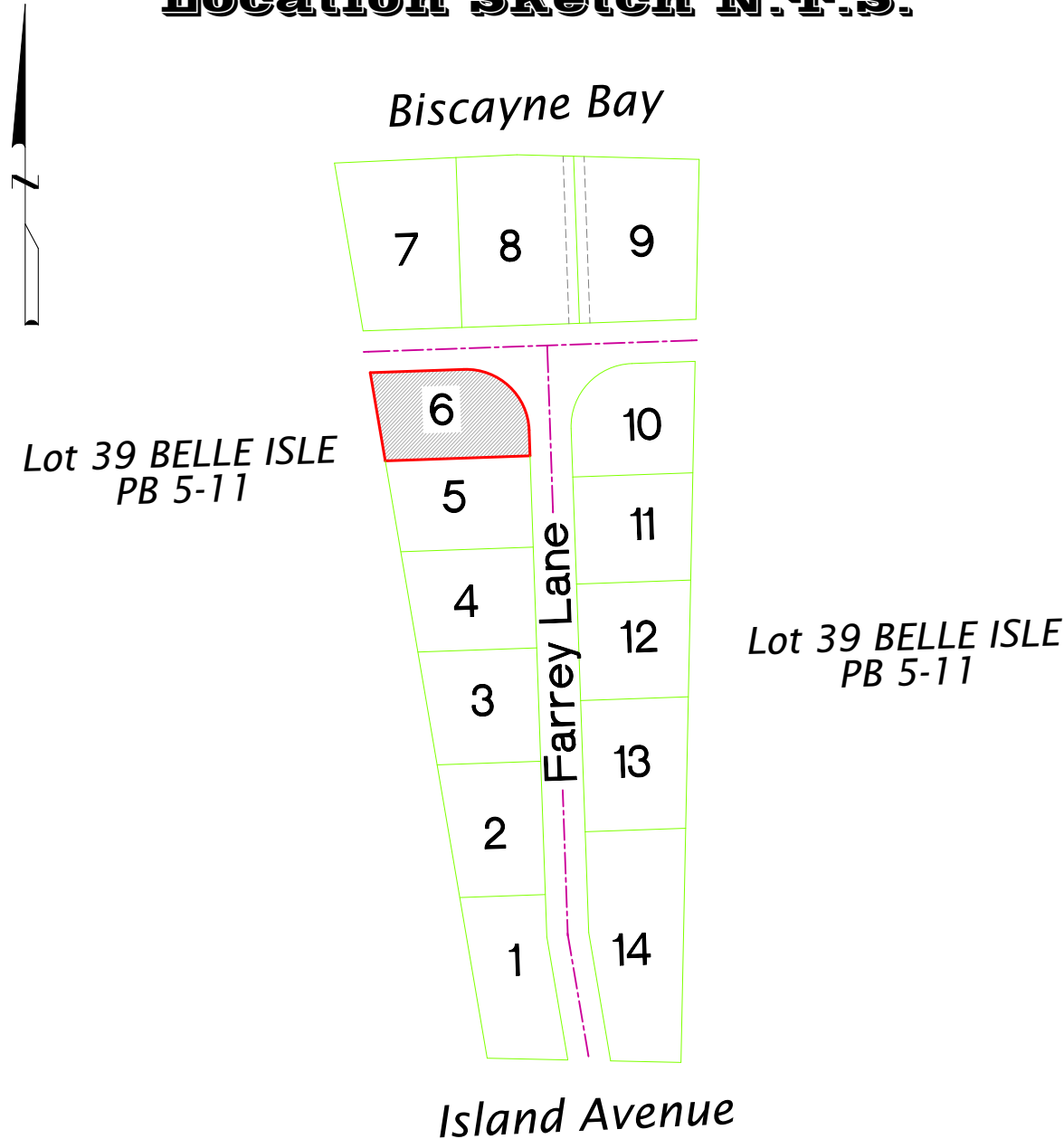


Prepared By:
AFA & COMPANY, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
 FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 7498
 13050 SW 133RD COURT, MIAMI, FLORIDA 33186
 E-MAIL: AFACO@BELLSOUTH.NET
 PH: 305-234-0588 FX: 206-495-0778

Property Information

Location Sketch N.T.S.



