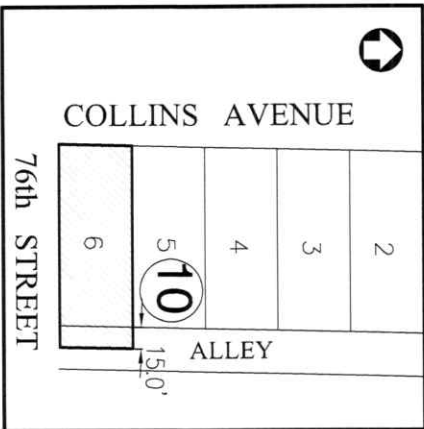




SUBJECT PROPERTY



LOCATION SKETCH
NOT TO SCALE

ORDERED BY:
SUZANNE A. DOCKERTY, P.A.
110 MERRICK WAY, SUITE 3-B
CORAL GABLES, FL 33131
PH: (305) 443-9162, EXTENSION 128

CERTIFY TO:
CITY OF MIAMI BEACH, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA
SUZANNE A. DOCKERTY, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SURVEYOR'S REPORT:

1. MAP OF BOUNDARY SURVEY, Fieldwork date of data acquisition: March 14th, 2024.

2. LEGAL DESCRIPTION:

Lot 6, Block 10, of ALTOS DEL MAR NO. 1, according to the plot thereof, as recorded in Plot Book 31, at Page 40, of the Public Records of Miami-Dade County, Florida.

And
The West 1/2 of Alley lying East and adjacent closed per Resolution No. 2016-29605.

3. AREA:

Containing 7,000 Square Feet or 0.16 Acres more or less by calculations.

4. ACCURACY:

The accuracy obtained by measurement and calculations of a closed geometric figure was found to exceed this requirement. Linear 1 foot in 7,500 feet.

5. DATA OF SOURCES:

HORIZONTAL CONTROL:

-The Legal Description was furnished by client.
-North Arrow as per Plot Book 31, Page 40, of the Public Records of Miami-Dade County, Florida.
(This line is considered well-established and monumented)

6. FLOOD INFORMATION:

By scale determination this property is located in Flood Zone AE, Base Flood Elevation 8 feet as per Federal Emergency Management Agency (FEMA), NFIP Community Name: City of Miami Beach and Community Number 120651 Map/Panel Number 12086C0326, Suffix L, FRM Panel Effective/Revised Date 09-11-2009.

7. LIMITATIONS:

No research was made for other instruments than the existing in the plot and provided by client.
No determination was made as to how the site can be served with utilities.
Fences and walls ownership by visual means only, legal ownership not determined.
No underground utilities and/or structures(foundations) was located within or abutting the Subject property.

SURVEYOR'S CERTIFICATION:

I certify: This Map of Boundary Survey meets all applicable requirements of the Florida Minimum Technical Standards as contained Chapter 5A-17. Unless indicated to the contrary, the measured distance and directions shown on the Map of Boundary Survey are the same as the deed distances and directions.

Not valid without the signature and the original raised seal of Florida Licensed Surveyor and Mapper. Additions or deletions to Map of Boundary Survey by other than signing party or parties is prohibited without written consent of the signing party or parties.

This Survey Map and Report are not full and complete without the other.

Digitally signed
by EUGENIA L
FORMOSO
Date: 2024.03.21
14:53:18 -0400
Professional Surveyor and Mapper
State of Florida LS # 6560

MAP OF BOUNDARY SURVEY
REPORT

Property Address: 7605 Collins Avenue, Miami Beach,
Miami-Dade County, FL 33141
Folio# 02-3202-004-0450

FormTech
Land Surveying, Inc.

State of Florida LB # 7980
12955 S.W. 42nd Street, Suite 5, Miami, Florida, 33175
Ph: (786)429-3034 (786)443-0285 (786)443-0678
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