BOUNDARY SURVEY

PREPARED FOR:
MAST CAPITAL

LYING AND BEING IN SECTION 27, TOWNSHIP 53 SOUTH, RANGE 42 EAST
MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

J.Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
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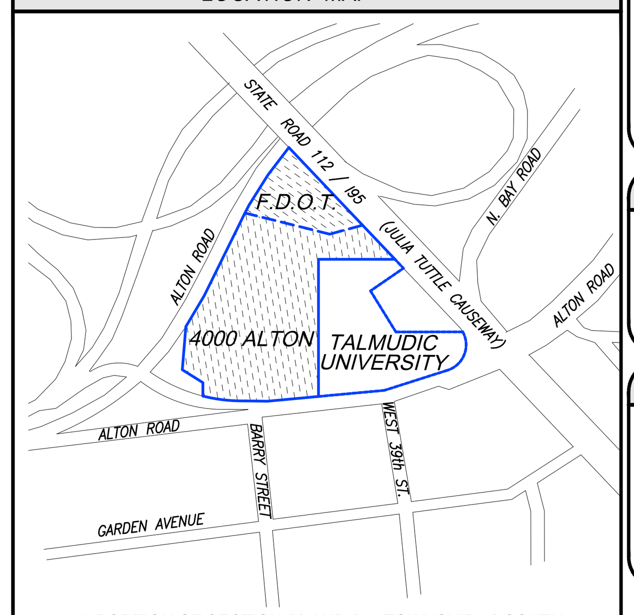
DRAWN BY: R.J.G.	CHECKED BY: J.G.H.	JOB NUM.: 151948
DATE: 03/30/21	DATE: 04/05/21	F.B. MD-14 , PG. 56

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
- UNKNOWN MANHOLE
- WATER MANHOLE
- SEWER MANHOLE
- PHONE MANHOLE
- IRRIGATION MANHOLE
- GREASE TRAP MANHOLE
- GAS MANHOLE
- FORCEMAIN MANHOLE
- ELECTRICITY MANHOLE
- DRAINAGE MANHOLE
- COMMUNICATION MANHOLE
- 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 22 AND 27 , TOWNSHIP 52 SOUTH, RANGE 42 EAST,
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA
SCALE 1"=300'

SURVEYOR'S NOTES

1. FIELD SURVEY WAS COMPLETED ON: JANUARY 14, 2016 AND UPDATED ON JULY 9, 2024
2. BEARINGS BASED ON AN ASSUMED BEARING OF N09°11'22"E ALONG THE WESTERLY RIGHT OF WAY LINE OF ALTON ROAD - SOUTH BOUND, AS SHOWN ON STATE ROAD 112 R/W MAP, SECT. 87090 - 2402.
3. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.
4. DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
5. INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.
6. UNDERGROUND FOOTINGS, FOUNDATIONS AND UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
7. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
8. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM ALTON ROAD A PUBLIC DEDICATED RIGHT OF WAY.
9. 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.
10. THERE ARE 2 REGULAR PARKING SPACES AND 3 HANDICAP SPACES WITHIN SUBJECT PROPERTY.

PROPERTY INFORMATION

- OWNER: M 4000 ALTON TOWER MAST CAPITAL
- PROPERTY ADDRESS: 4000 ALTON ROAD MIAMI BEACH, FL 331406
- PROPERTY FOLIO NUMBER: 02-3222-011-0430
- SUBJECT PROPERTY IS LOCATED WITHIN ZONE RM-2 RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY GU CIVIC AND GOVERNMENT USE

DATUM AND BENCHMARKS

- ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 1929) AND ARE EXPRESSED IN FEET.
- BENCHMARK, MIAMI-DADE, D-106, ELE. 3.21' N.G.V.D. 1929, 42 STREET --- 125' SOUTH OF PROJECTED SOUTH SOUTH EDGE OF PAVEMENT, ALTON ROAD --- 15' WEST OF WEST EDGE OF PAVEMENT, 30' SOUTH OF A SIGN READING "I-195 W & ALTON ROAD S". BM DESC: PK NAIL AND BRASS WASHER IN NE CORNER OF A STORM DRAIN.
- BENCHMARK, MIAMI-DADE, D-131 , ELE. 8.73' N.G.V.D. 1929, CHASE AVE --- 56' NORTH OF C/L, ALTON ROAD --- 3' WEST OF EDGE OF PAVEMENT, 17' NW OF A STORM SEWER MANHOLE. BM DESC: PK NAIL AND BRASS WASHER IN CONCRETE DECK OF CATCH BASIN.

