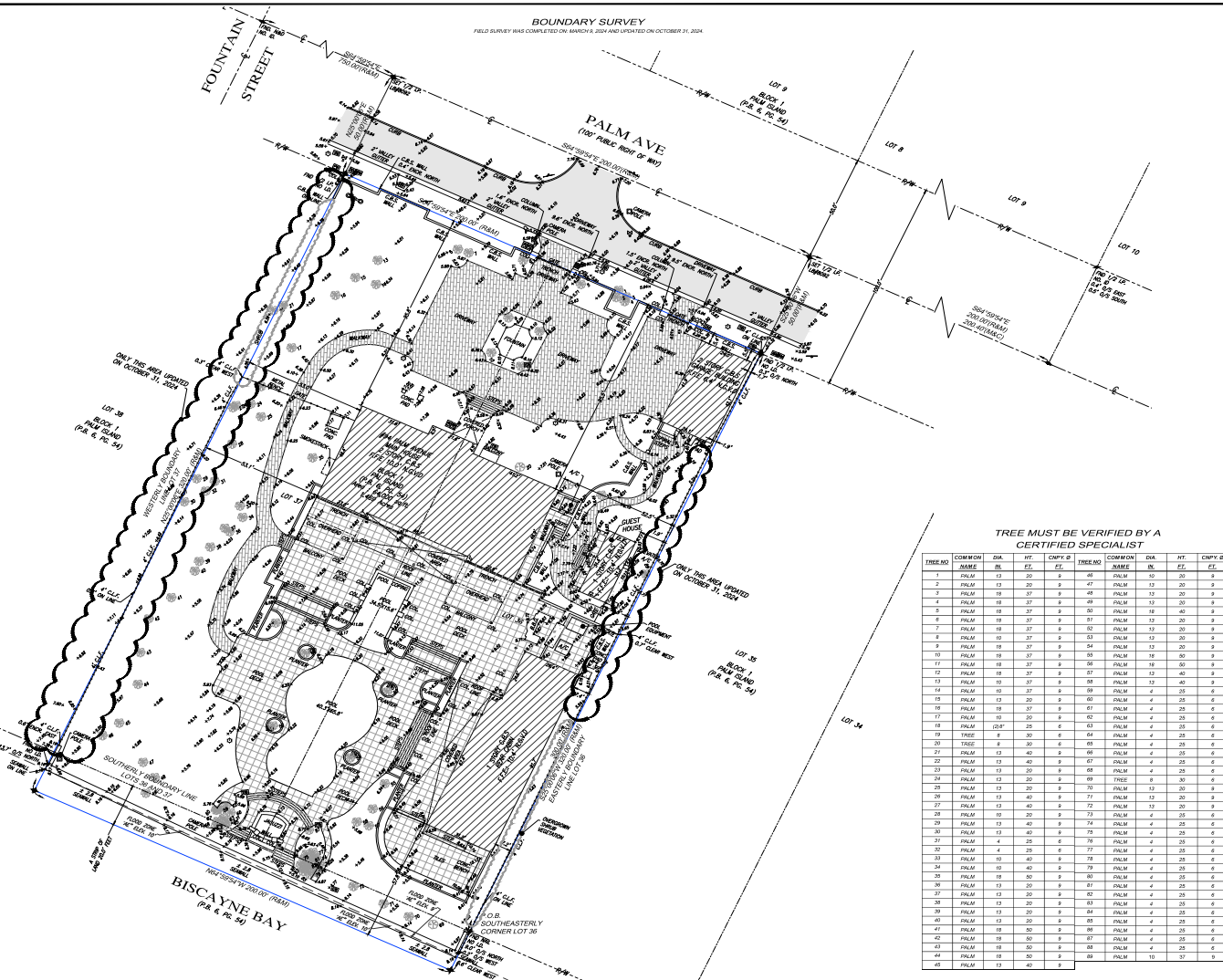


**LEGEND AND ABBREVIATIONS**

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**LOCATION MAP**



**BOUNDARY SURVEY**  
CENTER DEVELOPMENT  
11700 AND 11800 WEST BOUNDARIES THROUGH 34 SOUTH RANGE 42 EAST  
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

**J. Hernandez & Associates Inc.**  
LAND SURVEYORS AND MAPPERS  
INCORPORATED  
11700 WEST BOUNDARIES THROUGH 34 SOUTH RANGE 42 EAST  
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA  
DATE: 03/09/24

**LEGAL DESCRIPTION**  
LOTS 36 AND 37, IN BLOCK 1 OF PALM ISLAND ACCORDING TO THE SUBDIVISION BOUNDARY LINE OF LOTS 36 AND 37 OF THE PUBLIC RECORDS IN PLAT BOOK 2 PAGE 27 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**SURVEYOR'S NOTES**  
FIELD SURVEY WAS COMPLETED ON MARCH 9, 2024 AND UPDATED ON OCTOBER 31, 2024 AND THE CLIENT'S LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT. SUBJECT PROPERTY AREA MEASUREMENTS 1.100 ACRES. BEARING BASED ON AN ASSUMED BEARING OF 550.000° ± DISTANCES ALONG BOUNDARY LINES AS SHOWN HEREON ARE BEARING BASED UNLESS OTHERWISE NOTED. INTERIOR LOT LINES AS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THIS SURVEY UNLESS OTHERWISE NOTED. AGRICULTURAL AND/OR UNUSABLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY UNLESS OTHERWISE NOTED. THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, ENCUMBRANCES AND OTHER MATTERS THAT MIGHT BE REVEALED IN A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

**PROPERTY INFORMATION**  
• PROPERTY ADDRESS: 11700 WEST BOUNDARIES THROUGH 34 SOUTH RANGE 42 EAST  
• PLOT NUMBER: 03-0305-01-030

**CERTIFY TO:**  
• CENTER DEVELOPMENT

**DATUM AND BENCHMARKS**  
1. ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NAD 83) AND ARE EXPRESSED IN FEET.  
2. BENCHMARK DATA FROM THE NATIONAL GEODETIC SURVEY (NAD 83) IS USED TO DETERMINE ELEVATION. A WY 1412.1 ± IS USED AS A CHECK POINT IN THE FIELD.

