



CERTIFY TO:  
D'AMORE BUILDING AND INVESTMENTS, INC., A FLORIDA CORPORATION

LEGAL DESCRIPTION:  
LOT 5, BLOCK 22  
SUBDIVISION: CORRECTED PLAT ALTOS DEL  
MAR NO. 1 ACCORDING TO THE PLAT THEREOF  
AS RECORDED IN PLAT BOOK 31, PAGE 40  
PUBLIC RECORDS OF MIAMI-DADE COUNTY,  
FLORIDA

FLOOD ZONE INFORMATION:  
THE NFIP FLOOD MAPS  
HAVE DESIGNATED THE HEREIN  
DESCRIBED LAND TO BE SITUATED

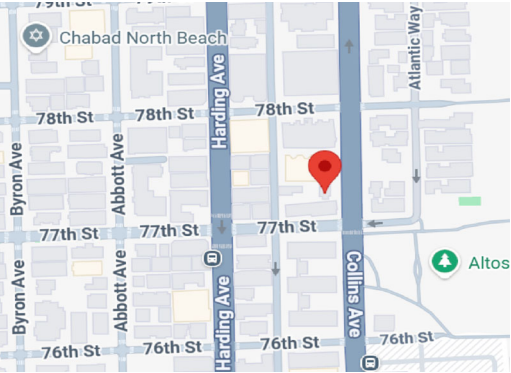
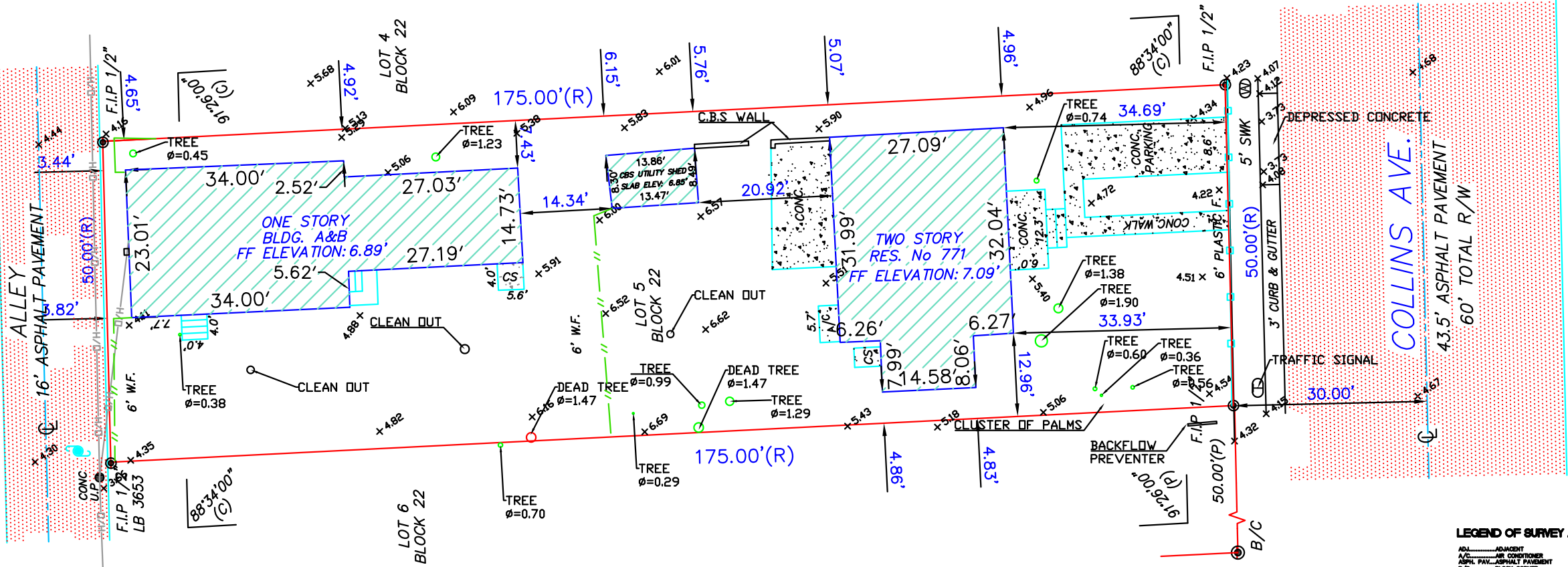
IN FLOOD ZONE: AE  
PANEL NO/SUFFIX: 362/L  
COMMUNITY NO.: 120651  
DATE OF FIRM: 9/11/2009