FLOOD ZONE INFORMATION

- SUBJECT PROPERTY IS LOCATED WITHIN FEDERAL FLOOD ZONE "AE" (EL 7), AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 120651, MAP NUMBER 12086C0317L, DATED SEPTEMBER 11, 2009.
- ELEVATION REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND IS EXPRESSED IN FEET.

CERTIFY TO:

- MAST CAPITAL

ENCROACHMENTS

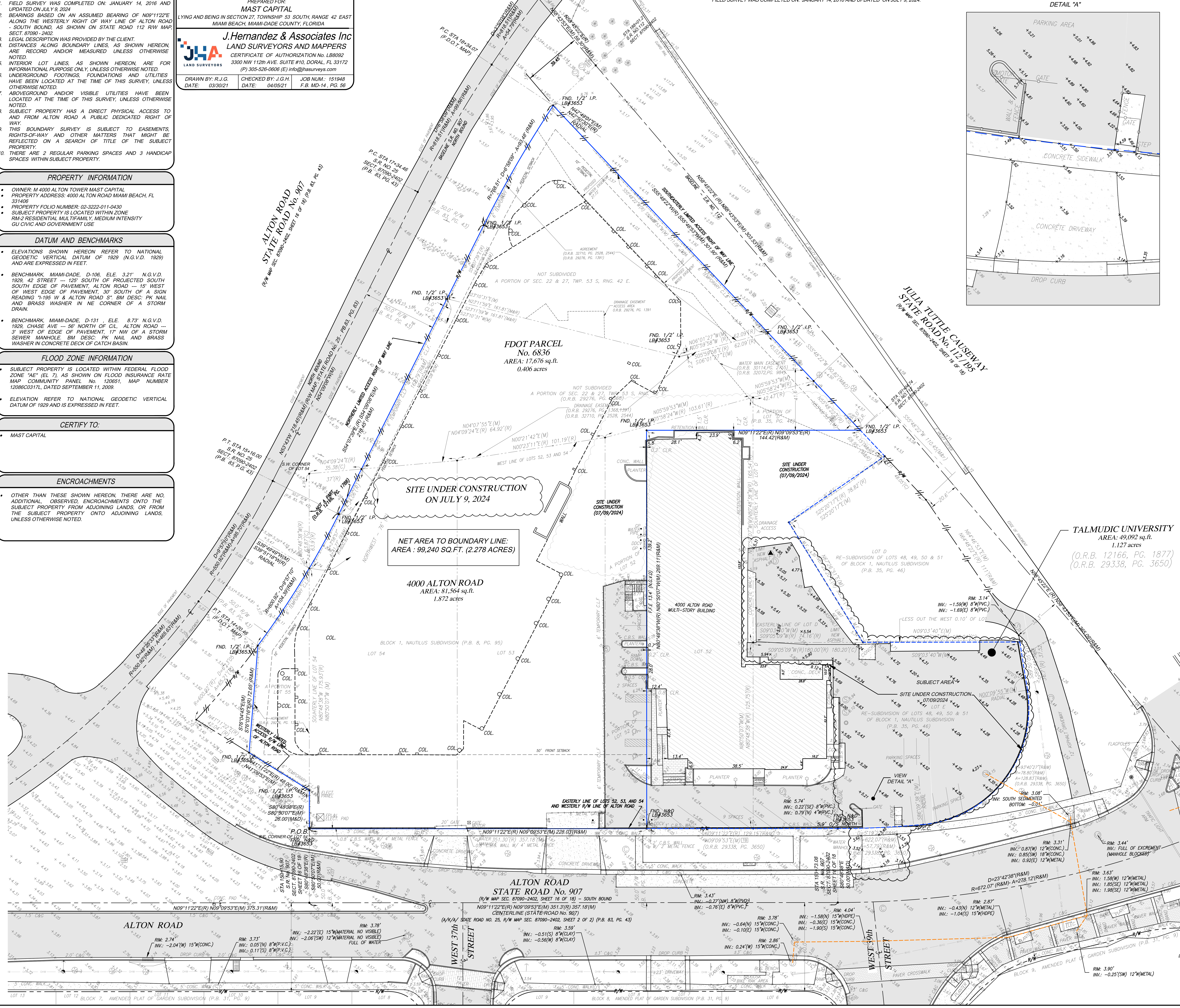
- OTHER THAN THESE SHOWN HEREON, THERE ARE NO, ADDITIONAL, OBSERVED, ENCROACHMENTS ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS, UNLESS OTHERWISE NOTED.

