

CERTIFY TO:
 QUINTANA & ASSOCIATES
PROPERTY ADDRESS:
 1800 MICHIGAN AVENUE (PARCEL A)
 1810 MICHIGAN AVENUE (PARCEL B)
 1818 MICHIGAN AVENUE (PARCEL C)
 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: 12065 I
 PANEL NO: 317H
 DATE OF FIRM: 09/11/2009
 THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA

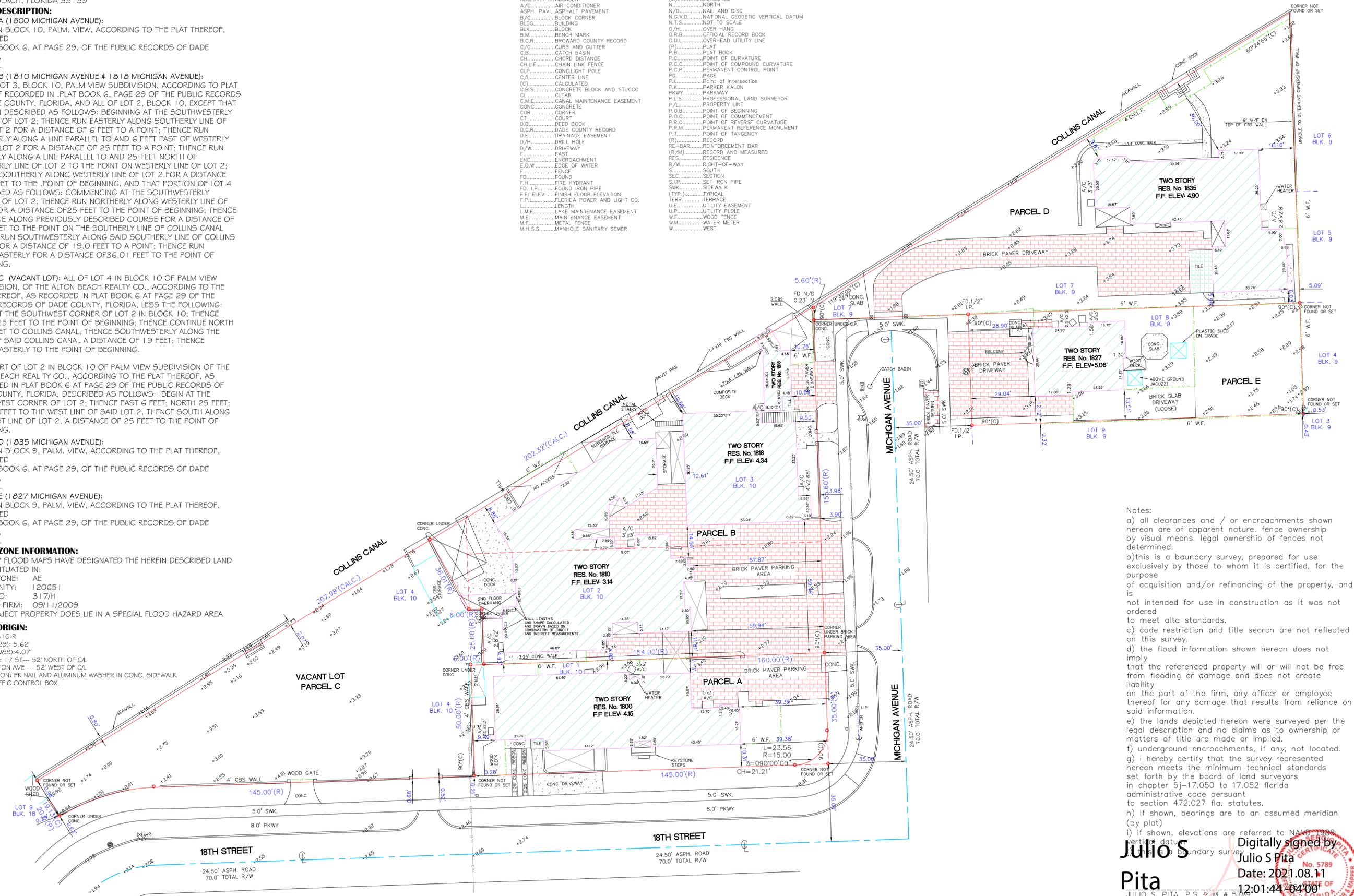
BM OF ORIGIN:
 NAME: Y-310-R
 ELEV(NGV29): 5.62'
 ELEV(NAVDS88): 4.07'
 LOCATION: 17 ST. --- 52' NORTH OF CL
 WASHINGTON AVE --- 52' WEST OF CL
 DESCRIPTION: FK NAIL AND ALUMINUM WASHER IN CONC. SIDEWALK
 NEAR TRAFFIC CONTROL BOX.

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	PG.....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.	TER.....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.....WATER METER
M.H.S.S.....MANHOLE SANITARY SEWER	W.....WEST



Notes:
 a) all clearances and / or encroachments shown hereon are of apparent nature. fence ownership by visual means. legal ownership of fences not determined.
 b) 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.
 c) code restriction and title search are not reflected on this survey.
 d) 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.
 e) the lands depicted hereon were surveyed per the legal description and no claims as to ownership or matters of title are made or implied.
 f) underground encroachments, if any, not located.
 g) 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.
 h) if shown, bearings are to an assumed meridian (by plat)
 i) if shown, elevations are referred to NAVD 88 vertical datum
 Digitally signed by Julio S Pita
 Date: 2021.08.11 12:01:44 -0400

LB. # 8077
 9495 SW 95 STREET
 MIAMI, FLORIDA 33156
 TEL:(786) 242-7692 DADE (954) 779-3288 BRWD
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 E-MAIL: TKSURVEYS@GMAIL.COM

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

Julio S Pita
 No. 5789
 Date: 2021.08.11
 12:01:44 -0400
 JULIO S. PITA, P.S. & M. # 5789
 STATE OF FLORIDA
 NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL