

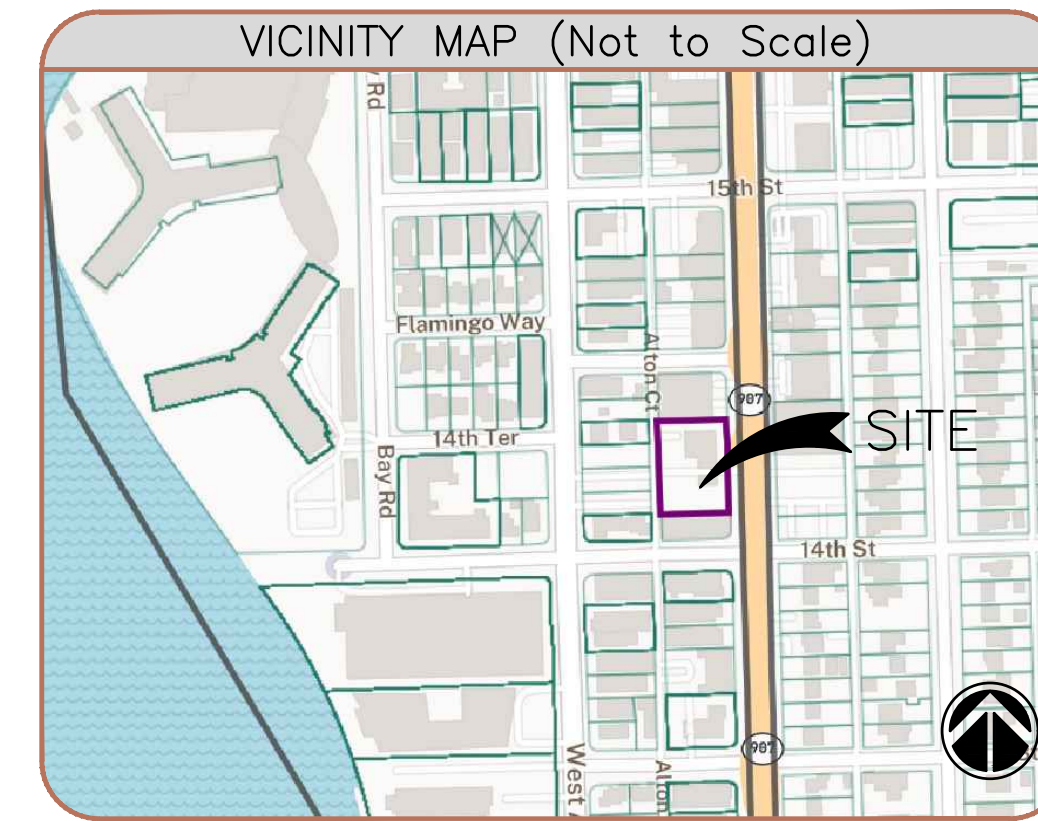
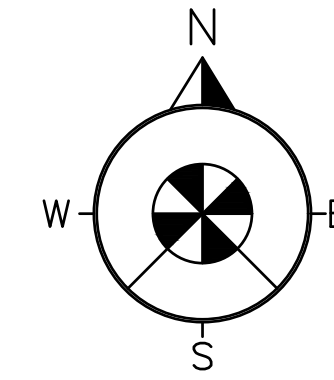
# ALTA/NSPS LAND TITLE SURVEY

