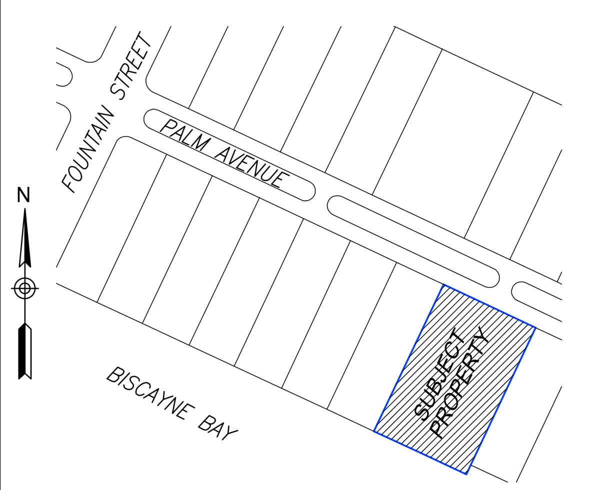
LEGEND AND ABBREVIATIONS

- CONCRETE POLE
- CONCRETE POWER POLE
- CONCRETE LIGHT POLE
- ALUMINUM POLE
- ALUMINUM LIGHT POLE
- WOOD POLE
- WOOD POWER POLE
- WOOD LIGHT POLE
- TB TRAFFIC BOX
- SB STREET LIGHT BOX
- PB PHONE BOX
- IB IRRIGATION BOX
- EB ELECTRIC BOX
- CB COMMUNICATION BOX
- TV CABLE T.V. BOX
- UB UNKNOWN BOX
- TCB TRAFFIC CONTROL BOX
- CLEANOUT
- BO BOLLARD
- ARM GATE
- ANCHOR
- WM WATER METER
- IM IRRIGATION METER
- GM GAS METER
- EM ELECTRIC METER
- SQUARECOLUMN
- ROUND COLUMN
- MAIL BOX
- IRRIGATION PUMP
- GP GUARD POST
- GROUND LIGHT
- FLAG POLE
- DRAINAGE WELL
- SQUARE DRAINAGE
- P6 INLET
- P5 INLET
- CURB INLET
- CIRCULAR DRAINAGE
- CATCH BASIN
- ACCESS MANHOLE
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGN
- PEDESTRIAN CROSS SIGNAL
- PAVEMENT ASPHALT
- C&G CURB & GUTTER
- V.G. VALLEY GUTTER
- HANDICAP PAINT MARK
- BABY STROLLER PAINT MARK
- U UNKNOWN MANHOLE
- W WATER MANHOLE
- S SEWER MANHOLE
- P PHONE MANHOLE
- I IRRIGATION MANHOLE
- GT GREASE TRAP MANHOLE
- G GAS MANHOLE
- F FORCEMAIN MANHOLE
- E ELECTRICITY MANHOLE
- D DRAINAGE MANHOLE
- C COMMUNICATION MANHOLE
- B BELL SOUTH MANHOLE
- PARKING METER
- PARKING KIOSK
- W WATER VALVE
- S SEWER VALVE
- I IRRIGATION VALVE
- G GAS VALVE
- F FORCE MAIN VALVE
- VACUUM BREAKER ASSEMBLY
- SIAMESE CONNECTION
- POST INDICATOR VALVE
- FIRE HYDRANT
- DOUBLE DETECTOR CHECK VALVE
- BACK FLOW PREVENTOR
- PROPERTY LINE
- ℄ CENTERLINE
- R/W RIGHT-OF-WAY
- R RADIUS
- D DELTA ANGLE
- L ARC DISTANCE
- PCP PERMANENT CONTROL POINT
- PRM PERMANENT REFERENCE MONUMENT
- PB __, PG __ PLAT BOOK AND PAGE
- OHW OVERHEAD UTILITY WIRES
- ORB OFFICIAL RECORDS BOOK
- CBS CONCRETE BLOCK STRUCTURE
- CONC CONCRETE
- C.L.F. CHAINLINK FENCE
- W.F. WOOD FENCE
- FND. I.P. FOUND IRON PIPE
- FND. N&D. FOUND NAIL & BRASS DISC
- CLR. CLEAR
- ENCR. ENCROACHMENT
- (D) DEED OR LEGAL DISTANCE
- (M) MEASURED DISTANCE
- (R) RECORD OR PLATTED DISTANCE
- (C) RECORD CALCULATED
- U.E. UTILITY EASEMENT
- CONCRETE

