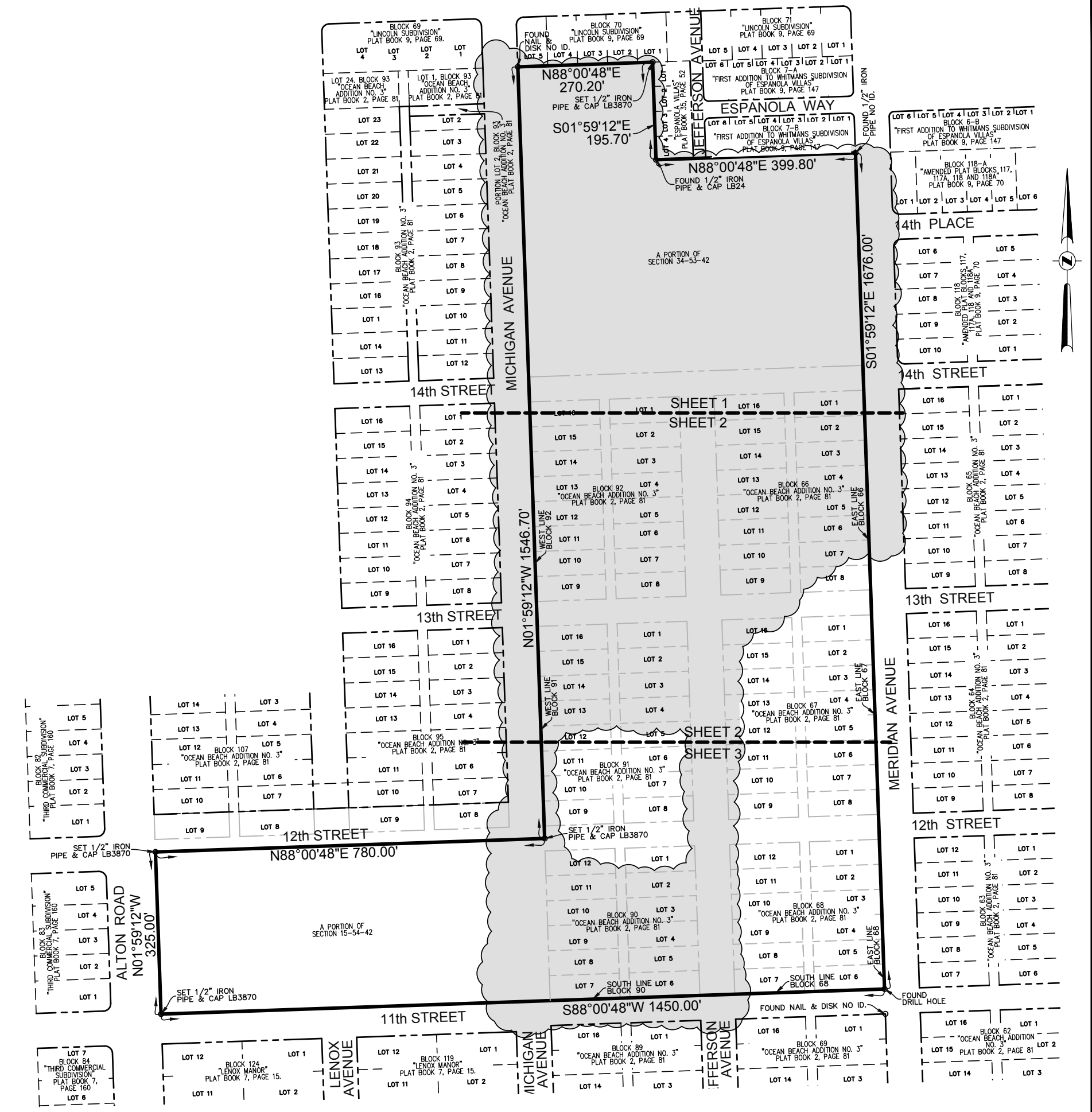


- LEGEND & ABBREVIATIONS**
- CONCRETE
  - ASPHALT PAVEMENT
  - CLAY
  - BRICK PAVERS
  - GRAVEL
  - ELEVATION
  - OVERHEAD WIRES
  - UNDERGROUND STORM SEWER LINE
  - UNDERGROUND SANITARY SEWER LINE
  - CENTERLINE
  - FPL FLORIDA POWER & LIGHT COMPANY
  - LB LICENSED BUSINESS
  - O.R.B. OFFICIAL RECORDS BOOK

- TP** TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- TREE NUMBER  
 PINE TREE  
 OAK TREE  
 PALM TREE  
 UNIDENTIFIED TREE



**CERTIFICATION:**  
 I HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, F.A.C. (10/1/01).

**John F Pulice**  
 Date: 2022.09.21 10:55:27 -04'00'

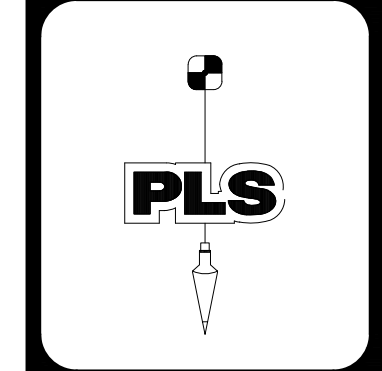
JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
 VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274  
 DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290  
 STATE OF FLORIDA

