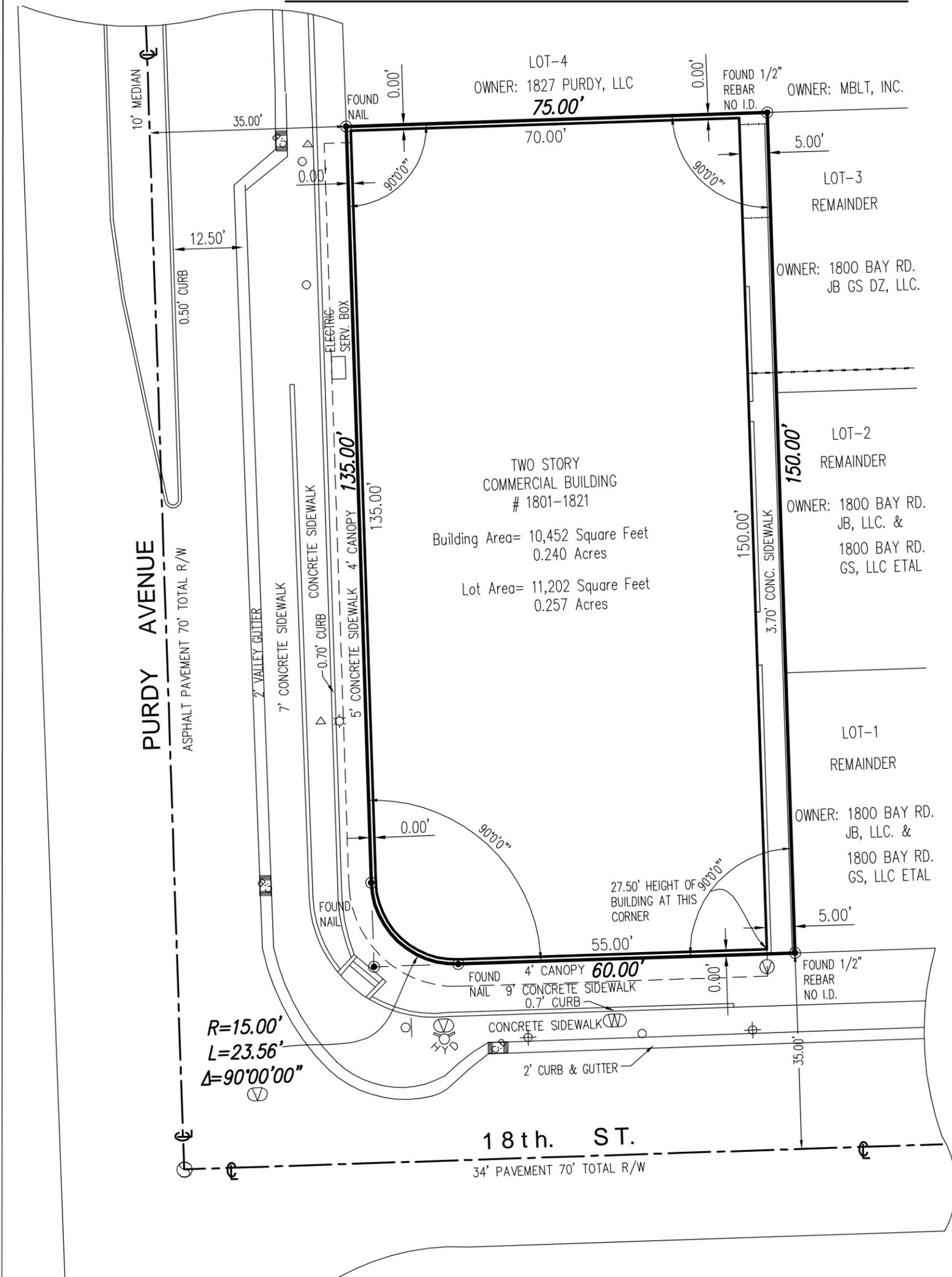
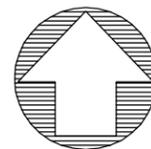
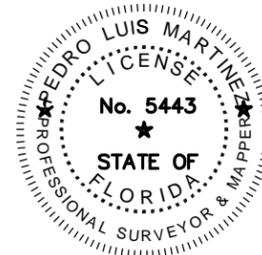


# BOUNDARY SURVEY



**PEDRO L MARTINEZ**  
 Digitally signed by PEDRO L MARTINEZ  
 Date: 2024.06.13 19:46:33 -04'00'



**ABBREVIATIONS AND LEGEND:**

- CATCH BASIN
- FIRE HYDRANT
- WOOD POWER POLE
- CONC. POWER POLE
- TRAFFIC METER
- STREET LIGHT METER
- PARKING METER (TYP)
- PHONE BOX
- CABLE BOX
- SAN. MANHOLE
- WATER METER
- WATER VALVE
- CONTROL VALVE
- STOP AND STREET SIGN
- NO PARKING SIGN
- ALUMINUM FENCE
- OVERHEAD WIRE
- CHAIN LINK FENCE
- WOOD FENCE

**GENERAL NOTES:**

LEGAL DESCRIPTION PROVIDED BY OTHERS. EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECT THIS PROPERTY. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED. ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED. WALL TIES ARE THE FACE OF THE WALL. FENCE OWNERSHIP NOT DETERMINED. ALL FENCE LOCATION SHOWN IS THE CENTER OF THE EXISTING FENCE. BEARINGS REFERENCED TO LINE NOTED AS B.R. BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD. COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED. NOT VALID UNLESS SEALED WITH THE SIGNINGS SURVEYORS EMBOSSED SEAL. DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN. ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED. THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED. THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

**PROPERTY ADDRESS:**

1801-1821 PURDY AVENUE, MIAMI BEACH, FLORIDA, 33139

**LEGAL DESCRIPTION:**

THE WEST 1/2 OF LOTS 1, 2 AND 3, IN BLOCK 14, OF 'ISLAND VIEW SUBDIVISION' ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6 AT PAGE 115 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**CERTIFIED TO:**

Purdy Avenue LLLP.

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.

FIELD DATE OF SURVEY	06-08-2024	FLOOD ZONE:	COMMUNITY:	PANEL:
BENCH MARK:	N/A	AE	120651	0317
ELEVATION:	N/A	ELEVATION:	DATE OF FIRM:	SUFFIX:
		8.0'	09-11-2009	L

**BOUNDARY SURVEY**

DATE	DRAWN BY	SCALE
06-11-2024	I.C.	1"=20'
REVISION / UPDATE OF SURVEY		
DATE	DESCRIPTION	
N/A	N/A	



**MARTINEZ & MARTINEZ ENTERPRISES, INC.**  
 LICENSE BUSINESS NO. 7702  
 6901 SW. 16TH STREET, PEMBROKE PINES, FL 33023  
 PH: (786) 277-4851 PLSPSM@GMAIL.COM  
 WEBSITE: MARTINEZ AND MARTINEZ.COM

SIGNED 06-11-2024 FOR THE FIRM PEDRO LUIS MARTINEZ, LS NO. 5443-STATE OF FLORIDA NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND