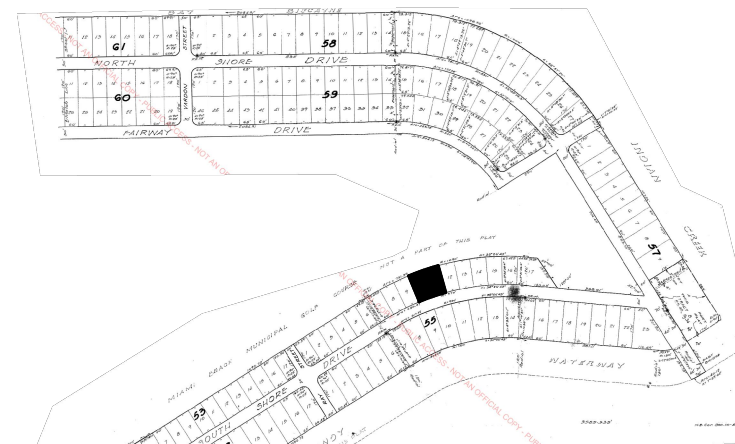


LOCATION SKETCH

NOT TO SCALE



LEGAL DESCRIPTION:

LOTS 10 AND 11, BLOCK 56, "NORMANDY GOLF COURSE SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 62, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.
- 2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
- 4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
- 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
- 6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929.
- 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
- 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
- 9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
- 10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
- 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS
- 12) THE BASIS OF BEARING IS GEODETIC NORTH BASED ON A STATIC GPS OBSERVATION WITH A REFERENCE LINE SOUTH 15°35'54" EAST FOR THE EAST LINE OF LOT 11.

Francisco F Fajardo

Digitally signed by Francisco F Fajardo
 DN: c=US, o=Lannes and Garcia Inc., dnQualifier=A01410D00000189D5E92AF4001B3E6C, cn=Francisco F Fajardo
 Date: 2025.09.03 11:24:00 -04'00'

ELEVATIONS ADDED:08/29/2025

LEGEND		SYMBOLS	
A/C	AIR CONDITIONER	CONC.	CONCRETE
AVE.	AVENUE	U.L.	OVERHEAD UTILITY LINES
BLVD.	BOULEVARD	W.F.	WIRE FENCE
BM	BENCH MARK	W.F.	WOOD FENCE
CATV	CABLE TELEVISION BOX	PC	PROPERTY CORNER
C.B.	CATCH BASIN	W.F.	WATER FLOW
CBS	CONCRETE BLOCK STRUCTURE	9.60	EXISTING GRADE ELEVATION
CHB	CHORD BEARING	9.60	PROPOSED GRADE ELEVATION
CH	CHORD DISTANCE	W.V.	WATER VALVE
COR	CORNER	W.U.P.	WOOD UTILITY POLE
CT	COURT		
CL	CLEAR		
CONC.	CONCRETE		
G.O.	CLEAN OUT		
E.B.	ELECTRIC BOX		
ELEV.	ELEVATION		
ENCR.	ENCROACHMENT		
E.R.P.	ELEVATION REFERENCE POINT		
F.F.	FINISH FLOOR		
F.H.	FIRE HYDRANT		
I.C.V.	IRRIGATION CONTROL VALVE		
I.P.	IRON PIPE		
FPL	FLORIDA POWER & LIGHT		
F.I.P.	FOUND IRON PIPE		
F.I.R.	FOUND IRON ROD		
FND.	FOUND		
L	ARC LENGTH		
(L)	LEGAL		
L.P.	LIGHT POLE		
LB	LICENSED BUSINESS		
LS	LAND SURVEYOR		
(M)	MEASURED		
NAVD	NORTH AMERICAN VERTICAL DATUM		
NGVD	NATIONAL GEODETIC VERTICAL DATUM		
NO ID.	NOT IDENTIFIABLE		
NO.	NUMBER		
NTS	NOT TO SCALE		
O.R.B.	OFFICIAL RECORD BOOK		
ON/PL	ON PROPERTY LINE		
O.U.L.	OVERHEAD UTILITY LINES		
P.C.	POINT OF CURVATURE		
P.C.C.	POINT OF COMPOUND CURVATURE		
P.C.P.	PERMANENT CONTROL POINT		
PLS	PROFESSIONAL LAND SURVEYOR		
PSM	PROFESSIONAL SURVEYOR AND MAPPER		
PL	PROPERTY LINE		
P.O.B.	POINT OF BEGINNING		
P.O.C.	POINT OF COMMENCEMENT		
P.R.C.	POINT OF REVERSE CURVATURE		
P.R.M.	PERMANENT REFERENCE MONUMENT		
P.T.	POINT OF TANGENCY		
R	RADIUS		
(R)	RECORD		
R/E	RIM ELEVATION		
R/W	RIGHT-OF-WAY		
SAN.	SANITARY		
S.I.P.	SET IRON PIPE		
S.I.R.	SET IRON ROD		
ST.	STREET		
T	TANGENT		
T.B.M.	TEMPORARY BENCH MARK		
TEL.	TELEPHONE		
TYP.	TYPICAL		
U.E.	UTILITY EASEMENT		

SURVEYOR'S NOTE:

THE REFLECTED SURVEY WAS PERFORMED ON THE FIELD DATE INDICATED TO THE OWNER(S) SHOWN. THE SUBJECT SURVEY CANNOT BE TRANSFERRED TO SUBSEQUENT OWNER(S) AND/OR ADDITIONAL INSTITUTIONS.

FLOOD ZONE: AE	PROPERTY OF: SOLAS INVESTMENTS II LLC, PRINKIPOS CAPITAL LLC
MAP & PANEL: 12086C0307	141 AND 145 SOUTH SHORE DRIVE, MIAMI BEACH, FLORIDA 33141
COMMUNITY No.: 120651	
SUFFIX: L	
DATE OF FIRM: 09-11-2009	
BASE ELEV.: +8.00 NGVD 1929	
L.F. ELEV. = 5.80/5.86 NOTES LOWEST HABITABLE FLOOR ELEVATION.	
ELEVATIONS SHOWN REFER TO N.G.V.D. 1929.	
LOWEST ADJACENT GRADE = 4.30	
B.M. #CMB SS 02 12 ELEV. = 2.70 = 4.23 NGVD 1929 (CITY OF MIAMI BEACH)	
B.M. #CMB FW 01 12 ELEV. = 2.55 = 4.08 NGVD 1929 (CITY OF MIAMI BEACH)	
E.R.P. = 3.73	



A BOUNDARY SURVEY
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FRANCISCO F. FAJARDO
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
 REGISTRATION NO. 4767.

PROFESSIONAL SURVEYING AND MAPPING
LANNES AND GARCIA, INC.
 LB # 2098
 FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
 4967 SW 75th AVENUE,
 MIAMI, FLORIDA 33155
 PH (305) 666-7909 FAX (305) 442-2530

270075-A

FIELD DATE:08/12/2025 SCALE: 1" = 30' DRAWN BY: TT DWG. No.: 270075