SHEET 1 OF 3

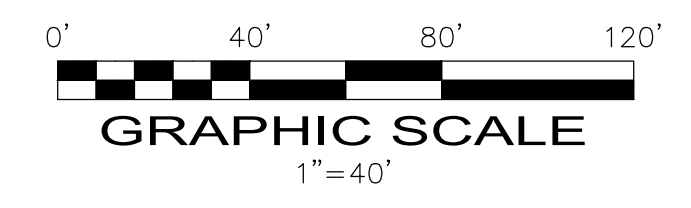
NO.	REVISIONS	BY
1		
2		
3		
4		
5		

**FLAMINGO PARK**  
 1200 MERIDIAN AVENUE  
 MIAMI BEACH, FLORIDA 33139  
 (CITY OF MIAMI BEACH, MIAMI-DADE COUNTY)

**PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY**

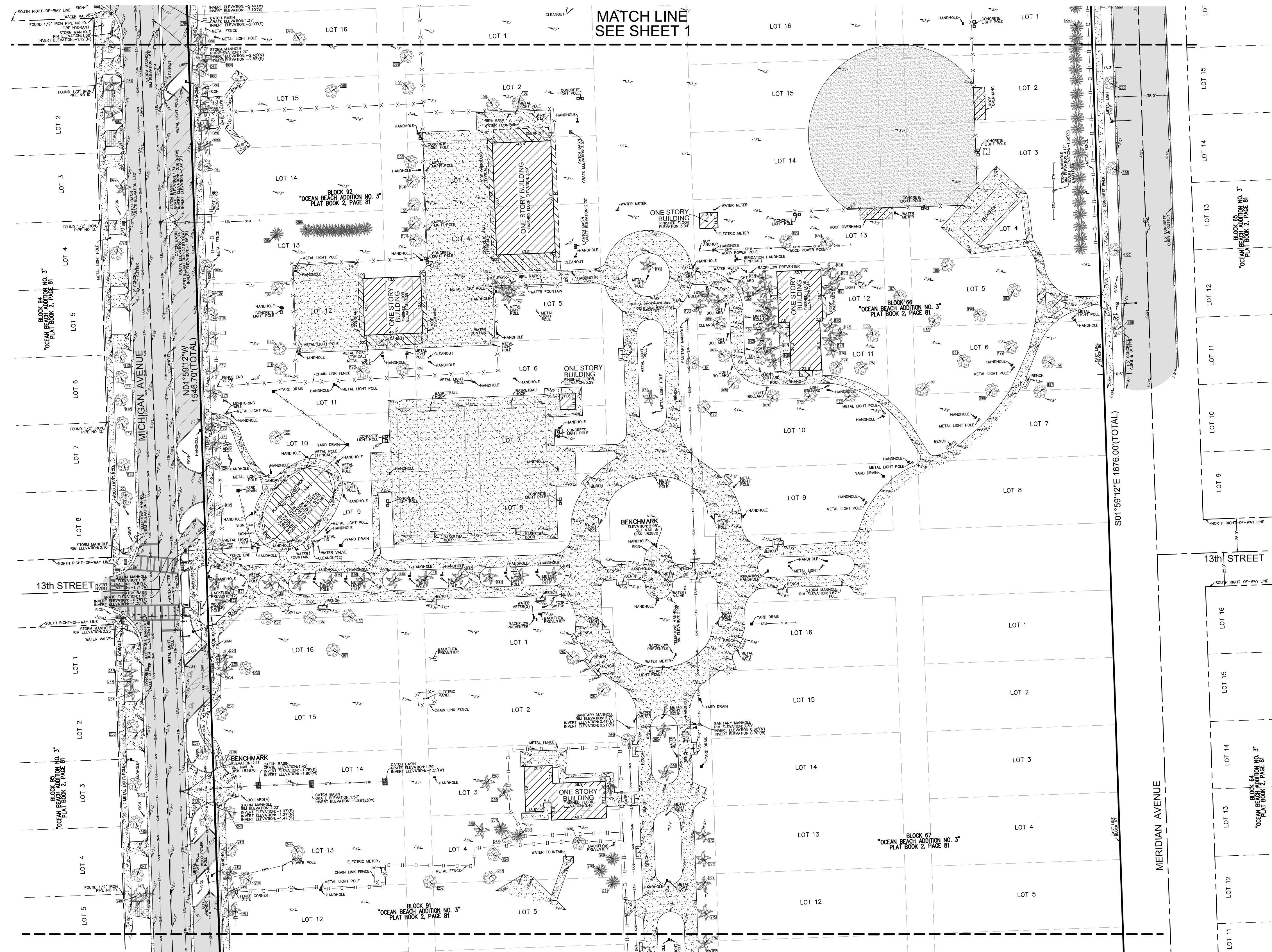


**PULICE LAND SURVEYORS, INC.**  
 5381 NOB HILL ROAD  
 SUNRISE, FLORIDA 33351  
 TELEPHONE: (954) 572-1777  
 FAX: (954) 572-1778  
 E-MAIL: surveys@puliceandsurveyors.com  
 WEBSITE: www.puliceandsurveyors.com  
 CERTIFICATE OF AUTHORIZATION LB#3870



