

Survey Pros, Inc.

4348 SW 74TH AVENUE, MIAMI, FL. 33155
PH: (305) 767-6802 (main)
MIAMI-DADE | BROWARD | PALM BEACH | MONROE | HILLSBOROUGH | PINELLAS
www.survey-pros.com

MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY

LEGEND

ABBREVIATIONS:

A = ARC DISTANCE
 AC = AIR CONDITIONER PAD
 BCR = BROWARD COUNTY RECORDS
 BLDG = BUILDING
 BM = BENCH MARK
 BOB = BASIS OF BEARINGS
 CBS = CONCRETE BLOCK & STUCCO
 (C) = CALCULATED
 C&G = CURB & GUTTER
 CLF = CHAIN LINK FENCE
 COL = COLUMN
 D.E. = DRAINAGE EASEMENT
 D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
 D/W = DRIVEWAY
 EB = ELECTRIC BOX
 ENC. = ENCROACHMENT
 EP = EDGE OF PAVEMENT
 EW = EDGE OF WATER
 FDH = FOUND DRILL HOLE
 FFE = FINISHED FLOOR ELEVATION
 FIP = FOUND IRON PIPE (NO ID)
 FIR = FOUND IRON ROD (NO ID)
 FN = FOUND NAIL (NO ID)
 FN&D = FOUND NAIL & DISK
 FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
 L.E. = LANDSCAPE EASEMENT
 L.M.E. = LAKE MAINTENANCE EASEMENT
 (M) = MEASURED
 MDCR = MIAMI-DADE COUNTY RECORDS
 MH = MAN HOLE
 ML = MONUMENT LINE
 (P) = PLAT
 PB = PLAT BOOK
 PC = POINT OF CURVATURE
 PCP = PERMANENT CONTROL POINT
 PE = POOL EQUIPMENT PAD
 PG = PAGE
 PI = POINT OF INTERSECTION
 PL = PLANTER
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 PRC = POINT OF REVERSE CURVATURE
 PRM = PERMANENT REFERENCE MONUMENT
 PT = POINT OF TANGENCY
 R = RADIUS DISTANCE
 (R) = RECORD
 R/W = RIGHT-OF-WAY
 RES = RESIDENCE
 SIP = SIP LB#8023
 SND = SET NAIL & DISK LB#8023
 STL = SURVEY TIE LINE
 SWK = SIDEWALK
 (TYP) = TYPICAL
 UB = UTILITY BOX
 U.E. = UTILITY EASEMENT
 W/F = WOOD FENCE

SYMBOLS:

