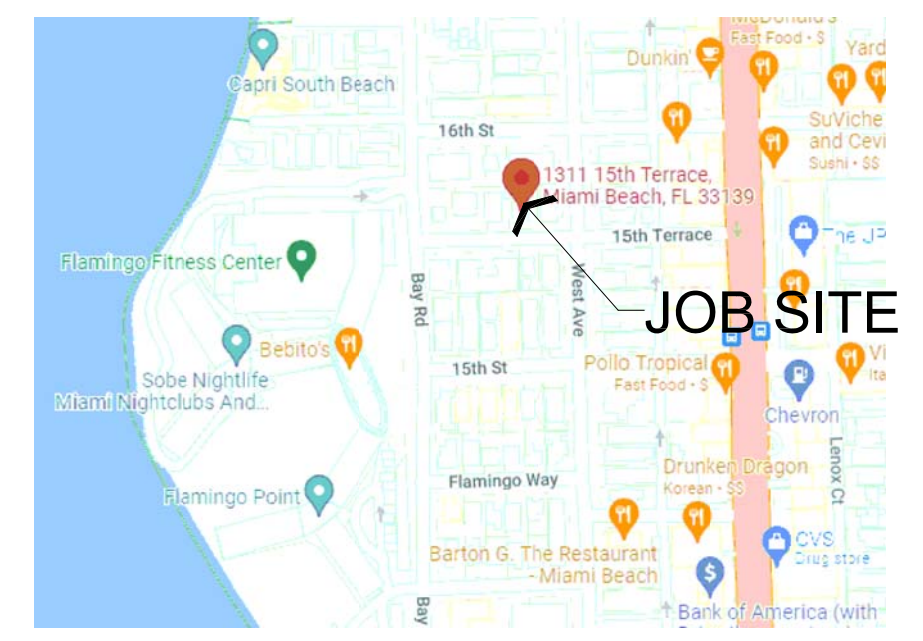
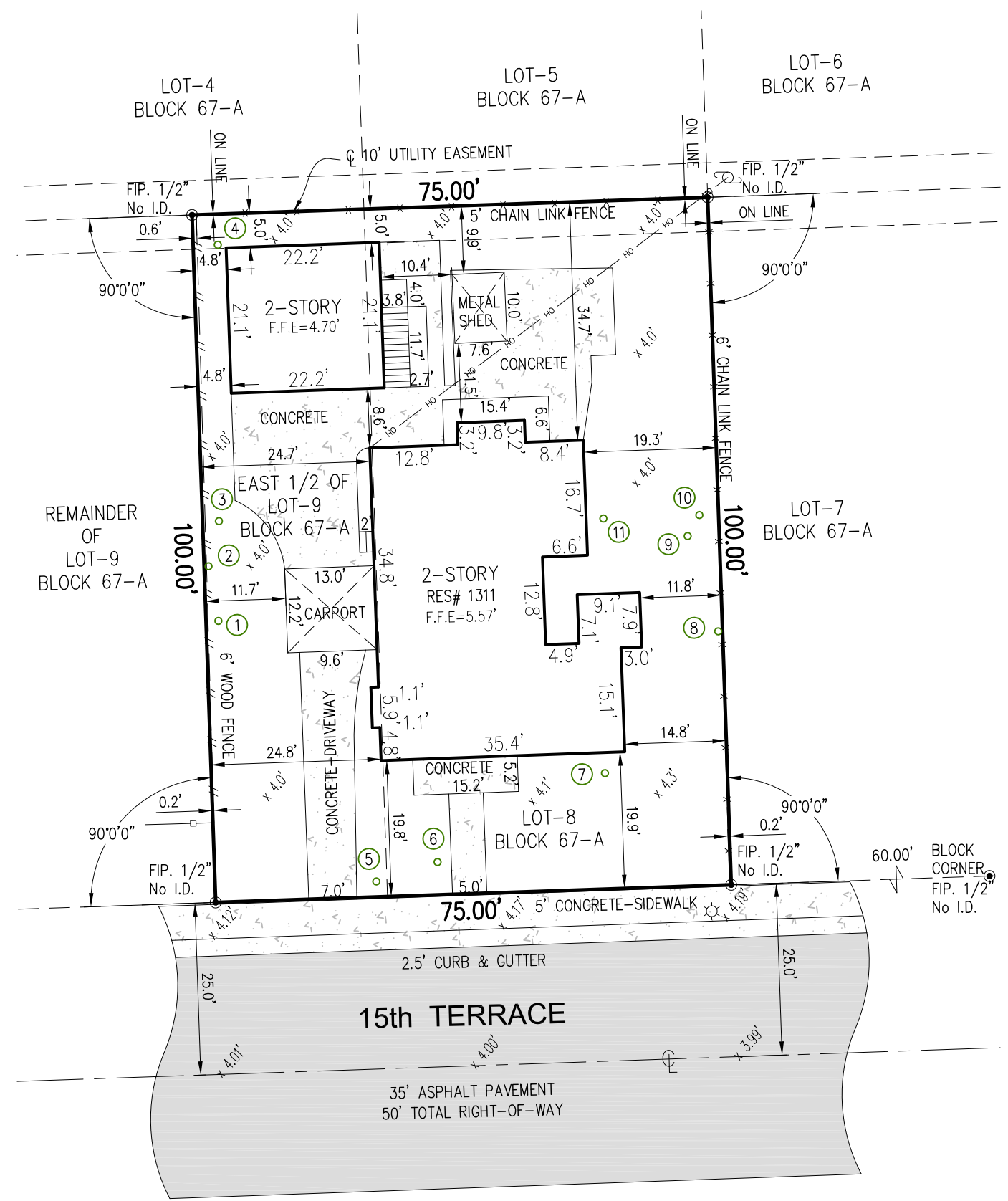
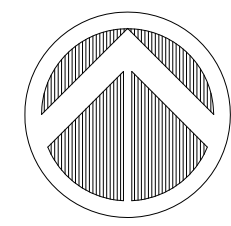


GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.