## GENERAL SURVEY NOTES:

- BEARING STRUCTURE BASED ON THE MONUMENTED WEST RIGHT OF WAY LINE OF ALTON ROAD; BEING: S01°55'06"E ASSUMED.
  - THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.
  - THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ENGINEER AND CONTRACTOR SHALL VERIFY MEASUREMENTS OF CONNECTIONS TO EXISTING UTILITIES BEFORE ORDERING MATERIALS AND BEFORE COMMENCEMENT OF CONSTRUCTION. IF THERE IS A DISCREPANCY BETWEEN THE MEASUREMENTS SHOWN HEREON AND THE VERIFYING MEASUREMENTS, THIS SURVEYOR SHALL BE CONTACTED IMMEDIATELY TO FURTHER VERIFY THE DISCREPANCY.
  - THIS SITE LIES IN ZONE "AE", BASED ON FLOOD INSURANCE RATE MAP NO. 12086C0317L, CITY OF MIAMI BEACH, FLORIDA AND HAVING AN EFFECTIVE DATE OF SEPTEMBER 11, 2009.
  - ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.
  - THIS SURVEY MADE WITH BENEFIT OF COMMITMENT FOR TITLE NO. NCS-FL7-515-CHAR, EFFECTIVE: NOVEMBER 15, 2023, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT.
  - THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" WAS MADE IN ACCORDANCE WITH LAWS AND/OR STANDARDS OF PRACTICE FOR THE STATE OF FLORIDA.
  - THIS SURVEY IS VALID ONLY TO THE PARTIES TO WHOM IT IS CERTIFIED AND IS NON-TRANSFERABLE.
  - THE PROPERTY HAS DIRECT ACCESS TO ALTON ROAD AND ALTON COURT, A PAVED PUBLIC RIGHTS-OF-WAY.
  - OBSERVABLE SURFACE EVIDENCE OF UTILITIES SERVING THE PROPERTY AND STORM DRAINAGE FACILITIES ARE SHOWN HEREON.
  - ALL PARCELS AND/OR LOTS SHOWN HEREON ARE CONTIGUOUS BETWEEN SAID PARCELS AND/OR LOTS AND DO NOT CREATE ANY GAPS, GORES OR HIATUSES.
  - NO SURFACE EVIDENCE OF SITE USE AS A CEMETERY WAS OBSERVED.
  - ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION LB 7388 19, BEING: 2.24 FEET, (NAVD 1988), PUBLISHED BY MIAMI-DADE COUNTY. (CONVERSION FROM NAVD 88 TO NGVD 29 = +1.56 FEET)
  - THE MAPPED FEATURES SHOWN HEREON ARE RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD(83)-(2011)-(EPOCH 2010.0000), ESTABLISHED PER FDOT FRN. THE COORDINATE SYSTEM AND DISPLAYED UNITS ARE IN U.S. SURVEY FEET.
- NOTES PERTAINING TO TABLE A ITEMS OF ALTA/NSPS LAND TITLE SURVEY STANDARDS:
- ITEM 16: NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- ITEM 17: NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. SURVEYOR IS NOT AWARE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

## SCHEDULE B-2 EXCEPTIONS NOTES:

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Commercial Subdivision of the Alton Beach Realty Company, as recorded in Plat Book 6, Page(s) 5, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (BLANKET IN NATURE OVER SUBJECT PROPERTY)



## DESCRIPTION:

LOTS 2, 3, 4, 5, 11 AND 12, BLOCK 78-A, COMMERCIAL SUBDIVISION OF THE ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

