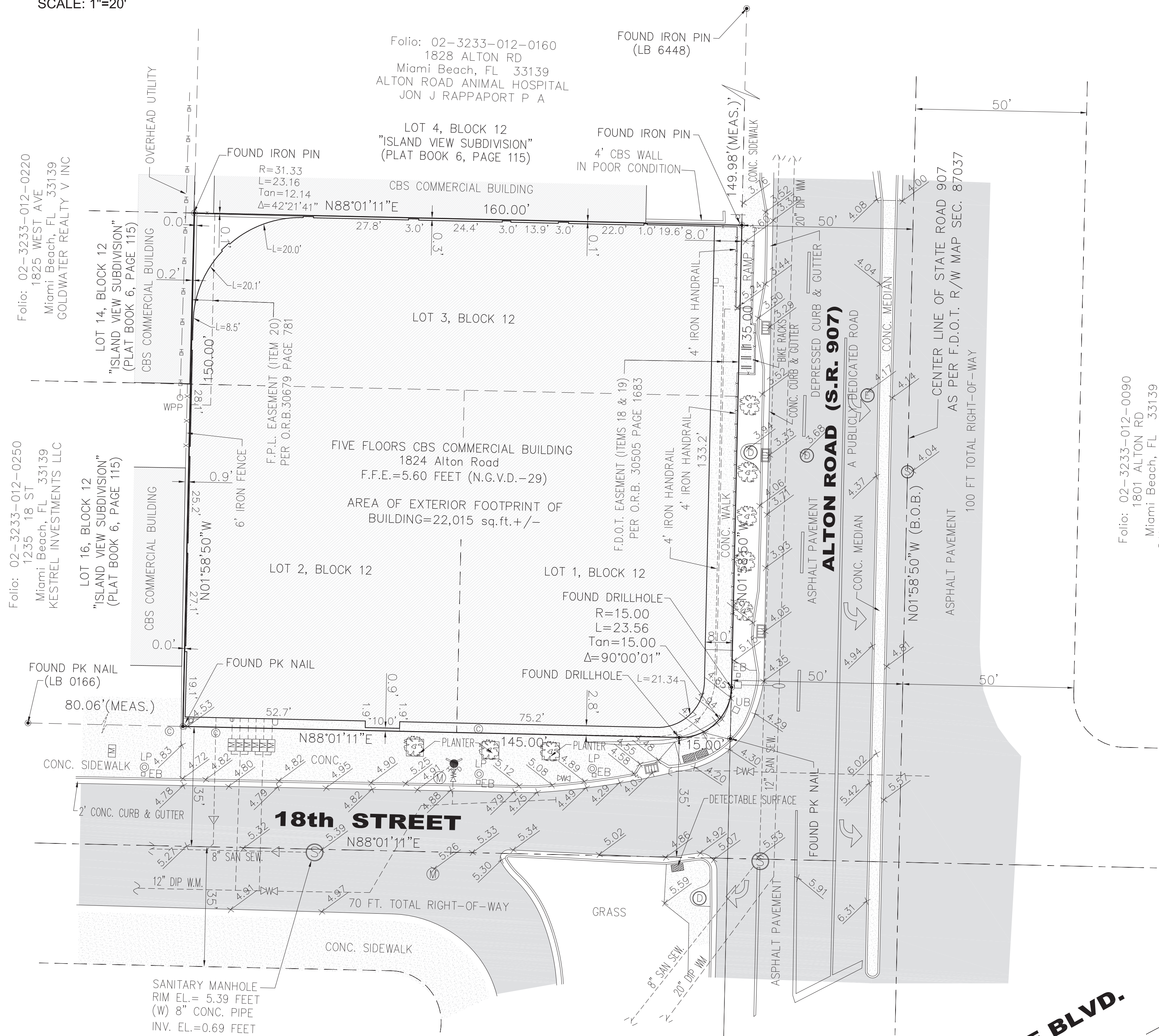


ALTA / NSPS LAND TITLE SURVEY

0 10 20
SCALE: 1"=20'