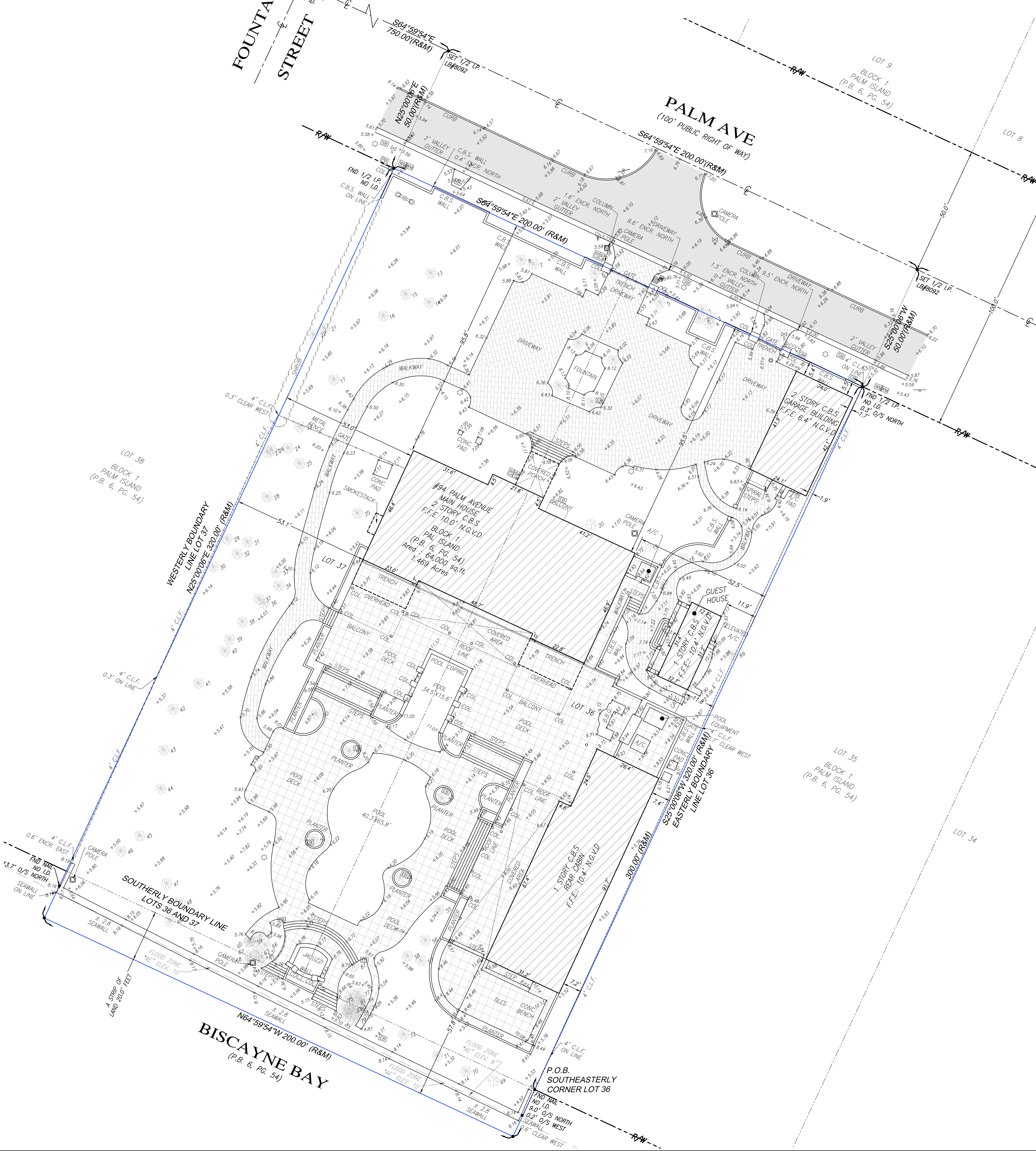
LOCATION MAP



A PORTION OF SECTION 05, TOWNSHIP 54 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA
SCALE 1:300

BOUNDARY SURVEY

FIELD SURVEY WAS COMPLETED ON: MARCH 9, 2024.