THE SUBJECT PROPERTY DOES LIE  
IN A SPECIAL FLOOD HAZARD AREA

BENCHMARK OF ORIGIN:  
SITE BENCHMARK SET WITH GNSS  
RECEIVER USING STK CORRECTIONS.  
REDUNDANT MEASUREMENTS WERE  
MADE OVER A PERIOD OF TIME.

Notes:  
a) all clearances and / or encroachments shown  
hereon are of apparent nature, fence ownership  
by visual means, legal ownership of fences not  
determined.  
b) this is a boundary survey, prepared for use  
exclusively by those to whom it is certified.  
c) code restriction and title search are not reflected  
on this survey.  
d) the flood information shown hereon does not imply  
that the referenced property will or will not be free  
from flooding or damage and does not create liability  
on the part of the firm, any officer or employee  
thereof for any damage that results from reliance on  
said information.  
e) the lands depicted hereon were surveyed per the  
legal description and no claims as to ownership or  
matters of title are made or implied.  
f) underground encroachments, if any, not located.  
g) I hereby certify that the survey represented  
hereon meets the minimum technical standards  
set forth by the board of land surveyors  
in chapter 5J-17.050 to 17.052 florida  
administrative code pursuant  
to section 472.027 fl.a. statutes.  
h) if shown, bearings are to an assumed meridian  
(by plat)  
i) if shown, elevations are referred to n.a.v.d. 1988

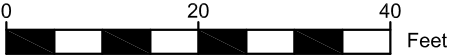
Julio S Pita  
Digitally signed  
by Julio S Pita  
Date: 2025.10.13  
18:28:06 -04'00'  
JULIO S. PITA P.S. & M. # 5789  
STATE OF FLORIDA  
NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL



VICINITY MAP(N.T.S.)

- LEGEND OF SYMBOLOLOGY
- MAN HOLE SANITARY SEWER
  - CATCH BASIN
  - FIRE HYDRANT
  - SIGN
  - HANDICAP PARKING
  - CONC. LIGHT POLE
  - WATER METER
  - WATER VALVE
  - ELECTRIC BOX
  - T.V. BOX
  - ELECTRIC METER
  - WOOD LIGHT POLE
  - METAL LIGHT POLE
  - UTILITY POLE
  - X 99.99 = SPOT ELEVATION

