

**CERTIFY TO:**  
QUINTANA & ASSOCIATES

**PROPERTY ADDRESS:**  
1800 MICHIGAN AVENUE (PARCEL A)  
1810 MICHIGAN AVENUE (PARCEL B)  
1818 MICHIGAN AVENUE (PARCEL B)  
VACANT LOT (MICHIGAN AVENUE)(PARCEL C)  
1835 MICHIGAN AVENUE (PARCEL D)  
1827 MICHIGAN AVENUE (PARCEL E)  
MIAMI BEACH, FLORIDA 33139

**LEGAL DESCRIPTION:**  
PARCEL A (1800 MICHIGAN AVENUE):  
LOT 1, IN BLOCK 10, PALM VIEW, ACCORDING TO THE PLAT THEREOF,  
RECORDED  
IN PLAT BOOK 6, AT PAGE 29, OF THE PUBLIC RECORDS OF DADE  
COUNTY,  
FLORIDA.

PARCEL B (1810 MICHIGAN AVENUE & 1818 MICHIGAN AVENUE):  
ALL OF LOT 3, BLOCK 10, PALM VIEW SUBDIVISION, ACCORDING TO PLAT  
THEREOF RECORDED IN .PLAT BOOK 6, PAGE 29 OF THE PUBLIC RECORDS  
OF DADE COUNTY, FLORIDA, AND ALL OF LOT 2, BLOCK 10, EXCEPT THAT  
PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY  
CORNER OF LOT 2; THENCE RUN EASTERLY ALONG SOUTHERLY LINE OF  
SAID LOT 2 FOR A DISTANCE OF 6 FEET TO A POINT; THENCE RUN  
NORTHERLY ALONG A LINE PARALLEL TO AND 6 FEET EAST OF WESTERLY  
LINE OF LOT 2 FOR A DISTANCE OF 25 FEET TO A POINT; THENCE RUN  
WESTERLY ALONG A LINE PARALLEL TO AND 25 FEET NORTH OF  
SOUTHERLY LINE OF LOT 2 TO THE POINT ON WESTERLY LINE OF LOT 2;  
THENCE SOUTHERLY ALONG WESTERLY LINE OF LOT 2 FOR A DISTANCE  
OF 25 FEET TO THE .POINT OF BEGINNING, AND THAT PORTION OF LOT 4  
DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWESTERLY  
CORNER OF LOT 2; THENCE RUN NORTHERLY ALONG WESTERLY LINE OF  
LOT 2 FOR A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING; THENCE  
CONTINUE ALONG PREVIOUSLY DESCRIBED COURSE FOR A DISTANCE OF  
41.2 FEET TO THE POINT ON THE SOUTHERLY LINE OF COLLINS CANAL  
THENCE RUN SOUTHWESTERLY ALONG SAID SOUTHERLY LINE OF COLLINS  
CANAL FOR A DISTANCE OF 19.0 FEET TO A POINT; THENCE RUN  
SOUTHEASTERLY FOR A DISTANCE OF 36.01 FEET TO THE POINT OF  
BEGINNING.

PARCEL C (VACANT LOT): ALL OF LOT 4 IN BLOCK 10 OF PALM VIEW  
SUBDIVISION, OF THE ALTON BEACH REALTY CO., ACCORDING TO THE  
PLAT THEREOF, AS RECORDED IN PLAT BOOK 6 AT PAGE 29 OF THE  
PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THE FOLLOWING:  
BEGIN AT THE SOUTHWEST CORNER OF LOT 2 IN BLOCK 10; THENCE  
NORTH 25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH  
41.2 FEET TO COLLINS CANAL; THENCE SOUTHWESTERLY ALONG THE  
BANK OF SAID COLLINS CANAL A DISTANCE OF 19 FEET; THENCE  
SOUTHEASTERLY TO THE POINT OF BEGINNING.

AND  
THAT PART OF LOT 2 IN BLOCK 10 OF PALM VIEW SUBDIVISION OF THE  
ALTON BEACH REALTY CO., ACCORDING TO THE PLAT THEREOF, AS  
RECORDED IN PLAT BOOK 6 AT PAGE 29 OF THE PUBLIC RECORDS OF  
DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE  
SOUTHWEST CORNER OF LOT 2; THENCE EAST 6 FEET; NORTH 25 FEET;  
WEST 6 FEET TO THE WEST LINE OF SAID LOT 2, THENCE SOUTH ALONG  
THE WEST LINE OF LOT 2, A DISTANCE OF 25 FEET TO THE POINT OF  
BEGINNING.

PARCEL D (1835 MICHIGAN AVENUE):  
LOT 7, IN BLOCK 9, PALM VIEW, ACCORDING TO THE PLAT THEREOF,  
RECORDED  
IN PLAT BOOK 6, AT PAGE 29, OF THE PUBLIC RECORDS OF DADE  
COUNTY,  
FLORIDA.

PARCEL E (1827 MICHIGAN AVENUE):  
LOT 8, IN BLOCK 9, PALM VIEW, ACCORDING TO THE PLAT THEREOF,  
RECORDED  
IN PLAT BOOK 6, AT PAGE 29, OF THE PUBLIC RECORDS OF DADE  
COUNTY,  
FLORIDA.

