



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

**CERTIFY TO : ANDREW MIRMELLI.**

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.

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.

Digitally signed by Miguel J Garay  
Date: 2025.09.05 10:26:49 -04'00'  
**Miguel J. Garay**  
Professional Surveyor and Mapper  
No. 6594 State of Florida

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Date: 06-12-2025  
Job No.25-13398F  
Sheet No. 1 of 1

**PRISMA LAND SURVEYORS LLC**  
SURVEYOR AND MAPPERS L.B. 8036  
north central and south florida