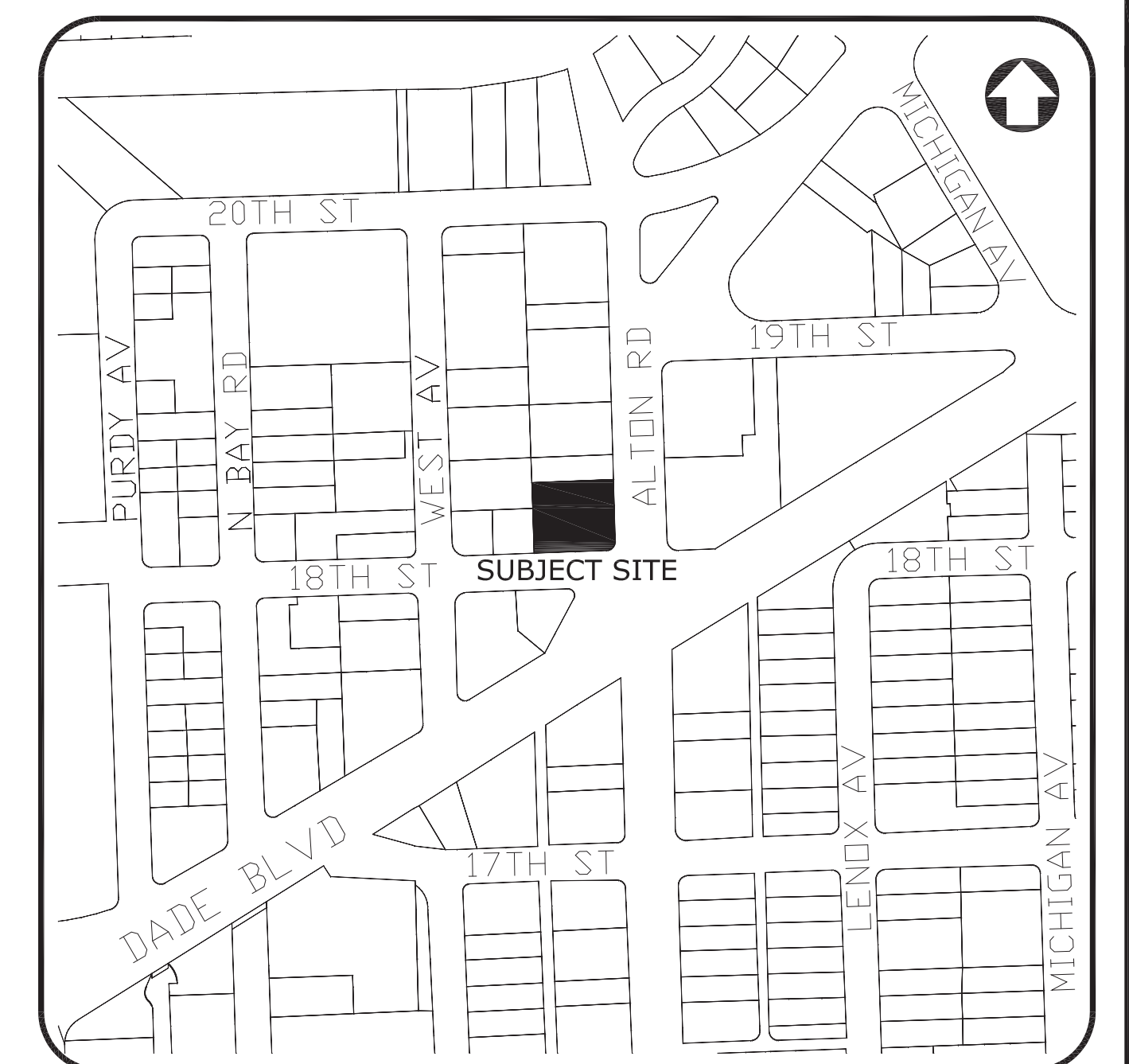


Folio: 02-3233-012-0220
1825 WEST AVE
Miami Beach, FL 33139
GOLDWATER REALTY V INC