PROPERTY ADDRESS:

6 Farrey Lane
 Miami Beach Florida 33139

CERTIFIED ONLY TO:

MMS 7 Farrey LLC, Farrey LN DG
 Master Plan LLC

LEGAL DESCRIPTION:

Lot 6, of: "BELLE ISLE VILLAS 2ND SECTION", according to the Plat Thereof as Recorded in Plat Book 42 Page 100, of the Public Records of Miami-Dade County, Florida.

ELEVATION INFORMATION

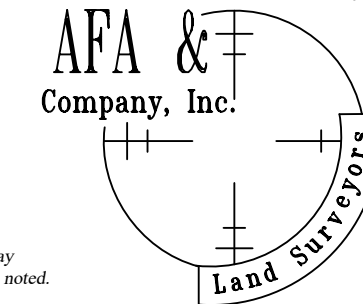
National Flood Insurance Program FEMA Elev. Reference to NGVD 1929

Comm Panel 120650
 Panel # 0314
 Firm Zone: "X"
 Date of Firm: 09-11-2009
 Base Flood Elev. N/A
 F.Floor Elev. N/A
 Garage Elev. N/A
 Suffix: "L"
 Elev. Reference to NGVD 1929

JOB #	25-457
DATE	04-27-2025
PB	42-100

Surveyors Notes:

- #1 Land Shown Hereon were not abstracted for Easement and /or Right of Way Records. The Easement / Right of Way Show on Survey are as per plat of record unless otherwise noted.
- #2 Benchmark: Miami-Dade County Public Works Dep. MDC D-168 Elev. +8.78' NGVD
- #3 Bearings as Shown hereon are Based upon "Farrey Lane" Center line of Road N06°41'53"W
- #4 Please See Abbreviations
- #5 Drawn By: Danielly
- #6 Date: 04-27-2025
- #7 Completed Survey Field Date: 04-23-2025
- #8 Disc No 2025 Station Surveying Scion
- #9 Last Revised:
- #10 Zoned Building setback line not determined



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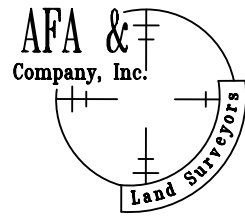
Surveyor's Notes:

- #11 The herein captioned Property was surveyed and described based on the Legal Description Provided by Client.
- #12 This Certification is Only for the lands as Described. it is not a certification of Title, Zoning, Easements, or Freedom of encumbrances. ABSTRACT NOT REVIEWED.
- #13 There may be additional Restrictions not Shown on this survey that may be found in the Public Records of Said County Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- #14 Accuracy:
 The expected use of land, as classified in the Standards of Practice (5J-17.052), is residential. The minimum relative distance accuracy for this type of boundary survey is 1.0 foot in 10,000.00' feet. the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- #15 Foundation and / or footing that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- #16 Not valid without the signature and original seal of a Florida Licensed Surveyor and Mapper. additions or deletions to survey maps or reports by other than the signing party or parties.
- #17 Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
- #18 Underground Utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- #19 Ownership subject to Opinion of Title.

This certifies that the survey of the property described hereon was made under my supervision & that the survey meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 5J-17.052 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
 & That the Sketch hereon is a true and accurate representation thereof to the best of my knowledge and Belief, subject to notes and notations shown hereon.