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 MAY BE REPRODUCED, IN ANY FORM OR BY ANY  
 MEANS, WITHOUT PERMISSION IN WRITING FROM AN  
 OFFICER OF PULICE LAND SURVEYORS, INC.

DRAWN BY: L.H.      SCALE: 1" = 40'  
 CHECKED BY: J.F.P.      SURVEY DATE: 07/08/22      CLIENT: WOLFBURG, ALVAREZ & PARTNERS      ORDER NO.: 70277



**LEGEND & ABBREVIATIONS**

	CONCRETE	TP	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
	ASPHALT PAVEMENT		TREE NUMBER
	CLAY		PINE TREE
	BRICK PAVERS		OAK TREE
	GRAVEL		PALM TREE
	ELEVATION		UNIDENTIFIED TREE
	OVERHEAD WIRES		
	UNDERGROUND STORM SEWER LINE		
	UNDERGROUND SANITARY SEWER LINE		
	CENTERLINE		
	FLORIDA POWER & LIGHT COMPANY		
	LICENSED BUSINESS		
	OFFICIAL RECORDS BOOK		

**LEGAL DESCRIPTION:**  
 BLOCKS 66, 67, 68, 90, 91 & 92, "OCEAN BEACH ADDITION NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 15, TOWNSHIP 54 SOUTH, RANGE 42 EAST, TOGETHER WITH A PORTION OF SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHEAST CORNER OF LOT 6, BLOCK 68, "OCEAN BEACH ADDITION NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THENCE SOUTH 88°00'48" WEST ALONG THE SOUTH OF SAID BLOCK AND BLOCK 90 EXTENDED FOR 1450.00 FEET; THENCE NORTH 01°59'12" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF ALTON ROAD 325.00 FEET; THENCE NORTH 88°00'48" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF 12TH STREET 780.00 FEET; THENCE NORTH 01°59'12" WEST ALONG THE WEST LINE EXTENDED OF BLOCK 91 AND BLOCK 92 FOR 1546.70 FEET TO THE SOUTHWEST CORNER OF LOT 5, BLOCK 70 "LINCOLN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 69, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THENCE NORTH 88°00'48" EAST ALONG THE SOUTH LINE OF LOTS 1 THRU 5, OF SAID PLAT, 270.20 FEET TO THE NORTHWEST CORNER OF LOT 1, "ESPANOLA VILLAS" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 52, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE SOUTH 01°59'12" EAST ALONG THE WEST LINE OF LOTS 1 THRU 4, OF SAID PLAT 195.70 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 88°00'48" EAST ALONG THE SOUTH LINE OF SAID LOT 4 EXTENDED 399.80 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MERIDIAN AVE; THENCE SOUTH 01°59'12" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF MERIDIAN AVE, ALSO BEING THE EAST LINE OF BLOCKS 66-68, INCLUSIVE, FOR 1676.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF MIAMI-BEACH, MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 1,429,298 SQUARE FEET (32.8122 ACRES), MORE OR LESS.

- NOTES:**
1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  2. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. NATIONAL GEODETIC SURVEY BENCHMARK #AC2261; ELEVATION: 3.01 FEET.
  3. FLOOD ZONE: AE; BASE FLOOD ELEVATION: 8 FEET; PANEL #12086C0317L; COMMUNITY #120651; MAP DATE: 9/11/09.
  4. THIS SITE LIES IN SECTIONS 15, TOWNSHIP 54 SOUTH, RANGE 42 EAST, AND 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA.
  5. BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE, WITH THE SOUTH LINE OF BLOCK 7-B "FIRST ADDITION TO WHITMANS SUBDIVISION OF ESPANOLA VILLAS" PLAT BOOK 9, PAGE 147, BEING N88°00'48"E.
  6. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
  7. THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: THOMAS ENGINEERING GROUP.
  8. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
  9. THIS SITE CONTAINS 251 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (241 REGULAR & 10 DISABLED).
  10. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.
  11. ALL RECORDED DOCUMENTS ARE PER MIAMI-DADE COUNTY PUBLIC RECORDS.
  12. THE TREE SYMBOLS DEPICTED HEREON ARE NOT SCALED TO TREE CANOPY.

SHEET 2 OF 3

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 3, INCLUSIVE

**FLAMINGO PARK**  
 1200 MERIDIAN AVENUE  
 MIAMI BEACH, FLORIDA 33139  
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**PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY**

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DRAWN BY: L.H.      SCALE: 1" = 40'  
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