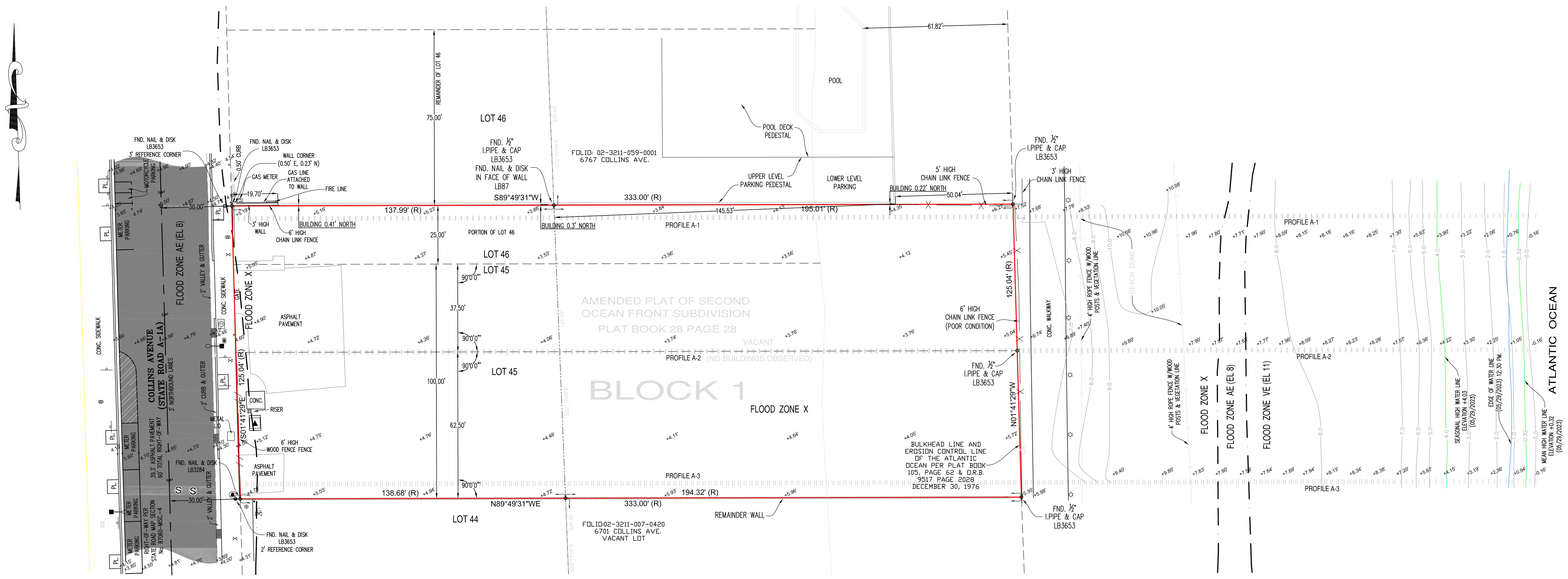
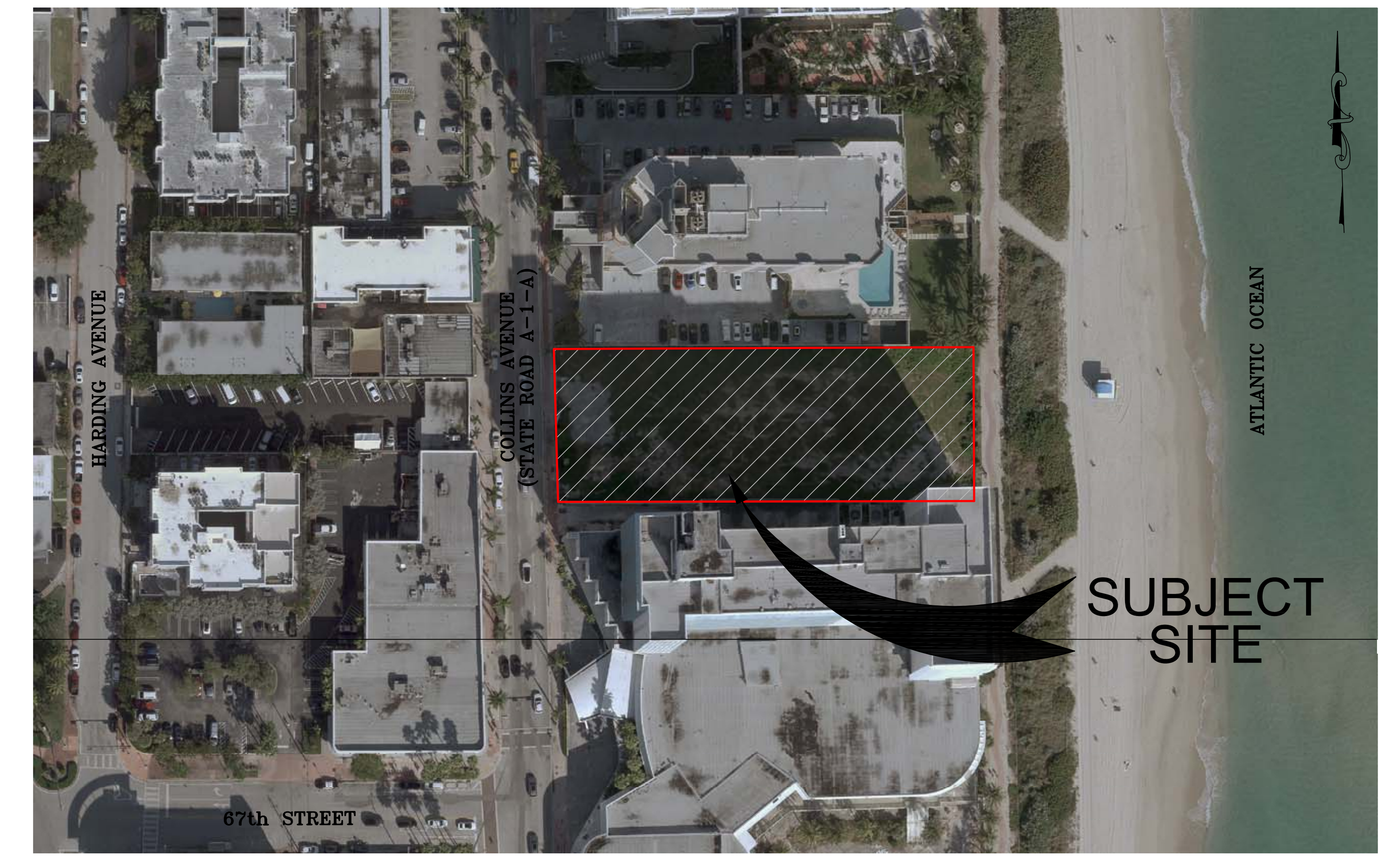
SKETCH OF BOUNDARY SURVEY