Armando F. Alvarez
 Professional Surveyor & Mapper #5526
 State of Florida

Not Valid unless Signed & Stamped with Embossed Seal



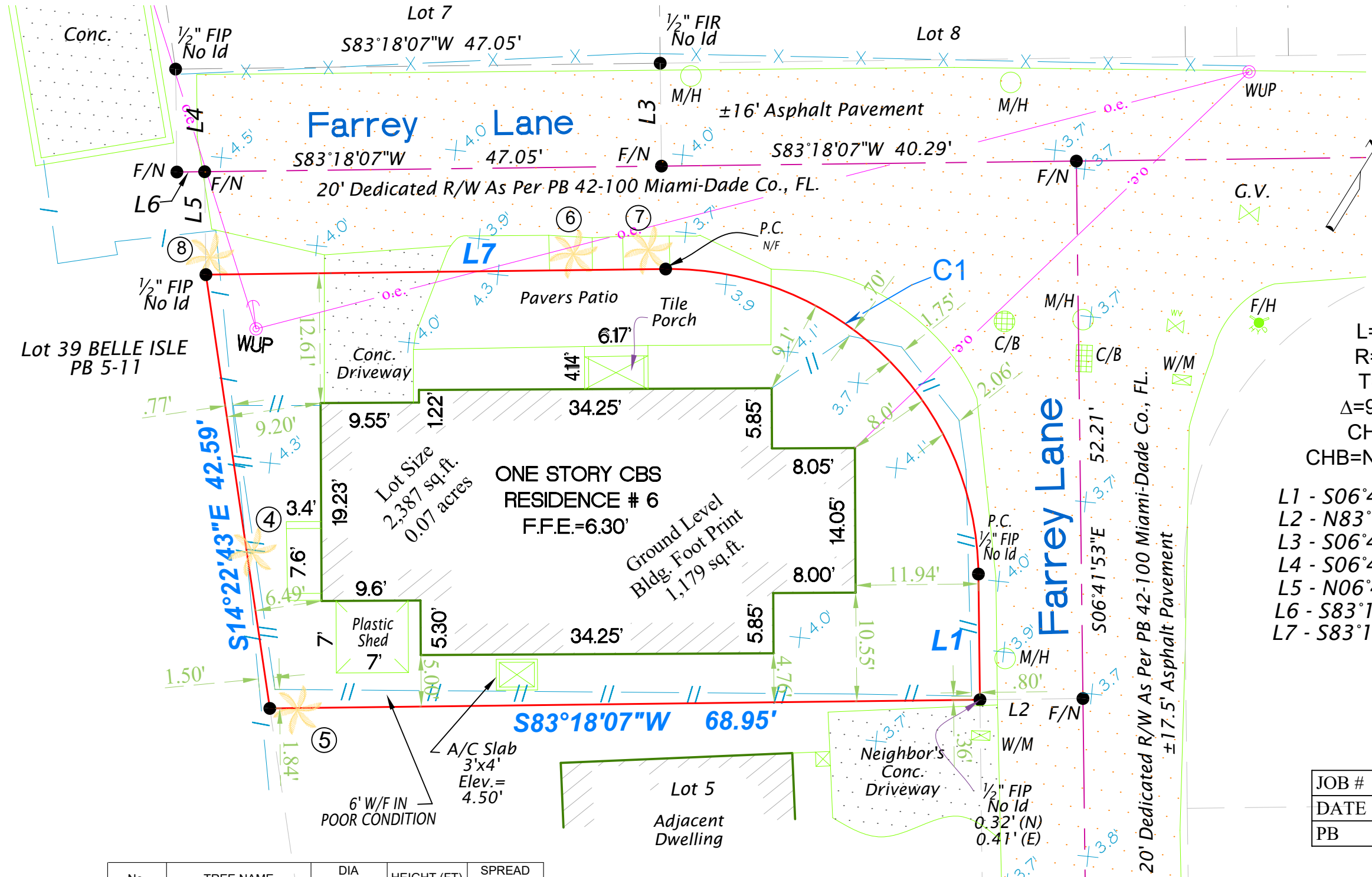
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Boundary Survey

Graphic Scale 1" = 10'