**FLOOD ZONE INFORMATION:**  
THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND  
TO BE SITUATED IN:  
FLOOD ZONE: AE  
COMMUNITY: 120651  
PANEL NO: 317H  
DATE OF FIRM: 09/11/2009  
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA

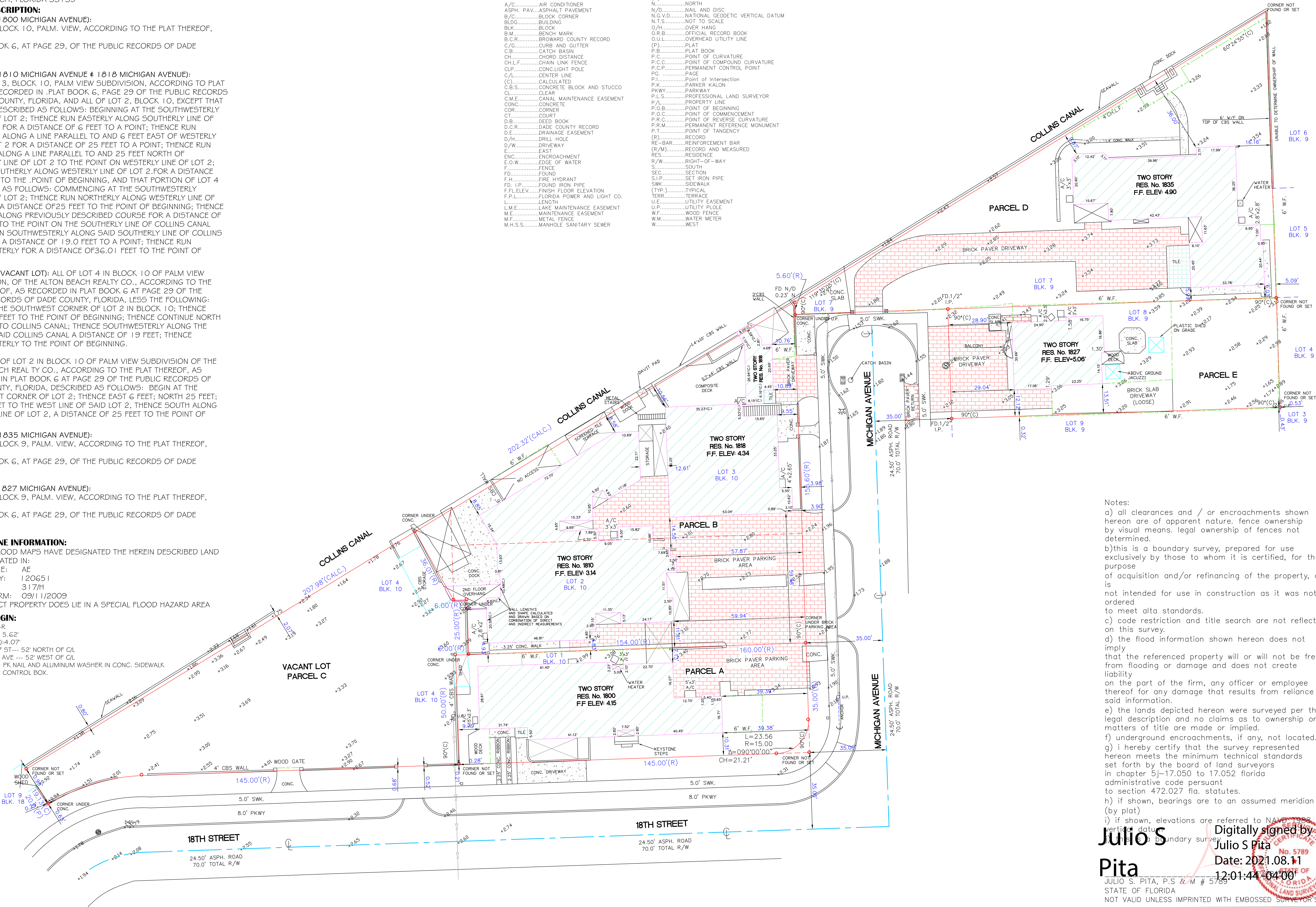
**BM OF ORIGIN:**  
NAME: Y-310-R  
ELEV(NGV29): 5.62'  
ELEV(NAV88): 4.07'  
LOCATION: 17 ST--- 52' NORTH OF C/L  
WASHINGTON AVE --- 52' WEST OF C/L  
DESCRIPTION: PK NAIL AND ALUMINUM WASHER IN CONC. SIDEWALK  
NEAR TRAFFIC CONTROL BOX.