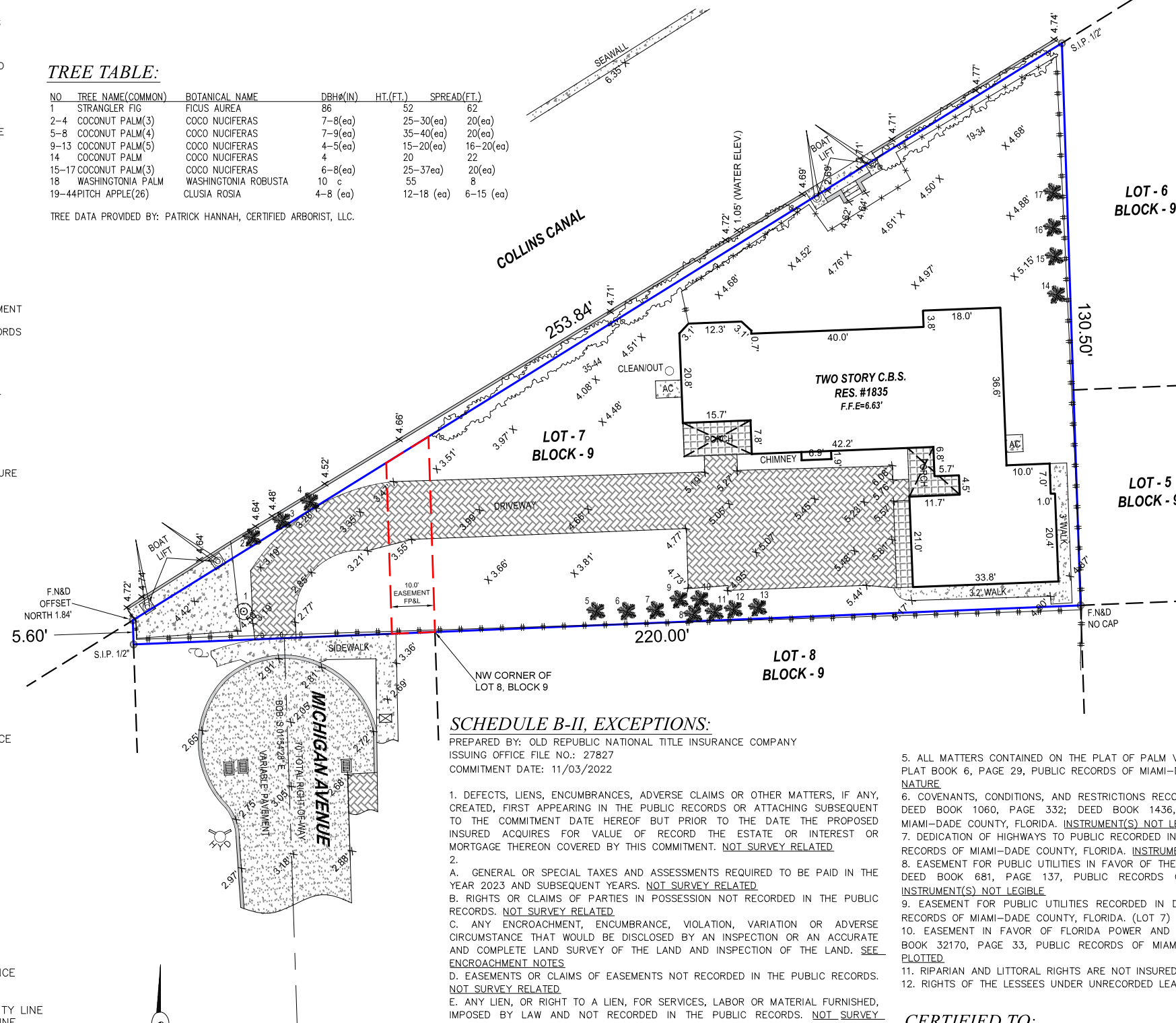
☐ = TELEPHONE RISER
 ☐ = CABLE TV RISER
 ☐ = WATER METER
 X 0.00 = ELEVATION
 (00°) = ORIGINAL LOT DISTANCE
 ∠ = CENTRAL ANGLE
 Δ = CENTER LINE
 WV = WATER VALVE
 ☐ = CURB INLET
 ☐ = FIRE HYDRANT
 ☐ = LIGHT POLE
 ☐ = CATCH BASIN
 ☐ = UTILITY POLE
 ☐ = DRAINAGE MANHOLE
 ☐ = SEWER MANHOLE
 ○ = METAL FENCE
 ○ = WOOD FENCE
 ○ = CHAIN LINK FENCE
 --- = EASEMENT
 --- = BOUNDARY LINE
 --- = OVERHEAD UTILITY LINE
 --- = ORIGINAL LOT LINE

ASPHALT CONCRETE PAVERS/BRICK TILES COVERED AREA

TREE TABLE:

NO	TREE NAME(COMMON)	BOTANICAL NAME	DBH@(IN)	HT.(FT.)	SPREAD(FT.)
1	STRANGLER FIG	FICUS AUREA	86	52	62
2-4	COCONUT PALM(3)	COCO NUCIFERAS	7-8(ea)	25-30(ea)	20(ea)
5-8	COCONUT PALM(4)	COCO NUCIFERAS	7-9(ea)	35-40(ea)	20(ea)
9-13	COCONUT PALM(5)	COCO NUCIFERAS	4-5(ea)	15-20(ea)	16-20(ea)
14	COCONUT PALM	COCO NUCIFERAS	4	20	22
15-17	COCONUT PALM(3)	COCO NUCIFERAS	6-8(ea)	25-37(ea)	20(ea)
18	WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	10 c	55	8
19-44	PITCH APPLE(26)	CLUSIA ROSIA	4-8 (ea)	12-18 (ea)	6-15 (ea)

TREE DATA PROVIDED BY: PATRICK HANNAH, CERTIFIED ARBORIST, LLC.