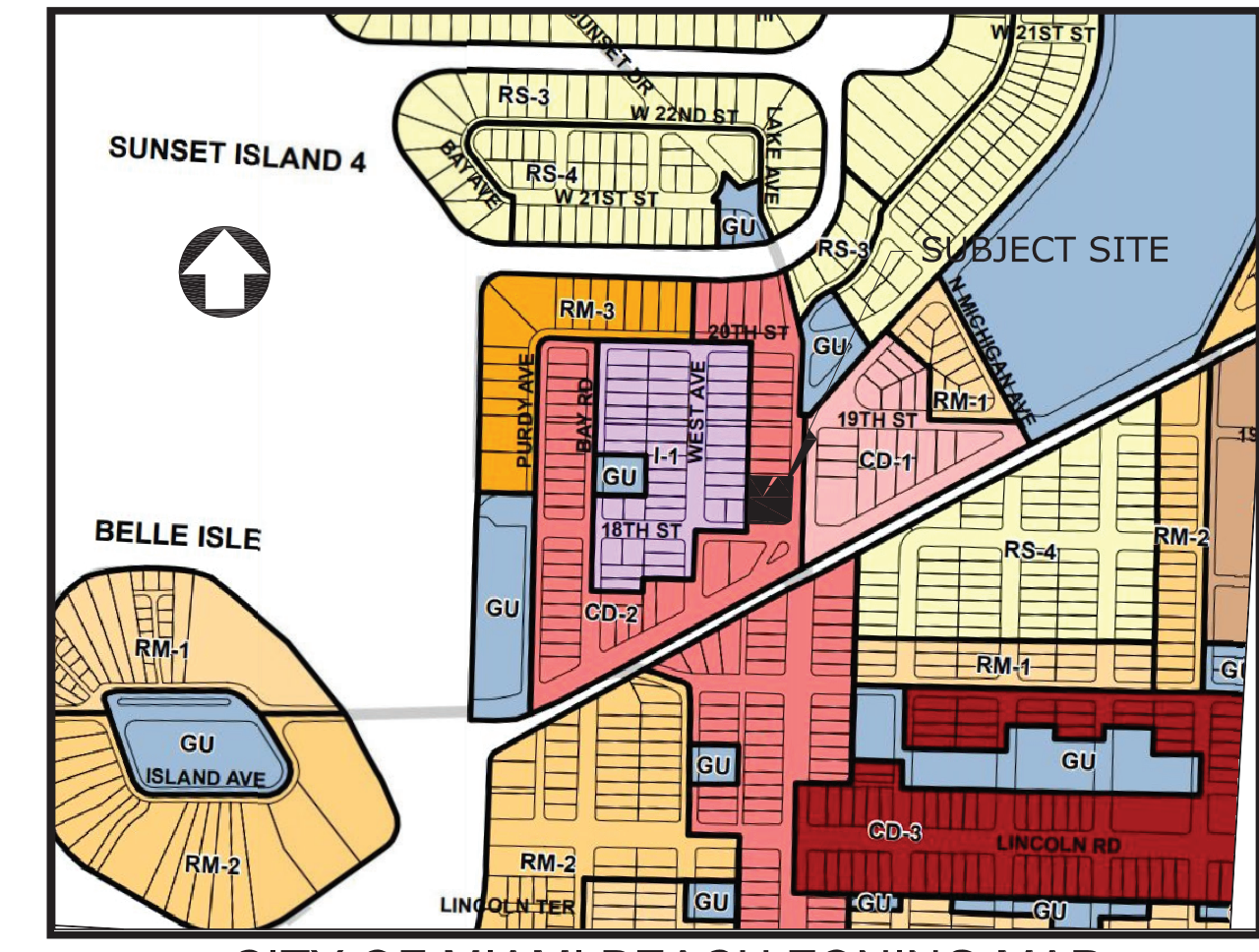
Folio: 02-3233-012-0250
1235 18 ST
Miami Beach, FL 33139
KESTREL INVESTMENTS LLC

Folio: 02-3233-012-0700
1790 ALTON RD
Miami Beach, FL 33139
1790 ALTON HOLDINGS LLC