**FLOOD ZONE INFORMATION**  
• SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE V-F1 (100 YEAR FLOOD) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 33080C0401 (DATED 08/26/2014).  
• ELEVATION REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1988 AND EXPRESSED IN FEET.

**POSSIBLE ENCUMBRANCES**  
• A PORTION OF CHAIN LINK FENCE ALONG THE WEST BOUNDARY LINE ENCROACHES UP FROM ADJACENT LOT 36 ONTO SUBJECT PROPERTY.  
• A PORTION OF C.E.S. WALL ALONG THE NORTH BOUNDARY LINE ENCROACHES UP FROM SUBJECT PROPERTY ONTO LOT 37.  
• COLUMN ALONG THE NORTH BOUNDARY LINE ENCROACHES UP FROM SUBJECT PROPERTY ONTO LOT 37.  
• THESE ARE NO ADDITIONAL DESIGNED ENCUMBRANCES ONTO THE SUBJECT PROPERTY FROM ADJACENT LOTS OR FROM THE SUBJECT PROPERTY UNLESS OTHERWISE NOTED.

**SURVEYOR'S CERTIFICATION**  
I, J. HERNANDEZ, CERTIFY THAT THIS BOUNDARY SURVEY OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND SHOWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLETES WITH STANDARDS AND PRACTICE REQUIREMENTS ACCEPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS. FLORIDA STATUTE CHAPTER 461, FLORIDA ADMINISTRATIVE CODE 61D-28.  
THIS CERTIFICATION DOES NOT EXTEND TO ANY UNMARKED FEATURES.

**THIS IS A BOUNDARY SURVEY**  
PROJECT NUMBER: M03-24  
SHEET NUMBER: 1 OF 1

**TREE MUST BE VERIFIED BY A CERTIFIED SPECIALIST**

TREE NO.	COMMON NAME	DIA.	HGT.	CHRYP. #	TREE NO.	COMMON NAME	DIA.	HGT.	CHRYP. #
		IN.	FT.				IN.	FT.	
1	PALM	13	20	8	46	PNALM	10	30	8
2	PALM	13	20	8	47	PNALM	13	20	8
3	PALM	18	37	8	48	PNALM	12	20	8
4	PALM	18	37	8	49	PNALM	13	20	8
5	PALM	18	37	8	50	PNALM	18	40	8
6	PALM	18	37	8	51	PNALM	13	20	8
7	PALM	18	37	8	52	PNALM	13	20	8
8	PALM	18	37	8	53	PNALM	12	20	8
9	PALM	18	37	8	54	PNALM	13	20	8
10	PALM	18	37	8	55	PNALM	18	40	8
11	PALM	18	37	8	56	PNALM	18	40	8
12	PALM	18	37	8	57	PNALM	13	20	8
13	PALM	18	37	8	58	PNALM	12	20	8
14	PALM	18	37	8	59	PNALM	13	20	8
15	PALM	18	37	8	60	PNALM	13	20	8
16	PALM	18	37	8	61	PNALM	13	20	8
17	PALM	18	37	8	62	PNALM	13	20	8
18	PALM	10	25	8	63	PNALM	13	20	8
19	TRICE	8	30	8	64	PNALM	13	20	8
20	TRICE	8	30	8	65	PNALM	13	20	8
21	PALM	13	40	8	66	PNALM	13	20	8
22	PALM	13	40	8	67	PNALM	13	20	8
23	PALM	13	40	8	68	PNALM	13	20	8
24	PALM	13	40	8	69	TRICE	8	30	8
25	PALM	13	40	8	70	PNALM	13	20	8
26	PALM	13	40	8	71	PNALM	13	20	8
27	PALM	13	40	8	72	PNALM	13	20	8
28	PALM	13	40	8	73	PNALM	13	20	8
29	PALM	13	40	8	74	PNALM	13	20	8
30	PALM	13	40	8	75	PNALM	13	20	8
31	PALM	4	25	8	76	PNALM	13	20	8
32	PALM	4	25	8	77	PNALM	13	20	8
33	PALM	10	40	8	78	PNALM	13	20	8
34	PALM	10	40	8	79	PNALM	13	20	8
35	PALM	18	40	8	80	PNALM	13	20	8
36	PALM	13	20	8	81	PNALM	13	20	8
37	PALM	13	20	8	82	PNALM	13	20	8
38	PALM	13	20	8	83	PNALM	13	20	8
39	PALM	13	20	8	84	PNALM	13	20	8
40	PALM	13	20	8	85	PNALM	13	20	8
41	PALM	18	40	8	86	PNALM	13	20	8
42	PALM	18	40	8	87	PNALM	13	20	8
43	PALM	18	40	8	88	PNALM	13	20	8
44	PALM	18	40	8	89	PNALM	10	37	8
45	PALM	13	40	8					

**REVISIONS**

DATE	USER	REVISION
10/31/2024	JH	UPDATE BOUNDARY SURVEY (NO-TL, PL, BK, CAX)