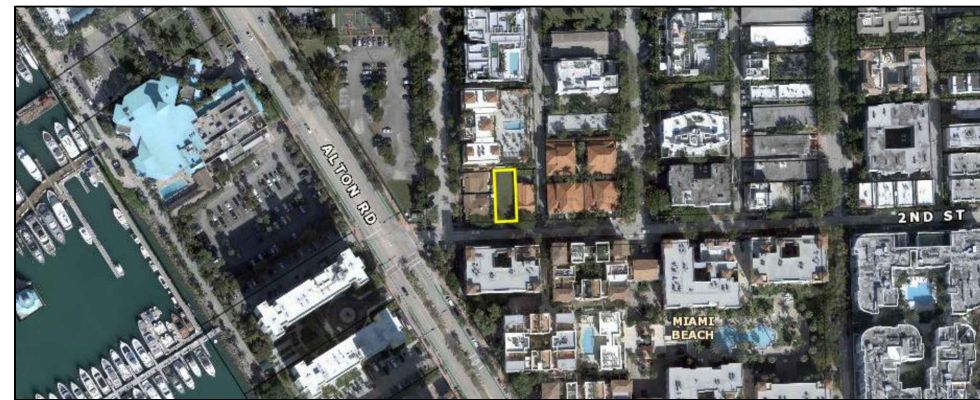




ABBREVIATIONS AND LEGEND

- | | |
|----------------------------------|------------------------------|
| PL. = PROPERTY LINE | (D) = DEED |
| F.F.E. = FLOOR FINISH ELEVATION | F.I.P.= FOUND IRON PIPE |
| (M) = MEASURED | CONC. = CONCRETE |
| (R) = RECORD | BLDG. = BUILDING |
| NO ID.= NO IDENTIFICATION NUMBER | ==== C.B.S. WALL |
| N.T.S.= NOT TO SCALE | -X- CLF = CHAIN LINK FENCE |
| R/W = RIGHT OF WAY | ⊕ FH = FIRE HYDRANT |
| PG. = PAGE | ←---GYA= GUY ANCHOR |
| SEC. = SECTION | DHL = OVERHEAD ELECTRIC LINE |
| R. = RADIUS | (M) = MAILBOX |
| CL = CENTER LINE | ⊕ UP = UTILITY POLE |
| P.B. = PLAT BOOK | ⊕ = WATER METER VALVE |
| B.C. = BLOCK CORNER | |
| ID. = IDENTIFICATION | |
| (C) = CALCULATED | |



LOCATION MAP
NTS

LEGAL DESCRIPTION:

The West 40 of the east 80 Feet of Lots 9 and 10, Block 81, of "OCEAN BEACH ADDITION No. THREE", according to the Plat thereof, as recorded in Plat Book 2, at Page(s) 81, of the Public Records of MIAMI-DADE County, Florida.

SURVEYOR'S NOTES:

- The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
- The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat and the same, if any may not be shown on this section.
- Bearings shown hereon are based on an assumed Meridian and referenced on the CENTER LINE OF SECOND STREET, Bearing N 90°00'00" E
- Ownership subject to opinion of the Title.
- Underground utilities are not depicted hereon.
- Underground portions of Footings, Foundations or other improvements were not located.
- Zoning and Setbacks are not verified by this survey.
- Fence ownership not determined by this survey.
- Flood Elevation Information:
Community: CITY OF MIAMI BEACH 120651. FIRM Panel: 12086C0319L
Flood Zone: AE Date of FIRM: 09/11/2009 Suffix: L Base Flood Elevation: 8'
- Elevation shown hereon are relative to the 1929 (N.G.V.D.29) of mean sea level and are based on a Benchmark supplied by the engineering department of MIAMI DADE COUNTY, FLORIDA.
Benchmark used; D-142-R Elevation 3.87' (N.G.V.D.29)
- The minimum relative distance accuracy for this type of Survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.

ENCROACHMENT NOTES:

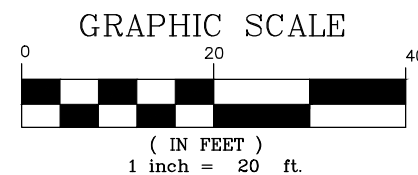
There are no above ground encroachments, other than those shown hereon.

CERTIFICATE NOTE:

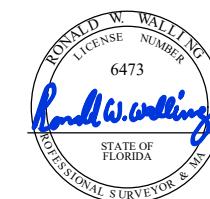
I hereby certify that the BOUNDARY AND IMPROVEMENT SURVEY hereon was completed under my direction on MARCH 3, 2022 and that said survey is true and correct to the best of my knowledge and belief. I further certify that this survey meets the STANDARDS OF PRACTICE set forth by the FLORIDA BOARD OF SURVEYORS AND MAPPERS in Chapter 5J-17.051, Florida Administrative Code pursuant to Section 472.027 Florida State Statutes.

CERTIFIED TO:

1- B&B Capital Management
Date of Field Work: 02/22/2022
Update of Field Work: 03/18/2025



RONALD W WALLIN
Digitally signed by RONALD W WALLING
Date: 2025.05.02 10:21:19 -04'00'



RONALD W. WALLING
PROFESSIONAL SURVEYOR AND MAPPER
No. 6473
STATE OF FLORIDA

LEVEL-TECH SURVEYORS, LLC.
777 NW 72ND AVENUE, SUITE 3002, MIAMI FL, 33126.
TEL: 305.261.8483
LB # 7154

DRAWINGS ARE THE PROPERTY OF LEVEL-TECH SURVEYORS, LLC, AND MAY NOT BE USED BY CLIENT ON OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO LEVEL-TECH SURVEYORS, LLC

NAME AND TYPE OF PROJECT: BOUNDARY AND IMPROVEMENT SURVEY	PROJECT LOCATION:	935 2 STREET, Miami Beach, FL 33139
	CLIENT:	B&B CAPITAL MANAGEMENT
	CLIENT TELEPHONE:	
	CLIENT ADDRESS:	
SCALE:	1" = 20'	
DATE:	03-24-2025	
DRAWN BY:	W.U.	
FIELD BOOK:	JD 22-02-1001	
PROJECT No:	LT 22-02-1001	
SHEET:	1	
	OF 1 SHEETS	

LAND SURVEYORS * LAND PLANNERS