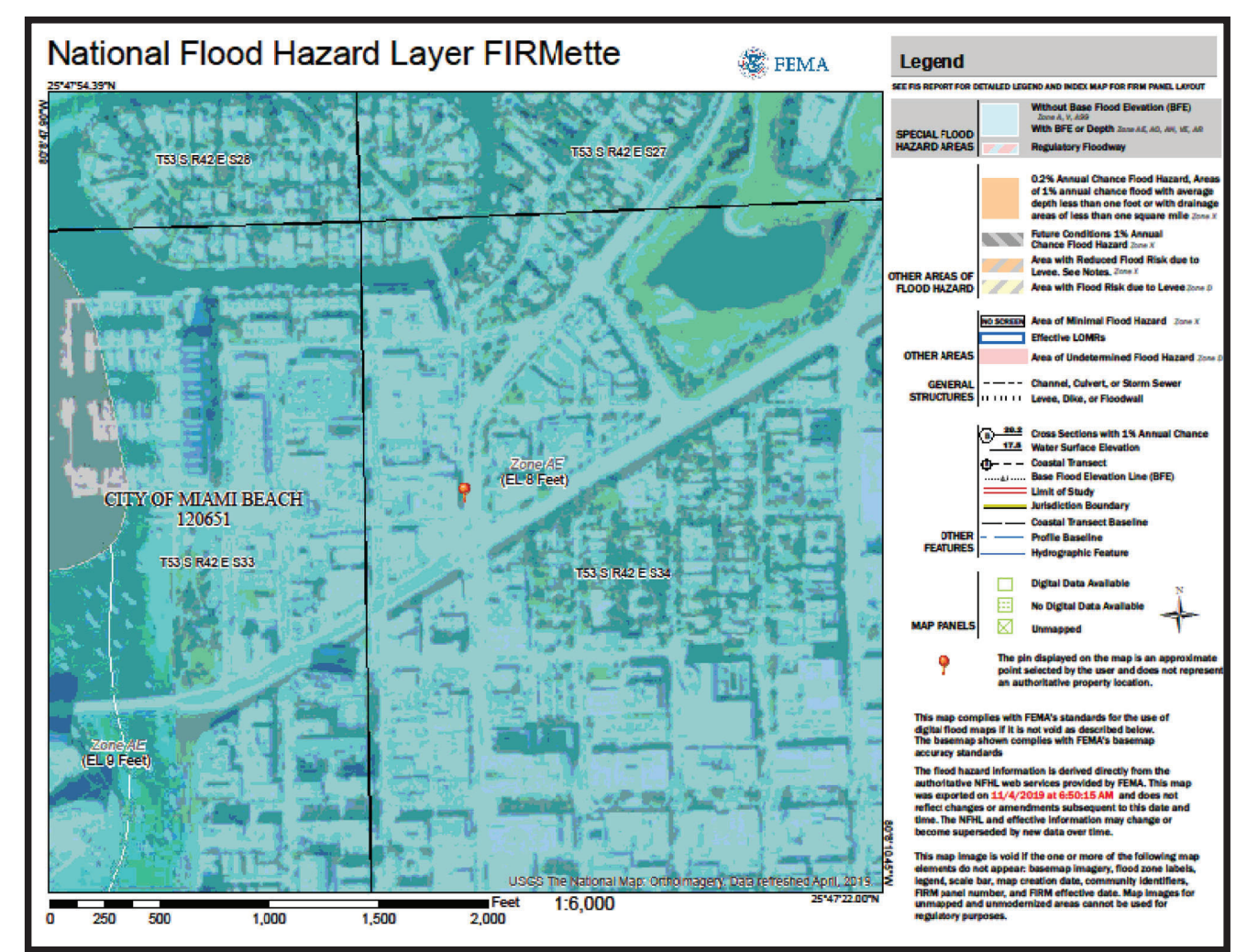
Folio: 02-3233-012-0090
1801 ALTON RD
Miami Beach, FL 33139
SANTA ELENA HOLDINGS LLC



LOCATION MAP
SEC. 34-53-42
SCALE: 1"=300'