SCHEDULE B-II, EXCEPTIONS:

PREPARED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
ISSUING OFFICE FILE NO.: 27827
COMMITMENT DATE: 11/03/2022

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. NOT SURVEY RELATED
- GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2023 AND SUBSEQUENT YEARS. NOT SURVEY RELATED
 - RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS. NOT SURVEY RELATED
 - ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND. SEE ENCROACHMENT NOTES
 - EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. NOT SURVEY RELATED
- ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS. NOT SURVEY RELATED
- ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. NOT SURVEY RELATED

- ALL MATTERS CONTAINED ON THE PLAT OF PALM VIEW SUBDIVISION, AS RECORDED IN PLAT BOOK 6, PAGE 29, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. BLANKET IN NATURE
- COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN DEED BOOK 616, PAGE 31; DEED BOOK 1060, PAGE 332; DEED BOOK 1436, PAGE 218, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. INSTRUMENT(S) NOT LEGIBLE
- DEDICATION OF HIGHWAYS TO PUBLIC RECORDED IN DEED BOOK 681, PAGE 136, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. INSTRUMENT(S) NOT LEGIBLE
- EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF THE CITY OF MIAMI BEACH RECORDED IN DEED BOOK 681, PAGE 137, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. INSTRUMENT(S) NOT LEGIBLE
- EASEMENT FOR PUBLIC UTILITIES RECORDED IN DEED BOOK 681, PAGE 138, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (LOT 7) INSTRUMENT(S) NOT LEGIBLE
- EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY RECORDED IN O.R. BOOK 32170, PAGE 33, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (LOT 7) PLOTTED
- RIPARIAN AND LITTORAL RIGHTS ARE NOT INSURED. NOT SURVEY RELATED
- RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. NOT SURVEY RELATED

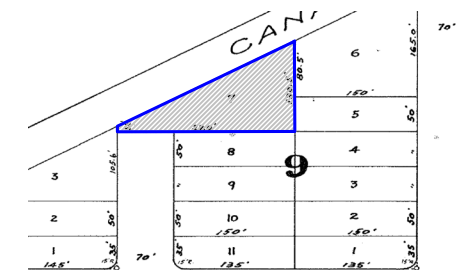
CERTIFIED TO:
ZCLL IX, LLC.

Nicolas Del Vento
Digitally signed by
Nicolas Del Vento
Date: 2024.09.24
17:01:24 -04'00'

NICOLAS DEL VENTO
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6945

LOCATION SKETCH:

NOT TO SCALE



PROPERTY ADDRESS:

1835 MICHIGAN AVENUE, MIAMI BEACH, FL. 33139

LEGAL DESCRIPTION:

LOT 7, BLOCK 9, OF PALM VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 29, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:

THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE, BASE FLOOD ELEVATION 8
COMMUNITY NAME & NUMBER CITY OF MIAMI BEACH 120651
MAP & PANEL NUMBER 12086C0317 SUFFIX L

SURVEYOR'S NOTES:

- ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
- NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
- THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
- ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB#8023.
- THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
- FENCE OWNERSHIP IS NOT DETERMINED. DIMENSIONS ARE TO THE INTERIOR PORTION OF THE FENCE.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
- BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT. THE CENTERLINE OF MICHIGAN AVENUE BEARS S01°54'28"E.

SURVEYOR'S CERTIFICATION:

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/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS N/A OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 2ND, 2022.

REVISION(S):
09/12/2024 - UPDATE SURVEY, JOB#240911516



DATE OF ORIGINAL FIELD WORK:
12/02/2022
JOB NUMBER: 22118744
DRAWN BY: ADRIEL
CAD FILE: ZCLL IX
SHEET 1 OF 1
REVISION(S):

GRAPHIC SCALE

