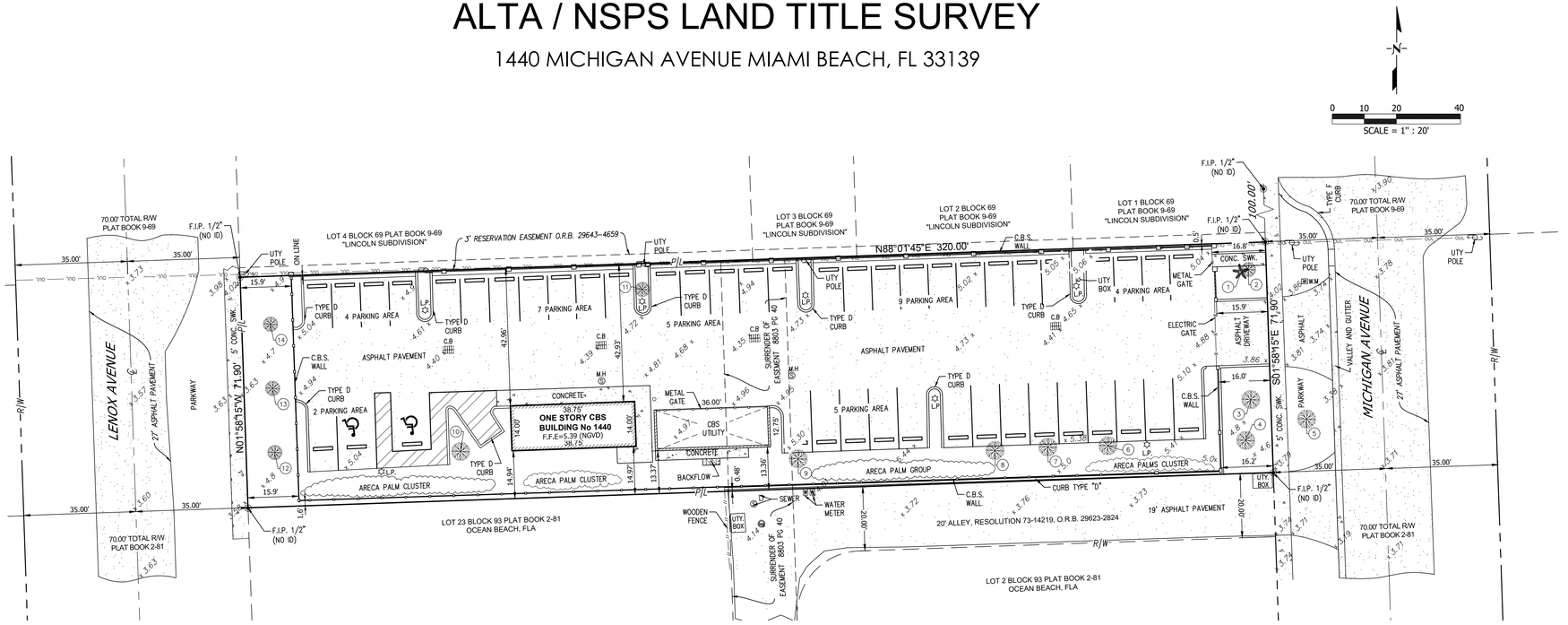
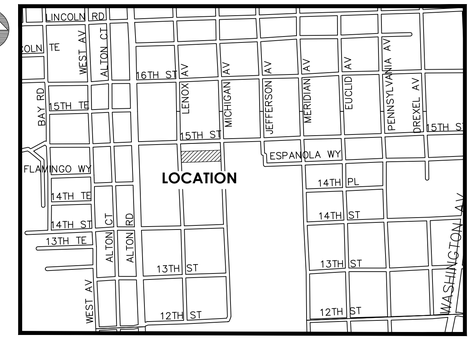
ALTA / NSPS LAND TITLE SURVEY

1440 MICHIGAN AVENUE MIAMI BEACH, FL 33139





LOCATION PLAN
N.T.S.
SECTION 34, TOWNSHIP 54 SOUTH, RANGE 42 EAST
MIAMI DADE COUNTY, FLORIDA

TREE #	NAME	TRUNK (FT)	HEIGH T (FT)	CANOPY (FT)
1	PALM TREE	1.5	20.0	4.0
2	BLACK OLIVE	1.5	35.0	25.0
3	OAK	1.1	25.0	20.0
4	OAK	1.2	25.0	15.0
5	BLACK OLIVE	0.8	15.0	10.0
6	COPEY	0.7	25.0	10.0
7	COPEY	0.7	25.0	10.0
8	COPEY	0.7	25.0	10.0
9	OAK	1.0	20.0	10.0
10	OAK	1.5	35.0	25.0
11	GUMBO LIMBO	10.0	15.0	10.0
12	OAK	1.5	35.0	20.0
13	OAK	1.0	20.0	10.0
14	OAK	0.7	15.0	10.0

* Tree types are determined to the best of our ability and should be confirmed by botanist or a trained specialist.