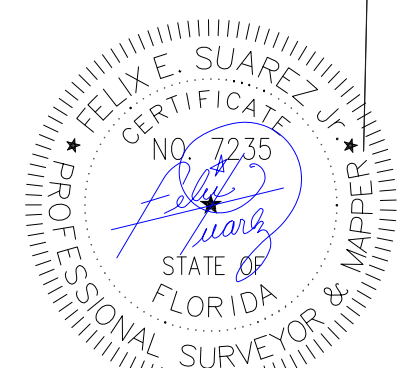


CITY OF MIAMI BEACH ZONING MAP
(NOT TO SCALE)



FEMA FLOOD MAP
(NOT TO SCALE)

LEGEND & ABBREVIATIONS:		
○ CLEANOUT	○ SPOT ELEVATION	A/C AIR CONDITIONING PAD
□ CATCH BASIN	○ SEWER VALVE	BLDG. BUILDING
○ CONCRETE POWER POLE	□ UTILITY BOX	CLF CHAIN LINK FENCE
○ GUARD RAIL	○ WATER VALVE	CBS CONCRETE BLOCK STRUCTURE
○ GREASE TRAP	○ WATER METER	CB CATCH BASIN
○ GAS VALVE	○ WOOD POLE	CH CHORD DISTANCE
○ HANDICAP SIGN	○ WOOD POLE WITH TRANSFORMER	○ CENTER LINE
○ LIGHT POLE	○ GUY WIRE	CONC. CONCRETE
○ LIGHT BOLLARD	○ STREET LIGHT	△ DELTA
○ ELECTRIC BOX	○ TRAFFIC SIGNAL BOX	E EAST
○ ELECTRIC MANHOLE	○ PUBLIC TELEPHONE BOOTH	ENC. ENCROACHMENT
○ FIRE HYDRANT	○ TRAFFIC CONTROL PANEL	F.I.P. FOUND IRON PIPE
○ IRRIGATION CONTROL VALVE	○ TRASH CAN	F.I.R. FOUND REBAR
○ METAL BUS STOP BENCH	○ MONITORING WELL	F.F.E. FINISH FLOOR ELEVATION
○ MAIL BOX	○ NEWS PAPERS AND MAGAZINE STAND	○ FOUND NAIL
○ SIGN	○ SIGN	○ GAS VALVE
○ SANITARY SEWER MANHOLE	○ SANITARY SEWER MANHOLE	○ LENGTH
○ STORM SEWER MANHOLE	○ TELEPHONE MANHOLE	N NORTH
○ UNKNOWN MANHOLE	○ LAWN SPOT LIGHT	N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
○ DETECTABLE SURFACING	○ DETECTABLE SURFACING	○ OVERHEAD ELECTRIC LINE
○ CHAIN LINK FENCE	○ WOOD FENCE	○ ON LINE
		○ GAS METER
		○ PUBLIC TELEPHONE BOX
		○ CONCRETE POLE
		○ BENCH
		○ TRAFFIC SIGNAL MAST ARM
		○ DENOTES DETECTABLE SURFING



Digitally signed by Felix E. Suarez Jr.
Date: 2021.05.19
18:37:13 -04'00'

NOT VALID OR COMPLETE WITHOUT PAGE 1 OF 2
THE FIELD WORK WAS COMPLETED ON MAY 14TH, 2021

REVISIONS
1-
2-
3-
4-
5-
6-
7-

ALTA / NSPS LAND TITLE SURVEY for 1824 Alton Road, Miami Beach, FL 33139

3TCI, Inc. LB7799
PROFESSIONAL LAND SURVEYORS AND MAPPERS
12211 SW 129th CT. MIAMI FL 33186
tel: 305-316-8474 fax: 305-378-1662 www.3tci.com



FEMA:	FLOOD ZONE: AE-8	COMMUNITY PANEL NUMBER: 120651	COMMUNITY NAME: CITY OF MIAMI BEACH	MAP NUMBER: 12086C0317	SUFFIX: L	FEMA EFFECTIVE DATE: 09-11-2009	BENCH MARK:	BENCH MARK NAME: D-166	ELEVATION: 7.27	DESCRIPTION: NE CORNER OF BRIDGE AT VENETIAN CAUSEWAY	DWG INFO:	DRAFTER: FS	CHECKED: RO	FIELD BOOK: FB 2016-33	JOB NUMBER: 16-1182	SCALE: AS SHOWN	SHEET: 2 OF 2
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