- AC - AIR CONDITIONER
- BB - BOTTOM OF BANK
- BHM - BUILDING HEIGHT MEASUREMENT
- BP - BACK FLOW PREVENTER
- B - BENCHMARK
- BOLLARD - BOLLARD
- E- - BURIED ELECTRIC LINE
- C- - BURIED CABLE TELEVISION LINE
- CALC - CALCULATED
- C&M - CALCULATED & MEASURED
- Δ - CENTRAL ANGLE
- C&M - CONCRETE BLOCK WALL
- CC - COVERED CONCRETE
- CCR - CERTIFIED CORNER RECORD
- CF - CONCRETE FLUME
- CHW - CONCRETE HEADWALL
- CLF - CHAIN LINK FENCE
- CL - CENTERLINE
- CM - CONCRETE MONUMENT
- CMF - CORRUGATED METAL PIPE
- +CO - CLEAN OUT
- CONC - CONCRETE
- COVD - COVERED
- CP - CONCRETE PAD
- CR - CURB
- CRW - CONCRETE WALKWAY
- D- - BURIED STORM/RAIN LINE
- (D) - DESCRIBED
- DB - DEED BOOK
- DE - DRAINAGE EASEMENT
- DI - DOT INLET
- DP - DUMPSTER PAD
- DW - DRIVEWAY
- EN - EASEMENT NUMBER
- EB - ELECTRIC BOX
- EL - ELECTRICAL METER
- EL - ELEVATION
- ESMT - EASEMENT
- EP - EDGE OF PAVEMENT
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- FRM - FLORIDA PERMANENT REFERENCE NETWORK
- FIR - FINISHED FLOOR ELEVATION
- FH - FIRE HYDRANT
- FM- - BURIED FORCE MAIN LINE
- FND - FOUND
- FO- - BURIED FIBER OPTIC CABLE LINE
- FOC - FIBER OPTIC CABLE BOX
- FP - FLAG POLE
- G- - BURIED GAS LINE
- GM - GAS METER
- GV - GAS VALVE
- GT - GREASE TRAP MANHOLE
- Y - GUY WIRE ANCHOR
- HP - HANDICAP PARKING
- HDPE - HIGH DENSITY POLYETHYLENE PIPE
- INST# - RECORD INSTRUMENT#
- IR - IRON PIPE
- IR - IRON ROD
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- LP - LIGHT POLE
- LS - LICENSED SURVEYOR
- LSA - LANDSCAPED AREA
- MF - METAL FENCE
- MS - METAL SHED
- ED - MITERED END SECTION
- M - MONITORING WELL
- N&D - NAIL & DISK
- NAVD - NORTH AMERICAN VERTICAL DATUM
- NAD - NORTH AMERICAN DATUM
- NGVD - NATIONAL GEODETIC VERTICAL DATUM
- NTS - NOT TO SCALE
- ORB - OFFICIAL RECORDS BOOK
- OW- - OVERHEAD WIRE
- PB - PLAT BOOK
- PC - POINT OF CURVATURE
- PCC - POINT OF COMPOUND CURVATURE
- PP - PER PLANS
- PS - PAGE
- PI - POINT OF INTERSECTION
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PRC - POINT OF REVERSE CURVATURE
- # PS - PROBING SPACES
- PSM - PROFESSIONAL SURVEYOR & MAPPER
- PSP - PEDESTRIAN SIGNAL POLE
- PT - POINT OF TANGENCY
- PVC - POLYVINYL CHLORIDE PIPE
- R - CURVE RADIUS
- RCP - REINFORCED CONCRETE PIPE
- R- - REUSE WATER LINE
- RM- - REUSE WATER METER
- RW- - REUSE WATER VALVE
- RP - RAMP
- RYW - RIGHT-OF-WAY
- SM - SANITARY MANHOLE
- S- - BURIED SANITARY LINE
- (S) - SURVEY
- SF - SQUARE FEET
- SP - STATE PLANE
- SDO - SHOWN FOR DIRECTION ONLY
- SN - SIGN
- SWF - STOCK WIRE FENCE
- SDP - SEWER MAIN
- X00.00 - SPOT ELEVATION
- SM - STORM MANHOLE
- +T- - BURIED TELECOMMUNICATIONS LINE
- OT - TELECOMMUNICATIONS MANHOLE
- SI - STORM INLET
- TB- - TOP OF BANK
- CTP - TRAFFIC SIGNAL POLE
- TS - TRAFFIC SIGN
- TR - TRANSFORMER/JUNCTION BOX
- TR - TELEPHONE RISER
- TSB - TRAFFIC SIGNAL BOX
- TD - TELEVISION BOX
- TSW - TRAFFIC SIGNAL WIRE
- TYP - TYPICAL
- U- - UNKNOWN UTILITY
- UE - UTILITY EASEMENT
- UP - UTILITY POLE
- UM - UTILITY MARKER
- VCP - VITRIFIED CLAY PIPE
- VF - VINYL FENCE
- W- - BURIED WATER LINE
- WF - WOOD FENCE
- WS - WOOD SHED
- WV - WATER VALVE
- WM - WATER METER
- WD - WARD DRAIN