VICINITY MAP  
NOT TO SCALE  
PORTION SECTION 33-53S-42E

**PROPERTY ADDRESS:**  
1311 15th TERRACE MIAMI BEACH, FL 33139  
Folio# 02-3233-016-0050

**LEGAL DESCRIPTION**  
Lot 8 and East 1/2 of Lot 9, in Block 67-A, of "RESUBDIVISION OF BLOCKS 67 AND 79 ALTON BEACH REALTY COS. BAY FRONT SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 16, Page 1, of the Public Records of Miami-Dade County, Florida.

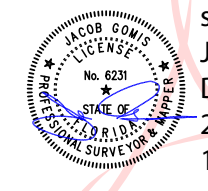
**SURVEYOR'S NOTES:**

- The Legal Description was provided by the Client from most recent County Records available.
- This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- No attempt was made by this firm to locate underground utilities, foundations and/or footings of buildings, walls or fences, except as shown hereon, if any.
- 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.
- Contact the appropriate authority prior to any design work on the herein - described parcel for Building and Zoning information.
- The surveyor does not determine fence and/or wall ownership.
- Accuracy:**  
The Horizontal positional accuracy of well-defined improvement on this survey is +/-0.2'.  
The Vertical accuracy of elevations of well-defined improvement on this survey is +/-0.1'.
- All measurements shown hereon are made in accordance with the United States Standard Feet.
- Type of survey SKETCH OF SURVEY.
- North arrow direction is based on an assumed meridian as shown on the aforementioned Plat.
- Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)
- Benchmark Used: Miami-Dade County Benchmark #C-100. Elevation = +11.06'.
- Flood Zone Data: Community/ Panel # 120651/0317/L Dated: 9/11/09 Flood Zone: "AE" Base Flood Elevation = +8.0'
- This SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.

- OMBRETTA LLC

**SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY:  
That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey by other than the signing party are prohibited without the written consent of the signing party.



For the Firm Royal Point Land Surveyors, Inc. L.B.# 7282  
 JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER LS# 6231 STATE OF FLORIDA  
 PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER LS# 5880 STATE OF FLORIDA

**TREE TABULATION DATA:**

TREE ID #	TYPE (COMMON NAME)	DIAMETER (IN) @ 4.5' (BREAST HEIGHT)	HEIGHT (OAH) FT	CANOPY (CAO) FT
1	PALM	20	40	10
2	PALM	4	10	5
3	TREE	12	30	15
4	FICUS	36	35	20
5	PALM	4	8	5
6	GUMBO LIMBO	3	10	5
7	UMBRELLA	7	18	10
8	PALM	3	9	5
9	PALM	6	12	5
10	SEAGRAPE	4	12	10
11	TREE	5	12	10

**LEGEND**

- OH — OH — Overhead Wire Line
- // — // — Wood Fence
- X — X — Chain Link Fence
- [ ] — Iron Fence
- [ ] — Monument Line
- [ ] — Centerline
- [ ] — Property Line
- A = Arc
- BRG = Bearing
- CH = Chord
- Δ = Delta
- L = Length
- R = Radius
- T = Tangent
- ∅ = Diameter
- + 0.00' = Existing Elevations
- [ ] = Catch Basin
- [ ] = Water Meter
- [ ] = Electric Box
- [ ] = Sanitary Manhole
- [ ] = Sprinkler Pump
- [ ] = Wood Pole
- [ ] = Conc. Pole
- [ ] = Light Pole
- [ ] = Fire Hydrant
- [ ] = Water Valve
- [ ] = Inlet
- [ ] = Cable TV Box
- [ ] = Electric Meter Box
- [ ] = Traffic Signal Box
- [ ] = Gas Valve
- [ ] = Monitoring Valve
- [ ] = Manhole
- A/C = Air Conditioner
- Conc. = Concrete
- C.B.S. = Concrete Block & Stucco
- (D) = Deed
- D.E. = Drainage Easement
- D.M.E. = Drainage Maintenance Easement
- F.D.H. = Found Drill Hole
- F.F.E. = Finish Floor Elevation
- F.I.P. = Found Iron Pipe/Pin
- F.I.R. = Found Iron Rebar
- F.N. = Found Nail
- F.N.D. = Found Nail & Disc
- F.P.L. = Florida Power Light
- H = Height
- L.M.E. = Lake Maintenance Easement
- (M) = Measured
- (P) = Platted
- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencement
- (R) = Record
- Res. = Residence
- S.I.P.R. = Set Iron Pin/Rebar
- S = Spread
- U.E. = Utility Easement

NO.	DATE	DESCRIPTION	BY	APP.

**ROYAL POINT**  
LAND SURVEYORS, INC. L.B.# 7282  
info@RoyalPointLS.com  
6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL 33014 \*\*\* TEL: 305-822-6062 \*\*\* FAX: 305-827-9609

PREPARED FOR:  
**OMBRETTA LLC**

**SKETCH OF SURVEY**

DRAWN: MEB.
CHECKED: P.J.A.
SCALE: AS NOTED
FIELD DATE: 06/28/2023
JOB No.: RP23-0835
SHEET:
1
OF 1 SHEET