GRAPHIC SCALE

0 15 30 45 60

1 inch = 30 ft.



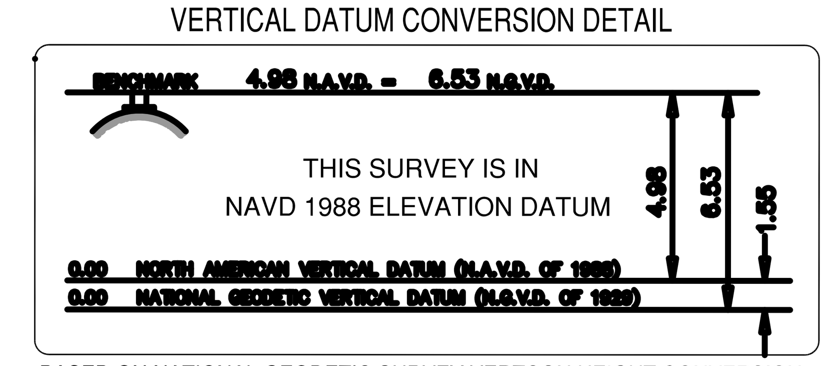


LOCATION MAP

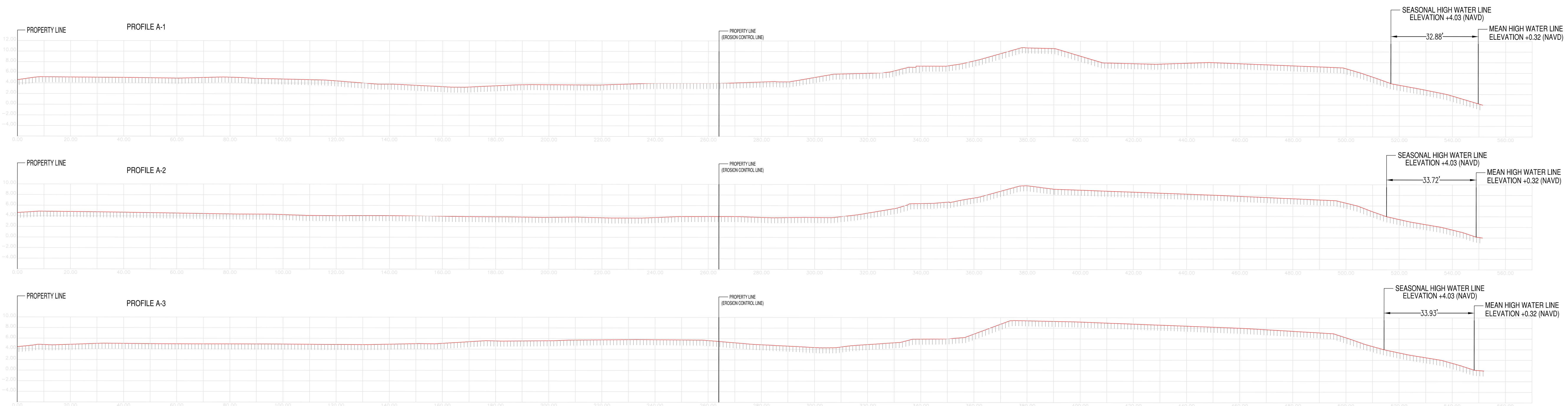
SCALE......................N.T.S.

AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION

VERTICAL DATUM CONVERSION DETAIL



BASED ON NATIONAL GEODETIC SURVEY VERTCON HEIGHT CONVERSION



BEACH PROFILES (AS OF 05/29/2023)

GRAPHIC PROFILE

NOT TO SCALE

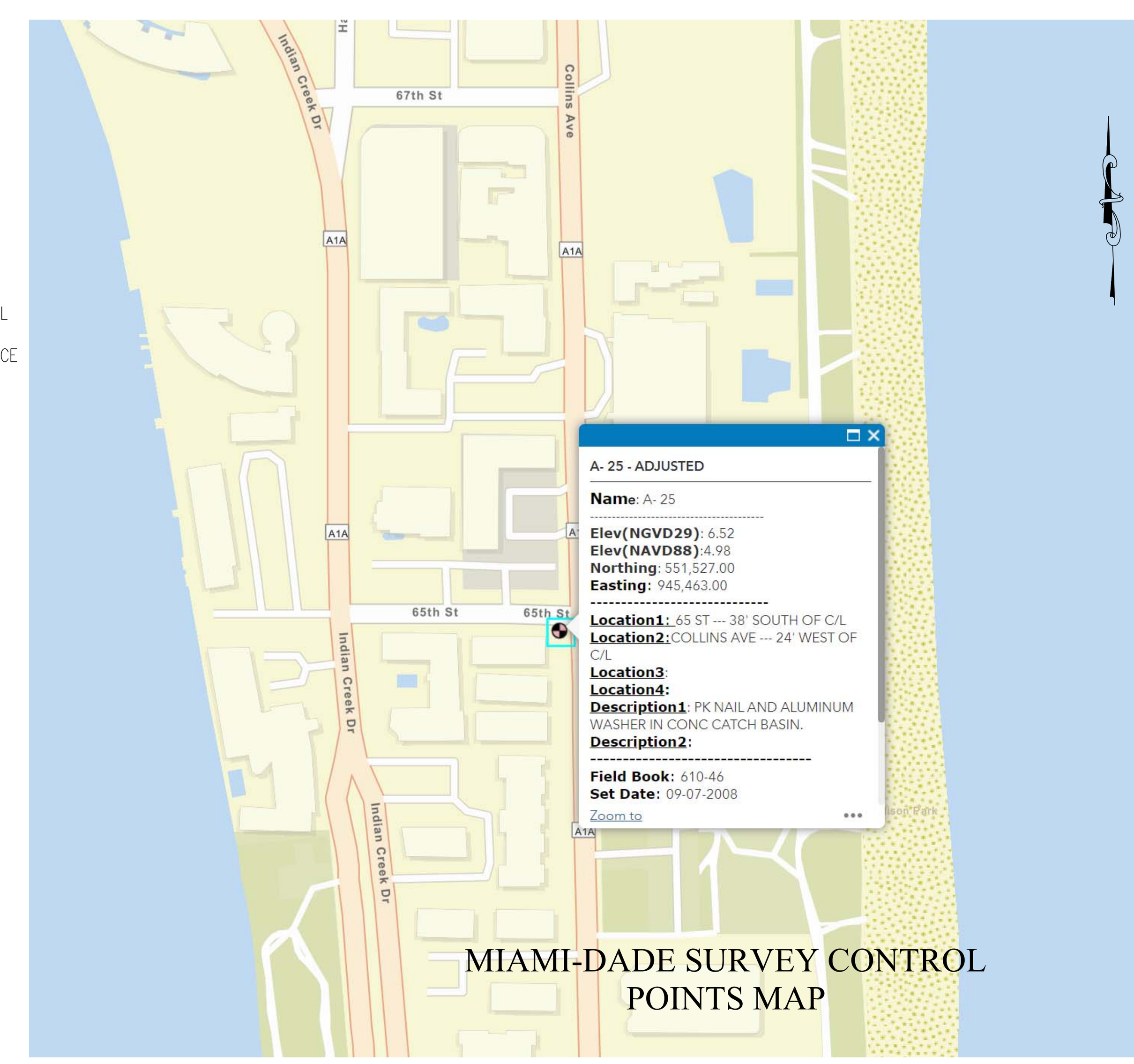
LEGEND AND ABBREVIATIONS:

P.L.S. PROFESSIONAL LAND SURVEYOR
P.R.M. PERMANENT REFERENCE MONUMENT
P.C.P. PERMANENT CONTROL POINT
S/F.N.&D. SET OR FOUND NAIL & DISC
S/F.I.P. SET OR FOUND 1/2" IRON PIPE
B.C.R. BROWARD COUNTY RECORDS
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
ID. IDENTIFICATION
IP IRON PIPE
IR IRON ROD
IRC IRON ROD AND CAP
FND. N/D FOUND NAIL AND DISC
℄ CENTER LINE
M MONUMENT LINE
(C) CALCULATED DATA
(R) DATA PER LEGAL DESCRIPTION
R.E. RIM ELEVATION
C.B.S. CONCRETE BLOCK & STUCCO
C.L.F. CHAIN LINK FENCE
F.FL.EL. FINISH FLOOR ELEVATION
(M) MEASURED
A/C AIR CONDITIONING UNIT
R RADIUS
Δ DELTA
L LENGTH
T TANGENT
CONC. CONCRETE
ELV. ELEVATION
N.T.S. NOT TO SCALE
PB. PLAT BOOK
PL. PLANTER
ENC. ENCROACHMENT
CL. CLEAR

ALUMINUM LIGHT POST (SINGLE)
ALUMINUM LIGHT POST (DOUBLE)
ALUMINUM LIGHT POST (TRIPLE)
ALUMINUM LIGHT POST (QUAD)
CONCRETE LIGHT POST
CONCRETE LIGHT POST (DOUBLE)
WOOD LIGHT POST
CONCRETE LIGHT POST
STEEL LIGHT POST
WOOD LIGHT POST
CONCRETE POWER POLE (SQUARE)
WOOD POWER POLE
CONCRETE POWER POLE (CIRCULAR)
CATCH BASIN
CATCH BASIN CIRCULAR
CATCH BASIN
CATCH BASIN
CURB INLET
CURB INLET
P-5 INLET
P-6 INLET
GREASE TRAP MANHOLE
SANITARY SEWER MANHOLE
STORM SEWER MANHOLE
F.P.L. MANHOLE
AT&T MANHOLE
TELEPHONE MANHOLE
UNKNOWN UTILITY MANHOLE
METAL LID (CIRCULAR)
C.B.S. WALL
METAL FENCE
CHAIN LINK FENCE
WOOD FENCE
OVERHEAD UTILITY WIRES
ANCHOR POWER POLE

ELECTRIC BOX
WATER METER
STREET LIGHT BOX
T.V. BOX
MAIL BOX
AIR CONDITIONING UNIT
AT&T. BOX
TELEPHONE BOX
TRAFFIC UTILITY BOX
CLEAN OUT
MONITORING WELL
ELECTRIC METER
COMMUNICATIONS WIRE PULL BOX
IRRIGATION WIRE PULL BOX
SEWER VALVE
WATER VALVE
FIRE VALVE
GAS VALVE
IRRIGATION VALVE
IRRIGATION PUMP
TRANSFORMER ON CONCRETE PAD
GATE MOTOR
TRAFFIC SIGN
FIRE HYDRANT
FIRE SIAMESE CONECTION
HANDICAP PARKING SPACE
STROLLER PARKING SPACE
CITY OF MIAMI MONUMENT
BOLLARD/GUARD POST
FLAG POLE
REDUCE PRESSURE BACKFLOW PREVENTER
BACKFLOW PREVENTER ASSEMBLY
PARKING METER
TRAFFIC CAMERA POST