Abbreviations of Legend

- AVE. = AVENUE
- ASPH = ASPHALT
- A/W = ANCHOR WIRE
- A/C = AIR CONDITIONER
- BLDG = BUILDING
- B. COR. = BLOCK CORNER
- CAL = CALCULATED
- C.B. = CATCH BASIN
- CLF = CHAIN LINK FENCE
- CONC. = CONCRETE
- COL. = COLUMN
- C.U.P. = CONCRETE UTILITY POLE
- C.L.P. = CONCRETE LIGHT POLE
- CBS = CONCRETE BLOCK STRUCTURE
- C.M.E. = CANAL MAINTENANCE EASEMENT
- D = DELTA
- D/W = DRIVEWAY
- D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
- ENC. = ENCROACHMENT
- E.T.P. = ELECTRIC TRANSFORMER PAD
- F.P.L. = FLORIDA POWER AND LIGHT
- F.H. = FIRE HYDRANT
- F.I.P. = FOUND IRON PIPE
- F.F. = FINISH FLOOR
- DH/F = FOUND DRILL HOLE
- F.R. = FOUND REBAR
- F/D = FOUND DISC
- F/N = FOUND NAIL
- I/F = IRON FENCE
- L = LENGTH
- L.M.E. = LAKE MAINTENANCE EASEMENT
- L.F.E. = LOWEST FLOOR ELEVATION
- L.P. = LIGHT POLE
- MEAS. = MEASURED
- M.H. = MAN HOLE
- M/L = MONUMENT LINE
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- N.T.S. = NOT TO SCALE
- O.E. = OVERHEAD ELECTRIC LINE
- O/L = ON LINE
- P.C.P. = PERMANENT CONTROL POINT
- P.M. = PARKING METER
- P.C. = POINT OF CURVATURE
- P/W = PARKWAY
- PL. = PLANTER
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- R = RADIUS
- RES = RESIDENCE
- R/W = RIGHT OF WAY
- S.D.H. = SET DRILL HOLE
- S/N = SET NAIL
- S.I.P. = SET IRON PIPE
- SDW/LK = SIDEWALK
- ST = STREET
- T = TANGENT
- U.E. = UTILITY EASEMENT
- W/F = WOOD FENCE
- W.V. = WATER VALVE
- W.U.P. = WOOD UTILITY POLE
- - - = WOOD FENCE
- - - = IRON FENCE
- - - = CBS WALL
- - - = CHAIN LINK FENCE
- - - = OVERHEAD ELEC.
- - - = CENTER LINE
- - - = EASEMENT
- - - = DENOTES ELEVATIONS
- - - = BUILDING
- - - = DISTANCE
- - - = CATCH BASIN
- - - = WATER METER
- - - = W.U.P.
- - - = STATE ROAD
- - - = US HIGHWAY
- - - = INTERSTATE
- - - = MONITORY WELL



- C1
 L=47.12'
 R=30.00'
 T=30.00
 Δ=90°00'00"
 CH=42.43'
 CHB=N51°41'53"W
- L1 - S06°41'53"E 12.21'
 L2 - N83°18'07"E 10.00'
 L3 - S06°41'53"E 10.00'
 L4 - S06°41'53"E 10.00'
 L5 - N06°41'53"W 10.00'
 L6 - S83°18'07"W 2.70'
 L7 - S83°18'07"W 44.64'

JOB #	25-457
DATE	04-27-2025
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No.	TREE NAME	DIA (INCHES)	HEIGHT (FT)	SPREAD (FT)
1	COCONUT TREE	12	30	12
2	COCONUT TREE	12	30	12
3	COCONUT TREE	12	30	12
4	CHRISTMAS PALM	4	25	8
5	TRAVELLERS PALM	-	-	-
6	COCONUT TREE	6	30	10
7	COCONUT TREE	6	30	10
8	PALM CLUSTER	-	-	-

The sketch herein is a true and Accurate representation thereof to the best of my knowledge and belief, Subject to notes and Notations shown hereon.

Armando F. Alvarez
 Professional Surveyor & Mapper #5526
 State of Florida
 Not Valid unless Signed & Stamped with Embossed Seal