## SIGNIFICANT OBSERVATIONS:

WITHOUT EXPRESSING A LEGAL OPINION AS TO OWNERSHIP OR NATURE, THE FOLLOWING SIGNIFICANT OBSERVATIONS ARE NOTED. ADDITIONAL ITEMS MAY BE DEPICTED HEREON THAT HAVE NOT BEEN INCLUDED IN THIS LIST:

- BUILDING CROSSES BOUNDARY LINE TO SOUTH

**Altamax Surveying**  
 910 Belle Avenue, Suite 1100  
 Casselberry, FL 32708  
 Phone: 407-677-0200  
 Licensed Business No. 7833  
 www.altamaxsurveying.com  
 r.johnson@altamaxsurveying.com



## PARKING COUNT:

REGULAR SPACES: 09  
 HANDICAP SPACES: 01  
 TOTAL SPACES: 10

## LAND AREA:

30,000 SQUARE FEET  
 0.6887 ACRES  
 MORE OR LESS.

## ALTA/NSPS Land Title Survey Certification

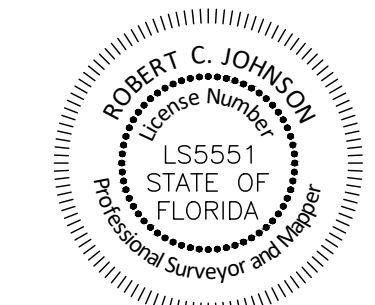
To: INFINITY ENGINEERING GROUP, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7(a), 7(b), 7(c), 8, 9, 11(a), 13, 14, 16, 17 and 19 of Table A thereof. The field work was completed on 1/28/2025.

Date: 1/28/2025

Robert C. Johnson  
 2025-02-06  
 13:25-05:00  
 L55551  
 STATE OF FLORIDA  
 Professional Surveyor and Mapper