GRAPHIC SCALE
0 10 20 40
1 INCH = 20 FEET

REVISIONS

DATE	JOB No.	REV.	BY:

TREE MUST BE VERIFIED BY A CERTIFIED SPECIALIST

TREE NO	COMMON NAME	DIA. IN.	HT. FT.	CNPY. Ø FT.	TREE NO	COMMON NAME	DIA. IN.	HT. FT.	CNPY. Ø FT.
1	PALM	13	20	9	46	PALM	10	20	9
2	PALM	13	20	9	47	PALM	13	20	9
3	PALM	18	37	9	48	PALM	13	20	9
4	PALM	18	37	9	49	PALM	13	20	9
5	PALM	18	37	9	50	PALM	18	40	9
6	PALM	18	37	9	51	PALM	13	20	9
7	PALM	18	37	9	52	PALM	13	20	9
8	PALM	10	37	9	53	PALM	13	20	9
9	PALM	18	37	9	54	PALM	13	20	9
10	PALM	18	37	9	55	PALM	18	50	9
11	PALM	18	37	9	56	PALM	18	50	9
12	PALM	18	37	9	57	PALM	13	40	9
13	PALM	10	37	9	58	PALM	13	40	9
14	PALM	10	37	9	59	PALM	4	25	6
15	PALM	13	20	9	60	PALM	4	25	6
16	PALM	18	37	9	61	PALM	4	25	6
17	PALM	10	20	9	62	PALM	4	25	6
18	PALM	(2)8"	25	6	63	PALM	4	25	6
19	TREE	8	30	6	64	PALM	4	25	6
20	TREE	8	30	6	65	PALM	4	25	6
21	PALM	13	40	9	66	PALM	4	25	6
22	PALM	13	40	9	67	PALM	4	25	6
23	PALM	13	20	9	68	PALM	4	25	6
24	PALM	13	20	9	69	TREE	8	30	6
25	PALM	13	20	9	70	PALM	13	20	9
26	PALM	13	40	9	71	PALM	13	20	9
27	PALM	13	40	9	72	PALM	13	20	9
28	PALM	10	20	9	73	PALM	4	25	6
29	PALM	13	40	9	74	PALM	4	25	6
30	PALM	13	40	9	75	PALM	4	25	6
31	PALM	4	25	6	76	PALM	4	25	6
32	PALM	4	25	6	77	PALM	4	25	6
33	PALM	10	40	9	78	PALM	4	25	6
34	PALM	10	40	9	79	PALM	4	25	6
35	PALM	18	50	9	80	PALM	4	25	6
36	PALM	13	20	9	81	PALM	4	25	6
37	PALM	13	20	9	82	PALM	4	25	6
38	PALM	13	20	9	83	PALM	4	25	6
39	PALM	13	20	9	84	PALM	4	25	6
40	PALM	13	20	9	85	PALM	4	25	6
41	PALM	18	50	9	86	PALM	4	25	6
42	PALM	18	50	9	87	PALM	4	25	6
43	PALM	18	50	9	88	PALM	4	25	6
44	PALM	18	50	9	89	PALM	10	37	9
45	PALM	13	40	9					

BOUNDARY SURVEY

PREPARED FOR:
CENTNER DEVELOPMENT
LYING AND BEING IN SECTION 05, TOWNSHIP 54 SOUTH, RANGE 42 EAST
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY , FLORIDA.

J.Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 112th AVE. SUITE #10, MIAMI, FL 33172
(P) 305-526-0606 (E) info@jhasurveys.com

DRAWN BY: C.A.F. DATE: 03/13/24	CHECKED BY: J.G.H. DATE: 03/13/24	JOB NUM.: 154196 F.B. MD-55 , PG. 73

LEGAL DESCRIPTION

LOTS 36 AND 37, IN BLOCK 1, OF PALM ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ALSO:

A STRIP OF LAND 20 FEET WIDE LYING SOUTHERLY OF AND CONTIGUOUS TO THE SOUTHERLY BOUNDARY LINE OF LOTS 36 AND 37, IN BLOCK 1, OF PALM ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID 20 FOOT STRIP OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 36, THENCE SOUTHERLY ALONG THE EASTERLY BOUNDARY LINE OF LOT 36 EXTENDED SOUTHERLY FOR A DISTANCE OF 20 FEET; THENCE WESTERLY ALONG A LINE PARALLEL WITH THE SOUTHERLY BOUNDARY LINE OF LOTS 36 AND 37, TO A POINT WHERE THE WESTERLY BOUNDARY LINE OF LOT 37 EXTENDED SOUTHERLY INTERSECTS SAID LINE; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENDED BOUNDARY LINE OF LOT 37 FOR A DISTANCE OF 20 FEET TO THE SOUTHWESTERLY CORNER OF LOT 37; THENCE EASTERLY ALONG THE SOUTHERLY BOUNDARY LINE OF LOTS 36 AND 37 TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

1. FIELD SURVEY WAS COMPLETED ON: MARCH 9, 2024.
2. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT
3. SUBJECT PROPERTY AREA: 64,000 ± Sq.ft. (1.469 ACRES)
4. BEARINGS BASED ON AN ASSUMED BEARING OF S64°59'54"E ALONG THE CENTERLINE OF PALM AVENUE.
5. DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
6. INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.
7. UNDERGROUND FOOTINGS, FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
8. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
9. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM PALM AVENUE AND BISCAYNE BAY, PUBLIC DEDICATED RIGHT-OF-WAY S.
10. THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
11. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

PROPERTY INFORMATION

- PROPERTY ADDRESS: 94 PALM AVENUE MIAMI BEACH, FL 33139
- FOLIO NUMBER: 02-4205-001-0330

CERTIFY TO:

- CENTNER DEVELOPMENT

DATUM AND BENCHMARKS

1. ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 1929) AND ARE EXPRESSED IN FEET.
2. BENCHMARK:MIAMI BEACH, CMB PALM 04 R3. ELEVATION: 4.10' N.A.V.D. +1.56'=5.66' N.G.V.D. PK NAIL & WASHER ON EDGE OF PAVEMENT.

FLOOD ZONE INFORMATION

- SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "AE" (EL 9 FEET) AND "AE" (EL 10 FEET) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12086C0318L, DATED SEPTEMBER 11, 2009
- ELEVATION REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND IS EXPRESSED IN FEET.

POSSIBLE ENCROACHMENTS

- A PORTION OF CHAIN LINK FENCE, ALONG THE WEST BOUNDARY LINE, ENCROACH 0.6' FROM ADJOINING LAD ONTO SUBJECT PROPERTY.
- A PORTION OF C.B.S. WALL, ALONG THE NORTH BOUNDARY LINE, ENCROACH 0.4', FROM SUBJET PROPERTY ONTO RIGHT OF WAY.
- COLUMN ALONG THE NORTH BOUNDARY LINE, ENCROACH 1.6' FROM SUBJECT PROPERTY ONTO RIGHT OF WAY.
- A PORTION OF DRIVEWAY, ALONG THE NORTH BOUNDARY LINE, ENCROACH 9.6' FROM SUBJECT PROPERTY ONTO RIGHT OF WAY.
- THERE ARE NO ADDITIONAL, , OBSERVED, ENCROACHMENTS ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS, UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

JOSE G. HERNANDEZ LICENSE NO. 6952 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by jose hernandez
DN: c=US, st=Florida, l=Doral, serialNumber=AATL20240304339201, o=J.HERNANDEZ AND ASSOCIATES, INC., cn=jose hernandez, email=JHERNANDEZ@JHASURVEYS.COM
Date: 2024.03.14 09:51:17 -04'00'
Adobe Acrobat version: 2023.008.20555

BY:
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952
STATE OF FLORIDA.

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 6952 OF THE STATE OF FLORIDA ON MARCH 14, 2024.

THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: MD-684
SHEET NUMBER: 1 OF 1