REVISIONS

DATE	JOB No.	REV.	BY:
9/29/2021	152512	ADD ELEVATION ALONG ALTON ROAD	J.C.C.
7/18/2022	152984	ADD ELEV. & INV. ALONG ALTON ROAD	J.C.C.
8/17/2022	152984	UPDATE BOUNDARY SURVEY	J.C.C.
12/14/2022	153197	UPDATE BOUNDARY AND TREE SURVEY	D.N.A.
07/17/2023	153397	UPDATE BOUNDARY SURVEY	L.D.G.
01/11/2024	153397	UPDATE BOUNDARY SURVEY	J.C.C.
7/10/24	153397	UPDATE BOUNDARY SURVEY	J.C.C.

BOUNDARY SURVEY

FIELD SURVEY WAS COMPLETED ON: JANUARY 14, 2016 AND UPDATED ON JULY 9, 2024.



LEGAL DESCRIPTION

4000 ALTON ROAD
(O.R.B. 29338, PG. 3647)

ALL OF LOT 53 AND A PORTION OF LOTS 52, 54 AND 55, BLOCK 1 OF NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 AT PAGE 95, AND A PORTION OF LOT D OF RE-SUBDIVISION OF LOTS 48, 49, 50 AND 51 OF BLOCK 1, NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35 AT PAGE 46 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND A PORTION OF SECTIONS 22 AND 27 IN TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 54 OF BLOCK 1 OF NAUTILUS SUBDIVISION; THENCE NORTH 09°11'22" EAST ALONG THE EASTERLY LINE OF SAID LOTS 52, 53 AND 54, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF ALTON ROAD (STATE ROAD 907) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 87090-2402 DATED 12-2009, SHEET 16 OF 18, FOR 228.03 FEET; THENCE NORTH 80°48'38" WEST FOR 269.11 FEET; THENCE NORTH 09°11'22" EAST FOR 144.42 FEET; THENCE SOUTH 55°48'22" WEST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE JULIA TUTTLE CAUSEWAY PER STATE ROAD 112/I-195 OF SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 87090-2402, SHEET 16 OF 18, FOR 90.82 FEET; THENCE SOUTH 05°59'58" EAST FOR 62.09 FEET; THENCE SOUTH 23°11'59" WEST FOR 161.81 FEET; THE FOLLOWING TWO (2) COURSES BEING ALONG THE NORTHERLY BOUNDARY OF ALTON ROAD (STATE ROAD NO. 25), AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP; (1) SOUTH 54°07'39" EAST FOR 162.79 FEET TO A POINT ON A CIRCULAR CURVE; (2) THENCE SOUTHEASTERLY ALONG A 600.92 FOOT RADIUS CURVE LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°57'10" FOR AN ARC DISTANCE OF 104.39 FEET; THENCE SOUTH 76°03'16" EAST FOR 72.65 FEET; THENCE NORTH 41°11'22" EAST ALONG THE EXISTING LIMITED ACCESS RIGHT-OF-WAY LINE OF THE WESTERLY RIGHT-OF-WAY LINE OF SAID ALTON ROAD (STATE ROAD 907) AS SHOWN ON SAID RIGHT-OF-WAY MAP SECTION 87090-2402 FOR 48.00 FEET; THENCE SOUTH 80°48'38" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 54 FOR 26.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS DEFINED IN ARTICLE 1(C), A TEMPORARY NON-EXCLUSIVE EASEMENT FOR M-400 PHASE I CONSTRUCTION EASEMENT AS DEFINED IN ARTICLE 3(A), A NON-EXCLUSIVE EASEMENT FOR THE PURPOSES OF STORMWATER DRAINAGE AS DEFINED IN ARTICLE 6(B) AND A TEMPORARY NONEXCLUSIVE M-4000 CRANE SWING EASEMENT AS DEFINED IN ARTICLE 7(B) OF THAT CERTAIN EASEMENT AND OPERATING AGREEMENT EXECUTED BY AND BETWEEN TALMUDIC COLLEGE 4000 ALTON ROAD, INC. AND M-4000 ALTON OWNER, LLC, DATED OCTOBER 3, 2014 AND RECORDED OCTOBER 6, 2014 IN OFFICIAL RECORDS BOOK 29338, PAGE 3650, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND TOGETHER WITH ANY AND ALL RIGHTS IN AND TO THOSE CERTAIN COVENANTS, CONDITIONS AND LIMITATIONS CONTAINED IN THAT CERTAIN DECLARATION OF RESTRICTIVE COVENANTS IN LIEU OF UNITY OF TITLE DATED OCTOBER 1, 2014, RECORDED OCTOBER 6, 2014 AT OFFICIAL RECORDS BOOK 29338, PAGE 3635, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; BUT ONLY TO THE EXTENT THEY ARE DETERMINED TO BE INTERESTS IN REAL PROPERTY.

TOGETHER WITH:

F.D..O.T. PARCEL NO: 6836

A PORTION OF SECTION 27 IN TOWNSHIP 53 SOUTH, RANGE 42 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 54 OF BLOCK 1, NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLOT BOOK 8 AT PAGE 95 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTH 80º48'38" WEST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 54, FOR 175.93 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ALTON ROAD, ALSO KNOWN AS STATE ROAD NO. 907, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 87090-2402, SHEET 16 OF 18, SAID POINT LYING ON A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST AND WHOSE RADIUS POINT BEARS SOUTH 39º51'18" WEST; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE BEING A 600.92 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03º58'57" FOR AN ARC DISTANCE OF 41.77 FEET TO A POINT OF TANGENCY (SAID POINT BEING COINCIDENT WITH STATE ROAD NO. 907, STATION 15+16.00, AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 87090-2402, SHEET 16 OF 18); THENCE NORTH 54º07'39" WEST ALONG SAID NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE FOR 162.79 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE NORTH 23º11'59" EAST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE FOR 161.81 FEET; THENCE NORTH 05º59'58" WEST FOR 62.09 FEET TO A POINT ON THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF THE JULIA TUTTLE CAUSEWAY, ALSO KNOWN AS STATE ROAD 112 AND I-195, AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP (SAID POINT BEING COINCIDENT WITH STATE ROAD NO. 112, STATION 190+12.29, AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP); THENCE SOUTH 55º48'22" WEST ALONG SAID SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE FOR 211.08 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE TO THE NORTHEAST AND WHOSE RADIUS POINT BEARS NORTH 42º50'30" EAST; THENCE SOUTHEASTERLY ALONG A 768.51 FOOT RADIUS CURVE LEADING TO THE LEFT THROUGH A CENTRAL ANGLE OF 06º58'09" FOR AN ARC DISTANCE OF 93.48 FEET TO A POINT OF TANGENCY (SAID POINT BEING COINCIDENT WITH STATE ROAD NO. 907, STATION 17+34.46, AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 87090-2402, SHEET 16 OF 18); THENCE SOUTH 54º07'39" EAST FOR 55.66 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 27, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

LANDS SHOWN HEREON CONTAINING 17,676 SQUARE FEET, OR 0.406 ACRES, MORE OR LESS.

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: 2024.07.11 10:00:24 -04'00'
Adobe Acrobat version: 2024.002.20895

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 JULY 11 , 2024 .

THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: MD-106E
SHEET NUMBER: 1 OF 1