PEDESTRIAN CROSSING SIGNAL
GAS METER
DETECTABLE WARNING SURFACE
TRAFFIC SIGNAL POST
SPOT ELEVATION



MIAMI-DADE SURVEY CONTROL POINTS MAP

LEGAL DESCRIPTION:

PARCEL 1

THE SOUTH 62.5 FEET OF LOT 45, BLOCK 1, OF "AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, AT PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2

THE NORTH 37.5 FEET OF LOT 45 AND THE SOUTH 25 FEET OF LOT 46, BLOCK 1, OF "AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, AT PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE ORIGINAL RECORD BOOK 31594, PAGE 2458, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

LAND AREA OF SUBJECT PROPERTY: 41,625 SQ. FT. (+/_).

THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:10000.

IF THIS DOCUMENT IS BEING READ IN PAPER FORMAT, IT IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL. IF THE DOCUMENT IS IN ELECTRONIC FORMAT, ACCORDING TO CHAPTER 5J-17.062 SECTION 3, IT IS NOT VALID UNLESS ELECTRONICALLY SIGNED. THE FINAL HARD COPY OF THE DOCUMENT MUST HAVE THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE SURVEYOR.

THE ISSUE OF THIS SURVEY IS ONLY FOR THE EXCLUSIVE AND SPECIFIC USE OF THOSE PERSONS, PARTIES OR INSTITUTIONS IN THE CERTIFICATE.

THE LIABILITY OF THIS BOUNDARY SURVEY IS LIMITED TO THE COST OF THE SURVEY.

THE PROPERTY DESCRIBED ON THIS SURVEY, LIES WITHIN A FLOOD ZONE "AE-X", AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 120641-0730L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. BASE FLOOD ELEVATION 8 FEET.

THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988, AS PER MIAMI-DADE COUNTY BENCHMARK, NAME A-25, WITH AN ELEVATION OF 4.98 FEET, LOCATED ON COLLINS AVENUE WITH A DESCRIPTION: PK NAIL AND ALUMINUM WASHER IN CONCRETE CATCH BASIN.

UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATION AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

NORTH ARROW DIRECTION IS BASED ON AN ASSUMED MERIDIAN.

ALL TIES SHOWN ARE FROM BUILDING CORNER TO PROPERTY LINE.

THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.

OWNERSHIP SUBJECTS TO OPINION OF TITLE.

NOTICE:

THIS DRAWING IS THE PROPERTY OF MAPCONS GROUP, LLC.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF "BOUNDARY SURVEY" AND THE SURVEY MAP IS TRUE AND CORRECT AND WAS MADE UNDER MY DIRECT SUPERVISION AND THAT IT MEETS THE "STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS" PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTED LAW, CHAPTER 472.027, OF THE FLORIDA STATUTES.

MAPCONS GROUP, LLC. , A FLORIDA LIMITED LIABILITY COMPANY
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB8352.

Digitally signed by Orlando Grandal
Date: 2023.06.12 12:40:36 -04'00'

By:

ORLANDO GRANDAL, PSM
PROFESSIONAL SURVEYOR AND MAPPER
PSM No. 6677, STATE OF FLORIDA

MAPCONS Group, LLC.
PROFESSIONAL LAND SURVEYORS
5545 SW 8th Street, Suite 108
Miami, Florida 33134
Office (786) 615 3103
Cell (786) 223 1419
Email: mlsurveying@ymail.com
Web: www.mapconsgroupinc.com

BY	REVISION COMMENTS	DATE

PROJECT LOCATION:
MIAMI-DADE COUNTY, FLORIDA
6747 Collins Avenue, Miami Beach, Florida 33141
Folio No.: 02-3211-007-0440

CERTIFY TO:
BLT INVESTMENTS, LLC.

PROJECT No:	23-099
FIELD BOOK:	FILE DATA C.
SCALE:	AS SHOWN
DRAWN BY:	A.M.
CHECKED BY:	O.G.
SURVEY:	BOUNDARY
DATE:	05-29-2023
SHEET No:	1 OF 1