ROBERT C. JOHNSON PSM 5551



## ADDRESS:

1414 Alton Rd  
 Miami Beach, FL 33139

## Job Information

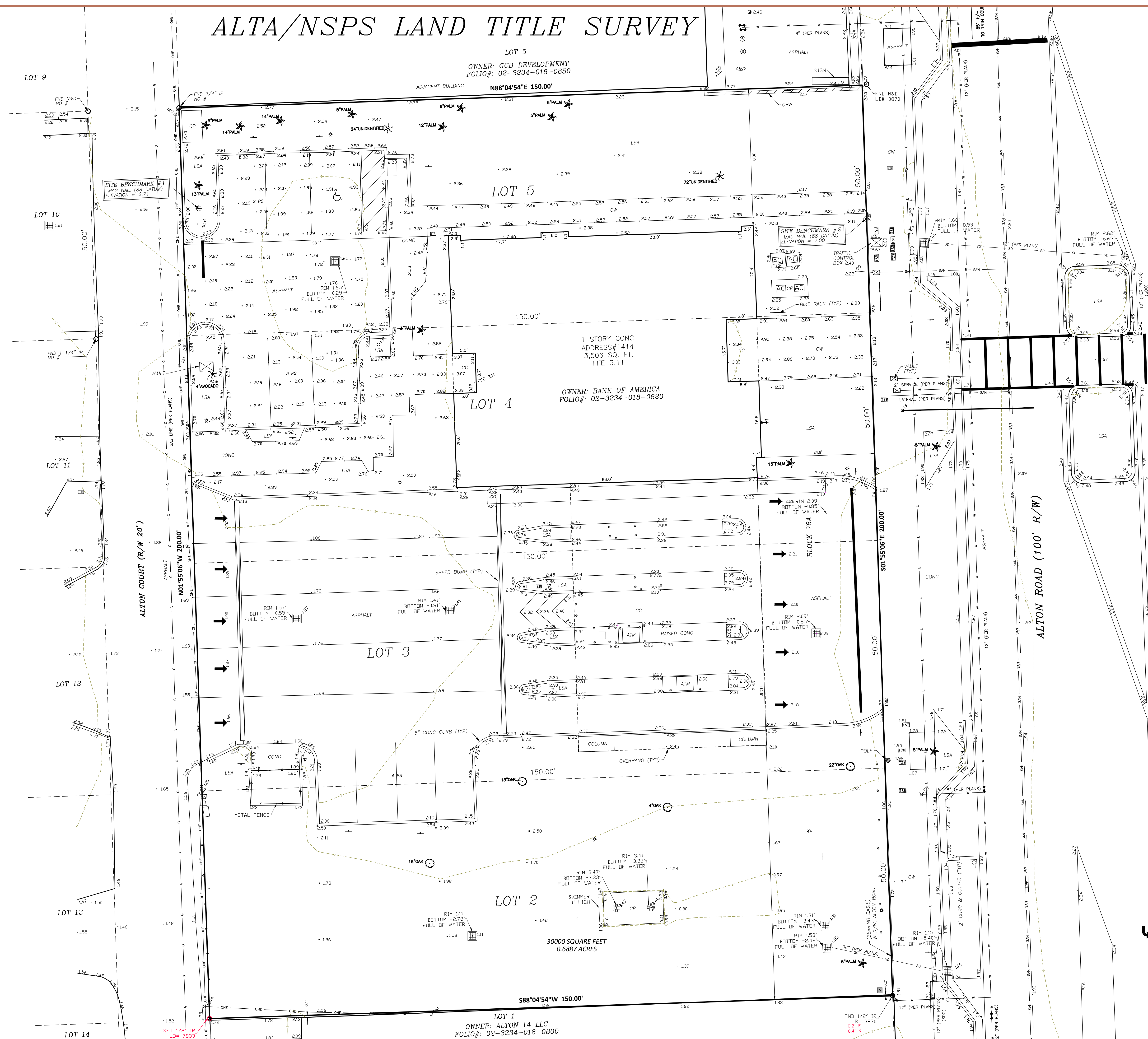
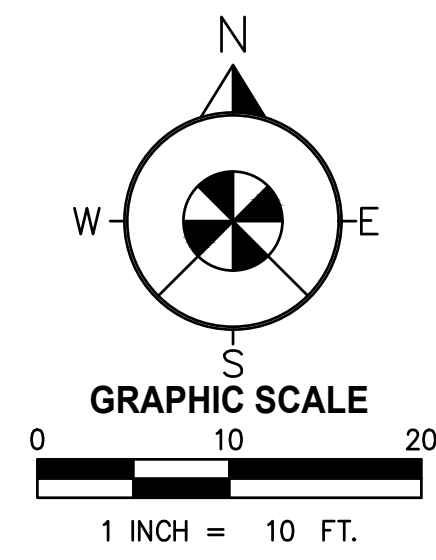
JOB NO. 906724  
 CF NO. MDC6-5-TOPD  
 FIELD DATE: 1/28/25  
 DRAWN BY: PJT/DSK

## Revisions

DATE:	DESCRIPTION:	BY:

This Survey is "NOT VALID" without the original signature and seal of this Florida licensed Surveyor and Mapper, unless provided with electronic signature. The seal appearing on this document was authorized by the signing Professional Surveyor and Mapper on the Date of the electronic signature.

# ALTA/NSPS LAND TITLE SURVEY



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- CF - CONCRETE FLUME
- CHW - CONCRETE HEADWALL
- CLF - CHAIN LINK FENCE
- CL - CENTERLINE
- CM - CONCRETE MONUMENT
- COMP - CORRUGATED METAL PIPE
- CO - CLEAN OUT
- CONC - CONCRETE
- COVD - COVERED
- CP - CONCRETE PAD
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Revisions		
DATE:	DESCRIPTION:	BY:

**Altamax Surveying**  
910 Belle Avenue, Suite 1100  
Casselberry, FL 32708  
Phone: 407-677-0200  
Licensed Business No. 7833  
www.altamaxsurveying.com