# BOUNDARY SURVEY

SCALE: 1"= 20'

## LEGEND OF SURVEY ABBREVIATIONS

|                                       |  |
|---------------------------------------|--|
| ADJ.....ADJACENT                      | (M).....MEASURED                             |
| A/C.....AIR CONDITIONER               | N.....NORTH                                  |
| ASPH. PAV...ASPHALT PAVEMENT          | N/D.....NAIL AND DISC                        |
| B/C.....BLOCK CORNER                  | N.G.V.D.....NATIONAL GEODETIC VERTICAL DATUM |
| BLDG.....BUILDING                     | N.T.S.....NOT TO SCALE                       |
| BLK.....BLOCK                         | O/H.....OVER HANG                            |
| B.M.....BENCH MARK                    | O.R.B.....OFFICIAL RECORD BOOK               |
| B.C.R.....BROWARD COUNTY RECORD       | O.U.L.....OVERHEAD UTILITY LINE              |
| C/G.....CURB AND GUTTER               | (P).....PLAT                                 |
| C.B.....CATCH BASIN                   | P.B.....PLAT BOOK                            |
| CH.....CHORD DISTANCE                 | P.C.....POINT OF CURVATURE                   |
| CH.L.F.....CHAIN LINK FENCE           | P.C.C.....POINT OF COMPOUND CURVATURE        |
| CLP.....CONC.LIGHT POLE               | P.C.P.....PERMANENT CONTROL POINT            |
| C/L.....CENTER LINE                   | PC.....PAGE                                  |
| (C).....CALCULATED                    | P.I.....Point of Intersection                |
| C.B.S.....CONCRETE BLOCK AND STUCCO   | P.K.....PARKER KALON                         |
| CL.....CLEAR                          | PKWY.....PARKWAY                             |
| C.M.E.....CANAL MAINTENANCE EASEMENT  | P.L.S.....PROFESSIONAL LAND SURVEYOR         |
| CONC.....CONCRETE                     | P/L.....PROPERTY LINE                        |
| COR.....CORNER                        | P.O.B.....POINT OF BEGINNING                 |
| CT.....COURT                          | P.O.C.....POINT OF COMMENCEMENT              |
| D.B.....DEED BOOK                     | P.R.C.....POINT OF REVERSE CURVATURE         |
| D.C.R.....DADE COUNTY RECORD          | P.R.M.....PERMANENT REFERENCE MONUMENT       |
| D.E.....DRAINAGE EASEMENT             | P.T.....POINT OF TANGENCY                    |
| D/H.....DRILL HOLE                    | (R).....RECORD                               |
| D/W.....DRIVEWAY                      | RE-BAR.....REINFORCEMENT BAR                 |
| E.....EAST                            | (R/M).....RECORD AND MEASURED                |
| ENC.....ENCROACHMENT                  | RES.....RESIDENCE                            |
| E.O.W.....EDGE OF WATER               | R/W.....RIGHT-OF-WAY                         |
| F.....FENCE                           | S.....SOUTH                                  |
| FD.....FOUND                          | SEC.....SECTION                              |
| F.H.....FIRE HYDRANT                  | S.I.P.....SET IRON PIPE                      |
| FD.I.P.....FOUND IRON PIPE            | SWK.....SIDEWALK                             |
| F.F.ELEV.....FINISH FLOOR ELEVATION   | (TYP.).....TYPICAL                           |
| F.P.L.....FLORIDA POWER AND LIGHT CO. | TERR.....TERRACE                             |
| L.....LENGTH                          | U.E.....UTILITY EASEMENT                     |
| L.M.E.....LAKE MAINTENANCE EASEMENT   | U.P.....UTILITY POLE                         |
| M.E.....MAINTENANCE EASEMENT          | W.F.....WOOD FENCE                           |
| M.F.....METAL FENCE                   | W.M.....WOOD METER                           |
| M.H.S.S.....MANHOLE SANITARY SEWER    | W.....WEST                                   |



### Notes:

- all clearances and / or encroachments shown hereon are of apparent nature. fence ownership by visual means. legal ownership of fences not determined.
- this is a boundary survey, prepared for use exclusively by those to whom it is certified, for the purpose of acquisition and/or refinancing of the property, and is not intended for use in construction as it was not ordered to meet alta standards.
- code restriction and title search are not reflected on this survey.
- the flood information shown hereon does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof for any damage that results from reliance on said information.
- the lands depicted hereon were surveyed per the legal description and no claims as to ownership or matters of title are made or implied.
- underground encroachments, if any, not located.
- i hereby certify that the survey represented hereon meets the minimum technical standards set forth by the board of land surveyors in chapter 5j-17.050 to 17.052 florida administrative code pursuant to section 472.027 fla. statutes.
- if shown, bearings are to an assumed meridian (by plat)
- if shown, elevations are referred to NAVD 1988 vertical datum.

Digitally signed by  
Julio S Pita

Pita

Date: 2021.08.11  
12:01:44 -0400

JULIO S. PITA, P.S. & L.M. # 5789  
STATE OF FLORIDA  
NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL

THOMAS J. KELLY  
SURVEYORS-MAPPERS  
LAND PLANNERS

BOUNDARY SURVEY

DATE: 7/28/2021  
SCALE: 1"=20'  
DRAWN BY: J.P. IV  
ORDER No. 21-1342  
SHEET 1 OF 1

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