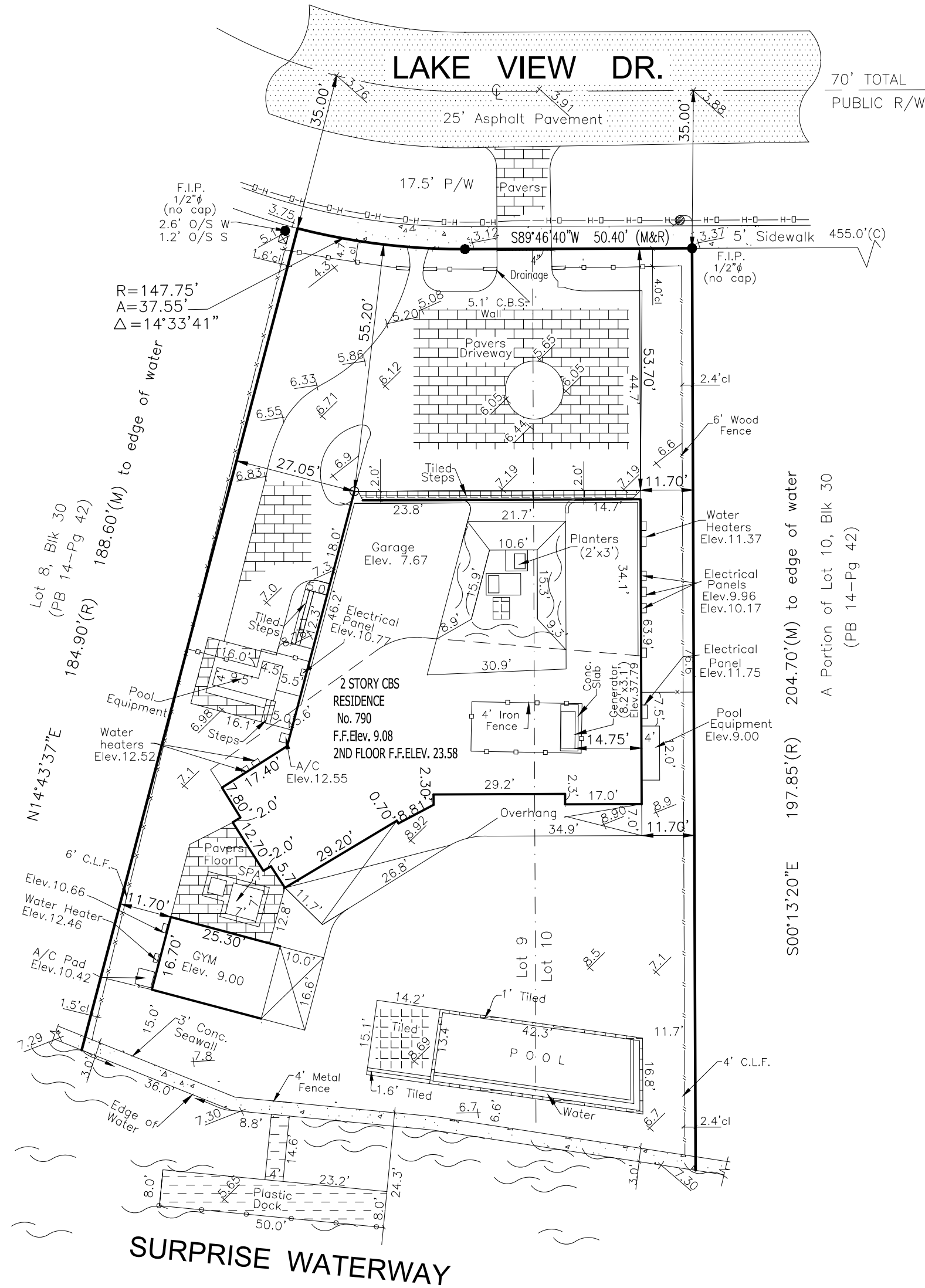


SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 25'

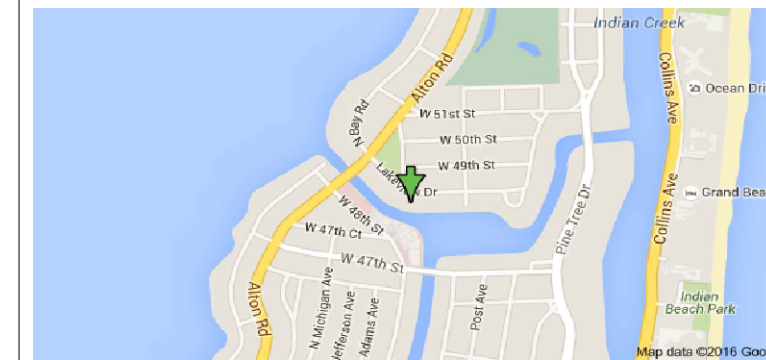


SITE PICTURE



LOCATION MAP

SCALE: NTS



ABBREVIATION (IF ANY APPLIED)