- LEGEND OF SURVEY ABBREVIATIONS
- |            |                             |        |                              |
|------------|-----------------------------|--------|------------------------------|
| ADJ.       | ADJACENT                    | Q1     | MEASURED                     |
| A/C        | AIR CONDITIONER             | R      | NORTH                        |
| ASPH. PAV. | ASPHALT PAVEMENT            | N.A.D. | NATL. AND DISC.              |
| B/C        | BLACK CORNER                | N.G.S. | NATIONAL GEODETIC SURVEY     |
| B/L        | BUILDING                    | N.T.S. | NOT TO SCALE                 |
| B.M.       | BENCH MARK                  | O.V.H. | OVER HAND                    |
| B.C.R.     | BROWARD COUNTY RECORD       | O.U.L. | OVERHEAD UTILITY LINE        |
| C/L        | CURB AND GUTTER             | (P)    | PLAT                         |
| C.B.       | CATCH BASIN                 | P.L.   | POINT OF CURVATURE           |
| CL         | CHAIN DISTANCE              | P.C.C. | POINT OF COMPOUND CURVATURE  |
| CHLF.      | CHAIN LINK FENCE            | P.C.P. | PERMANENT CONTROL POINT      |
| C.P.       | CONCRETE POLE               | P.I.   | POINT OF INTERSECTION        |
| C/L        | CENTER LINE                 | P.L.   | PROPERTY LINE                |
| C.B.       | CONCRETE BLOCK AND STUCCO   | P.K.   | PARKER KALON                 |
| C.M.F.     | CANAL MAINTENANCE EASEMENT  | P.L.S. | PROFESSIONAL LAND SURVEYOR   |
| CONC.      | CONCRETE                    | P.O.B. | POINT OF BEGINNING           |
| CON.       | CORNER                      | P.O.C. | POINT OF COMBINATION         |
| CT         | COURT                       | P.O.C. | POINT OF REVERSE CURVATURE   |
| C.B.       | CHAD BOOK                   | P.R.M. | PERMANENT REFERENCE MONUMENT |
| D.C.R.     | DADE COUNTY RECORD          | P.T.   | POINT OF TANGENT             |
| D.E.       | DRAINAGE EASEMENT           | R      | RECORD                       |
| D/H        | DRILL HOLE                  | R.C.   | REINFORCEMENT BAR            |
| D/W        | DRAINAGE                    | R.A.   | RECORD AND MEASURED          |
| E.A.W.     | EDGE OF WATER               | R.S.   | RESECTION                    |
| ENC.       | ENCROACHMENT                | R/W    | RIGHT-OF-WAY                 |
| F          | FENCE                       | S      | SOUTH                        |
| F.         | FIND                        | SEC.   | SECTION                      |
| F.H.       | FIRE HYDRANT                | S.P.   | SET IRON PIPE                |
| F.D.P.     | FOUND IRON PIPE             | S.W.   | SUBDIVISION                  |
| F.F.ELEV.  | FRESH FLOOR ELEVATION       | (TYP.) | TYPICAL                      |
| F.P.L.     | FLORIDA POWER AND LIGHT CO. | U      | UTILITY                      |
| L.W.       | LENGTH                      | U.E.   | UTILITY EASEMENT             |
| L.M.E.     | LAND MAINTENANCE EASEMENT   | U.P.   | UTILITY POLE                 |
| M.E.       | MAINTENANCE EASEMENT        | W.F.   | WOOD FENCE                   |
| M.F.       | METAL FENCE                 | W.M.   | WATER METER                  |
| M.A.S.     | MANHOLE SANITARY SEWER      | W      | WEST                         |
| M/L        | MONUMENT LINE               |        |                              |



|                        |          |          |                            |                                                                   |                                                            |                                                                                                                                         |                                        |
|------------------------|----------|----------|----------------------------|-------------------------------------------------------------------|------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| REVISIONS              | DATE     | DRAWN BY | TOPOGRAPHIC SURVEY         | PROPERTY ADDRESS:<br>7710 COLLINS AVENUE<br>MIAMI BEACH, FL 33141 | THOMAS J. KELLY INC.<br>SURVEYORS-MAPPERS<br>LAND PLANNERS | L.B. # 8077<br>9495 SW 99 STREET<br>MIAMI FLORIDA 33176<br>TEL:(786) 242-7692 DADE, (954) 779-3288 BRWD<br>E-MAIL: tjksurveys@gmail.com | THOMAS J. KELLY INC.<br>LAND SURVEYORS |
| BOUNDARY & TOPO & TREE | 4/1/24   | J.P.     |                            |                                                                   |                                                            |                                                                                                                                         |                                        |
| UPDATE                 | 10/13/25 |          | SURVEY NO. 25-1190<br>F.B. | SCALE: 1:20<br>SHEET No. 1 of 1                                   |                                                            |                                                                                                                                         |                                        |