LEGAL DESCRIPTION:

EXHIBIT "A":

LOTS 1 AND 24, BLOCK 93 OF OCEAN BEACH, FLA 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 20 FEET OF VACATED ALLEY LYING BETWEEN LOTS 1 AND 24, BLOCK 93 BY RESOLUTION NO. 73-14219 RECORDED IN BOOK 29623, PAGE 2824, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CONTAINING: 23,040.00 SQUARE FEET, MORE OR LESS, BY CALCULATIONS.

SURVEYOR'S REPORT:

1) SURVEY TYPE: BOUNDARY SURVEY (ALTA/ACSMS LAND TITLE SURVEY)

2) LEGAL DESCRIPTION AS SHOWN ON SCHEDULE "A" OF THE TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 22093148, EFFECTIVE DATE JUNE 14, 2022 AT 8:00 A.M.

3) FLOOD ZONE: ZONE AE-8, AS PER MAP NUMBER 12086C0317L, MAP REVISED SEPTEMBER 11, 2009. COMMUNITY NUMBER: 120651, CITY OF MIAMI BEACH, MIAMI DADE COUNTY, FLORIDA.

4) PROPERTY ADDRESS:
1440 MICHIGAN AVENUE MIAMI BEACH, FL 33139
FOLIO NUMBER: 02-4203-009-6980.

5) BASIS FOR BEARINGS: BEARINGS ARE REFERRED TO AN ASSUMED VALUE PER PLAT BOOK 2, PAGE 81.

6) THIS SURVEY IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OR DEDICATIONS WHICH MIGHT BE REFLECTED IN A SEARCH OF TITLE TO THE SUBJECT LANDS.

7) ELEVATIONS SHOWN REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) AS DETERMINED FROM MIAMI DADE COUNTY BENCHMARK BM. D-149, WITH AN ELEVATION VALUE OF 4.18 FEET (NGVD 1929).

8) THE PROPERTY HAS DIRECT ACCESS TO AND FROM PUBLICLY USED STREETS AND PUBLICLY DEDICATED RIGHT OF WAY ALONG LENOX AVENUE AND MICHIGAN AVENUE.

9) THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN FEBRUARY 23, 2021.

10) THE SURVEY WAS MADE ON THE GROUND BY AN INSTRUMENT SURVEY ON AUGUST 02, 2024 BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY, THE STRUCTURES AND OTHER VISIBLE ABOVE GROUND IMPROVEMENTS (INCLUDING SIDEWALKS AND FENCES) SITUATED ON THE SUBJECT AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.

11) THERE IS NO EVIDENCE OF EARTH MOVING WORK.

12) THERE IS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

13) THERE ARE NO WETLAND AREAS ON THIS SITE.

14) THERE ARE NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

15) TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 1451482, COMMITMENT DATE SEPTEMBER 25TH, 2023, AT 11:00 P.M.

ITEM 5- SCHEDULE A PLAT OF OCEAN BEACH, FLORIDA ADDITION No. 3 OF PLAT BOOK 2 PAGE 81 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA. COMMENT: AFFECTS THE PROPERTY, AS SHOWN ON SURVEY MAP.

ITEM 5 SCHEDULE B-II ALL MATTERS CONTAINED ON THE PLAT OF OCEAN BEACH ADDITION NO, 3, AS RECORDED IN PLAT BOOK 2, PAGE 81, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. COMMENT: AFFECTS THE PROPERTY, AS SHOWN ON SURVEY MAP.

ITEM 6 SCHEDULE B-II SURRENDER OF EASEMENT VACATING THE PUBLIC ALLEY, RECORDED IN O.R. BOOK 8803, PAGE 40, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. COMMENT: DOES NOT AFFECT THE PROPERTY.

ITEM 7 SCHEDULE B-II CONDITIONAL USE PERMITS TO OPERATE THE EXISTING PARKING LOT, RECORDED IN O.R. BOOK 16876, PAGE 49, AS MODIFIED IN O.R. BOOK 29577, PAGE 295, AND O.R. BOOK 18566, PAGE 3815, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. COMMENT: BLANKET IN NATURE.

ITEM 8 SCHEDULE B-II CONDITIONAL USE PERMIT, TO DIVIDE THE EXISTING SITE, RECORDED IN O.R. BOOK 29577, PAGE 301, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. COMMENT: BLANKET IN NATURE.

ITEM 9 SCHEDULE B-II RESOLUTION NO. 73-14219, AUTHORIZING ABANDONMENT OF EXISTING ALLEYWAY, RECORDED IN O.R. BOOK 29623, PAGE 2824,. PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. COMMENT: AFFECTS THE PROPERTY, AS SHOWN ON THE SURVEY MAP.