A = CURVE	P/W = PARKWAY
A/C = AIR CONDITIONING UNIT	P.O.B. = POINT OF BEGINNING
ASPH. = ASPHALT	P.O.C. = POINT OF CURVATURE
B.M. = BENCH MARK	P.I. = POINT OF INTERSECTION
Blk/Corn. = BLOCK CORNER	P.L. = PROPERTY LINE
CALC.(C) = CALCULATED	P.P. = POWER POLE
CB = CATCH BASIN	P.R.M. = PERMANENT REFERENCE MONUMENT
C.B.S. = CONCRETE BLOCK STRUCTURE	P.T. = POINT OF TANGENCY
CL = CLEAR	RAD. = RADIAL
CONC. = CONCRETE	REC. (R) = RECORDED
D.M.E. = DRAINAGE MAINT. EASEMENT	R/W = RIGHT OF WAY
Ø = DIAMETER	SEC. = SECTION
EASMT. = EASEMENT	S/D/H = SET DRILL HOLE
ELEV. = ELEVATION	S.N/D = SET NAIL AND DISC
ENC. = ENCROACHMENT	S.I.P. = SET IRON PIPE
F.D/H = FOUND DRILL HOLE	S.R.B. = SET REBAR
F.H. = FIRE HYDRANT	STY = STORY
F.N/D = FOUND NAIL AND DISC	SWK = SIDEWALK
F.I.P. = FOUND IRON PIPE	T.O.P. = TOP OF BANK
F.S. = FOUND SPIKE	U.E. = UTIL. EASEMENT
L.P. = LIGHT POLE	W.P. = WOODEN POLE
MEAS(M) = MEASURED	M = MONUMENT LINE
MH = MANHOLE	NTS = NOT TO SCALE

SURVEYOR'S LEGEND (IF ANY APPLIED)

	BOUNDARY LINE		CATCH BASIN
	STRUCTURE (BLDG.)		MANHOLE
	CONCRETE BLOCK WALL		OVERHEAD ELECT.
	METAL FENCE		POWER POLE
	WOODEN FENCE		LIGHT POLE
	CHAIN LINK FENCE		HANDICAP SPACE
	WOOD DECK/DOCK		HANDICAP SPACE
	ASPHALTED AREAS		EASEMENT LINE
	CONCRETE		WATER VALVE
	BRICKS OR PAVERS		TV-CABLE BOX
	ROOFED AREAS		WM WATER METER
	WATER (EDGE OF WATER)		

GENERAL SURVEYOR NOTES:

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP 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.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 5J-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

LEGAL DESCRIPTION:

LOT 9, AND THE WEST 1/2, OF LOT 10, BLOCK 30 OF LAKE VIEW ACCORDING TO THE PLAT THEREOF, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14 AT PAGE 42, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. a/k/a 790 LAKEVIEW DRIVE, MIAMI BEACH, DADE COUNTY, FLORIDA

ENCROACHMENTS AND OTHER POINTS OF INTEREST:

- THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY
- THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1)
- THERE NO PLATTED UTIL. EASEMENT ON THE SUBJECT PROPERTY

CERTIFIED TO:

ANDREW JOBLON
MELAND, RUSSIN & BUDWICK, PA
FIRST AMERICAN TITLE INSURANCE COMPANY
CENTENNIAL BANK, ITS SUCCESSORS AND/OR ASSIGNS, A.T.I.M.A.

SITE ADDRESS: 790 LAKE VIEW DRIVE, MIAMI BEACH, FL. 33140
JOB NUMBER: 16-751
DATE OF SURVEY: JULY 19, 2016/ NOVEMBER 08, 2018/ DEC. 13, 2018/ JUNE 13, 2019 / JULY 10, 2019 / JULY 17, 2019 (SPOT)/ SEPTEMBER 7, 2019 SEPTEMBER 24, 2019/OCTOBER 3, 2019/ FEBRUARY 28, 2020/ MAY 18, 2020 (FINAL)/ OCTOBER 8, 2024 (UPDATE)
NOVEMBER 16, 2020 (GENERATOR ADDED)/ NOVEMBER 6, 2024 (SPOT)
FOLIO NUMBER: 02-3222-022-1370

JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 120651-309L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY: **23,151 SF (+/-)** (AS PER OFFICIAL RECORDS)
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI-DADE COUNTY **BENCH MARK No. EMB**, WITH AN ELEVATION OF **4.62 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S.00°08'43"E., BEING THE RECORDED BEARING FOR THE CENTERLINE OF PRAIRIE AVE., AS SHOWN ON PLAT BOOK 14 AT PAGE 42 OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY FLORIDA.

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.



American Services of Miami, Corp.

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THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ED PINO, PSM ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED UNLESS THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



DATE: NOVEMBER 8, 2024