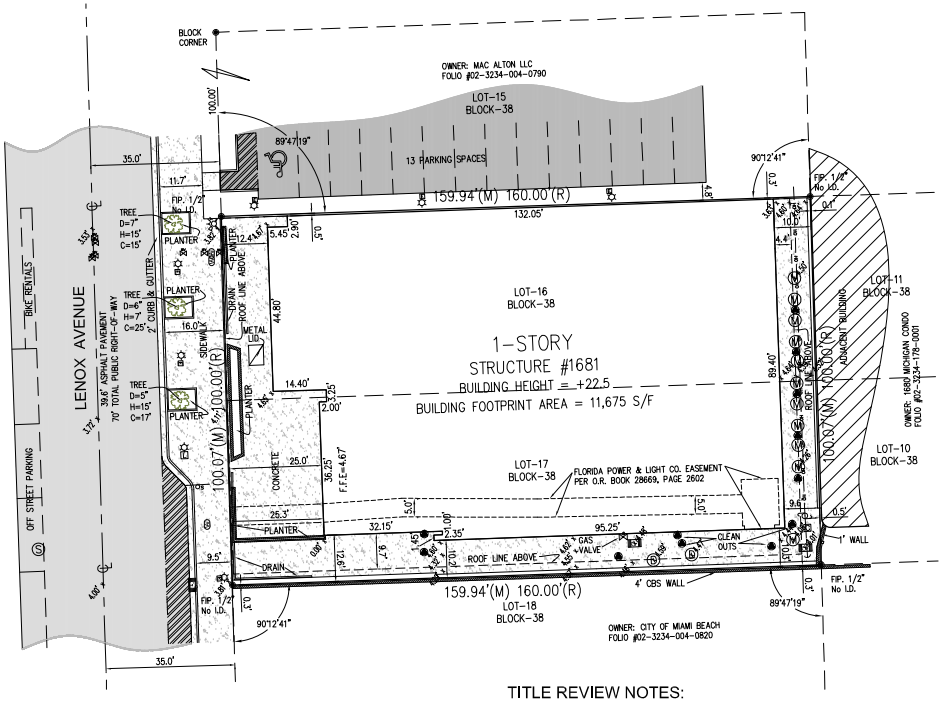
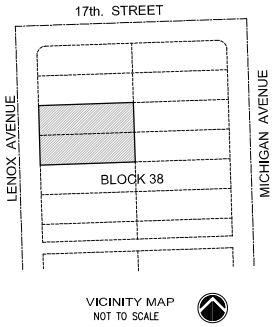
ALTA / NSPS LAND TITLE SURVEY





PROPERTY ADDRESS:

1681 LENOX AVENUE, MIAMI BEACH, FLORIDA 33139
Folio# 02-3234-004-0600

LEGAL DESCRIPTION:

Lots 16 and 17, in Block 38 of 'PALM VIEW SUBDIVISION', according to the plat thereof, recorded in Plat Book 6, at Page 29 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

1- The Legal Description was obtained from FIRST AMERICAN TITLE INSURANCE COMPANY, Commitment for Title Insurance.
2- This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
3- An examination of Commitment issued by FIRST AMERICAN TITLE INSURANCE COMPANY, Commitment No.: NCS-1077066-MIA, effective date: June 17, 2021 @ 7:30 AM, was made to determine recorded instruments, if any affecting this property. However, there may be additional restrictions not shown on this survey that may be found in the Public Records of this County.
4- No attempt was made by this firm to locate underground utilities, foundations and/or footings of buildings, walls or fences, except as shown hereon, if any.
5- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
6- Contact the appropriate authority prior to any design work on the herein - described parcel for Building and Zoning information.
7- The surveyor does not determine fence and/or wall ownership.
8- Accuracy:
The Horizontal positional accuracy of well-defined improvement on this survey is +/-0.2'.
The Vertical accuracy of elevations of well-defined improvement on this survey is +/-0.1'
9- All measurements shown hereon are made in accordance with the United States Standard Feet.
10- Type of survey: ALTA/ NSPS LAND TITLE SURVEY
11- The North arrow shown hereon as per aforementioned record plat.
12- Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level).
13- Benchmark Used: N/A
14- Flood Zone Data: Community/ Panel #: 12065 I0317 L Dated: 9/11/ 8/92
Flood Zone: "AE" Base Flood Elevation = +8'
15- Total Available Parking: NONE
16- Legal Discrepancies shown hereon as per above noted title commitment.
17- The Subject Site is contiguous with and has direct physical access to Lenox Avenue, public dedicated right-of-way, and there are no gaps or gores.
18- All visible above ground utilities noted on survey sketch.
19- There was no observed evidence of current earth work, building construction or building additions as of the date of the survey.
20- There are no proposed changes in street right-of-way lines or observed evidence of recent street or sidewalk construction or repairs.
21- There was no observed evidence of the site being used as a solid waste dump, sump or sanitary landfill.
22- All utilities (water, sewer, electrical, telephone, cable and gas lines) serving the Subject Site provided along all of the adjacent right-of-way lines.
23- Present Zoning: CD-3 (Commercial High Density District)
24- Building Setbacks: Front = 0 feet / Rear = 10 feet / Interior Sides = 0 feet
Building Height = 75 feet
Source: City of Miami Beach Zoning Code.
25- Area of Site = 16,004 square feet (0.3674+/- Acres)
26- This SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.

- 1107 19B LLC, a Delaware limited liability company
- FIRST AMERICAN TITLE INSURANCE COMPANY
- AKERMAN LLP

TITLE REVIEW NOTES:

SCHEDULE B – SECTION II – PARCEL 2

TITLE COMMITMENT PROVIDED BY:
FIRST AMERICAN TITLE INSURANCE COMPANY
Commitment No.: NCS-1077066-MIA effective date: June 17, 2021 @ 7:30 AM

Items 1 through 9: "Standard Exceptions".

10. This item has been intentionally deleted.

11. The terms, provisions, and conditions contained in that certain Order, recorded in Official Records Book 27116, Page 3395. (Does affect Subject Property - Not a Plottable Survey Item)

12. This item has been intentionally deleted.

13. The terms, provisions, and conditions contained in that certain Order, recorded in Official Records Book 28204, Page 4503, as affected by Modified Order, recorded in Official Records Book 28470, Page 2407. (Does affect Subject Property - Not a Plottable Survey Item)

14. The terms, provisions, and conditions contained in that certain Planning Board City of Miami Beach, Florida, recorded in Official Records Book 25222, Page 2439. (Does affect Subject Property - Not a Plottable Survey Item)

15. That certain unrecorded lease, by and between Lenox Avenue I, LLC, a Delaware limited liability company, Lessor, and Yard House USA, Inc., a Delaware corporation, Lessee. (Does affect Subject Property - Not a Plottable Survey Item)

16. This item has been intentionally deleted.

17. Easement granted to Florida Power & Light Company by instrument recorded in Official Records Book 28669, Page 2602. (Does affect Subject Property - Plotted on Survey).

18. This item has been intentionally deleted.

19. Declaration of Restrictive Covenant recorded in Official Records Book 28696, Page 3750. (Does affect Subject Property - Not a Plottable Survey Item)

SURVEYOR'S CERTIFICATE:

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 thru 4, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, and 20 of Table A thereof.
I further certify That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

Digitally signed by Jacob Gomis
Date: 2025.02.03 07:28:40-05'00'

For the Firm Royal Point Land Surveyors, Inc LB# 7282

☐ JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER LS# 6231 STATE OF FLORIDA

☐ PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER LS# 5880 STATE OF FLORIDA

LEGEND

Overhead Wire Line	Existing Elevation	AC	= Air Conditioner
Wood Fence	Catch Basin	Conc.	= Concrete
Chain Link Fence	Water Meter	C.B.S.	= Concrete Block & Stucco
Iron Fence	Electric Box	(D)	= Deed
Monument Line	Sanitary Manhole	D.E.	= Drainage Easement
Centerline	Sprinkler Riser	D.M.E.	= Drainage Maintenance Easement
Property Line	Wood Pole	F.D.H.	= Fence Drill Hole
	Concrete Pole	F.F.E.	= Finish Floor Elevation
	Light Pole	F.I.P.	= Found Iron Pipe/Pin
	Fire Hydrant	F.I.R.	= Found Iron Rebar
	Water Valve	F.N.	= Found Nail
	Well	F.N.&D.	= Found Nail & Disc
	Cable Tv Box	F.P.L.	= Florida Power Light
	Electric Meter Box	(M)	= Measured
	Traffic Signal Box	L.M.E.	= Lake Maintenance Easement
	Gas Valve	(N)	= Measured
	Monitoring Valve	(P)	= Platted
	Manhole	P.O.B.	= Point of Beginning
		P.O.C.	= Point of Commencement
		(R)	= Record
		Res.	= Residence
		SWR	= Set Iron Rod/Cap
		S	= Spread
		U.E.	= Utility Easement

A = Arc
BRG = Bearing
CH = Chord
Δ = Delta
L = Length
R = Radius
T = Tangent
Ø = Diameter

NO.	DATE	DESCRIPTION	BY	APP'D

RECORD OF REVISION

ROYAL POINT LAND SURVEYORS, INC. L.B.# 7282
info@RoyalPointLS.com
6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL. 33014 *** TEL: 305-822-8062 *** FAX 305-827-9669

PREPARED FOR: 1107 19B LLC
1681 LENOX AVENUE, MIAMI BEACH, FLORIDA 33139

TYPE OF SURVEY: ALTA/ NSPS LAND TITLE SURVEY

DRAWN: J.G.
CHECKED: P.J.A.
SCALE: 1" = 20'
FIELD DATE: 12/27/2024
JOB No.: RP24-1695

SHEET: 1 OF 1 SHEET

This Document is not full and complete without all Sheets, Containing a total of (1) Sheets