ITEM 10 SCHEDULE B-II PERMANENT EXCLUSIVE EASEMENT RESERVED AND RETAINED FOR PARKING RECORDED IN O.R. BOOK 29643, PAGE 4654, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, WHICH CONTAINS CONDITIONS. COMMENT: AFFECTS THE PROPERTY, AS SHOWN ON SURVEY MAP.

ABBREVIATIONS

A.R.V.= AIR RELEASE VALVE
℄B = BASELINE
C.B. = CATCH BASIN
℄C = CENTER LINE
D.I.P. = DUCTILE IRON PIPE
C.I.P. = CAST IRON PIPE
EL. = ELEVATION
ELEC. = ELECTRIC
EXIST.= EXISTING
W.M. = WATER MAIN
G.V. = GATE VALVE
LT. = LEFT
N.T.S.= NOT TO SCALE
O/S = OFFSET
℄P = PROPERTY LINE
RGE. = RANGE
RT. = RIGHT
R/W = RIGHT-OF-WAY
SEC. = SECTION
S.S. = STORM SEWER
STA. = STATION
TWP. = TOWNSHIP
TYP. = TYPICAL
TAP. = TAPPING
U.E. = UTILITY EASEMENTS
TAP. = TAPPING

LEGEND

= WOOD FENCE
= CHAIN LINK FENCE
= METAL FENCE
= C.B.S. WALL
= UTILITY POWER POLE
= AIR CONDITIONER
= LIGHT POLE
= TRAFFIC SIGN
W = WATER METER
= WATER VALVE
= FIRE HYDRANT
= CATCH BASIN
S = SEWER MANHOLE
D = DRAINAGE MANHOLE
= PROPERTY CORNER
BFP = BACKFLOW PREVENTER
= CLEAN OUT
x0.00 = ELEVATION

I HEREBY CERTIFY:

THAT THE ATTACHED ALTA SURVEY MEETS THE REQUIRED STANDARD OF SURVEY SET BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

ALFREDO DIAZ, P.S.M. (LS No. 6903)
STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY TO : ANDREW MIRMELLI, AS TRUSTEE OF THE AMM FAMILY TRUST AND RACQUET CLUB GREEN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, KELLERMANN VARELA PL AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, THAT THIS IS A TRUE AND CORRECT SURVEY OF 1221 SW 8 STREET MIAMI, FL 33135, AND SHOWS THE TRUE AND CORRECT LOCATION OF THE BUILDINGS AND IMPROVEMENTS SITUATED ON SUCH LAND AND ALL EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AND SIMILAR RESTRICTIONS SHOWN ON TITLE COMMITMENT AFFECTING THE PROPERTY SURVEYED. THE BUILDINGS AND IMPROVEMENTS DO NOT OVERHANG OR ENCROACH UPON ANY EASEMENT OR RIGHT-OF-WAY OF OTHERS, AND THERE ARE NO VISIBLE ABOVE GROUND ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINES OTHER THAN THOSE SHOWN.

TO: ANDREW MIRMELLI, AS TRUSTEE OF THE AMM FAMILY TRUST AND RACQUET CLUB GREEN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, KELLERMANN VARELA PL AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS, AND CONTAINS ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11(A), (AS TO UTILITIES SURFACE ONLY) 13, 14, 16, 17 AND 19 OF TABLE "A" THEREOF.
THE FIELD WORK WAS COMPLETED ON AUGUST 02, 2022.

Date: AUGUST 15, 2024

Alfredo Diaz, P.S.M. (LS#6903)
State of Florida
Adopted by the Board of Governors, American Land Title Association, on October 1, 2021. American Land Title Association, 1800 M St., N.W., Suite 300S, Washington, D.C. 20036.
Adopted by the Board of Directors, National Society of Professional Surveyors, on October 1, 2021.
National Society of Professional Surveyors, Inc., 5119 Pegasus Court, Suite Q, Frederick, MD 21704.

Alfredo Diaz
Digitally signed by Alfredo Diaz
Date: 2024.08.15 14:19:48 -04'00'

PEGASUS LAND SURVEYORS INC.
9551 NW 26th Place
Sunrise, Florida 33322
Ph. 305-409-9291
Certificate of Authorization LB# 8025

NO.	DATE	RECORD OF REVISION DESCRIPTION	BY	APP.

ANDREW MIRMELLI TRS
1440 MICHIGAN AVENUE MIAMI BEACH, FL 33139

ALTA/ACSM LAND TITLE SURVEY

JOB No:	08-02-2024
DRAWN BY:	A.H.
CHECKED BY:	A.D.
SET #:	ALTA
DATE:	08-14-2024
SHEET:	P-1
	1 OF 1