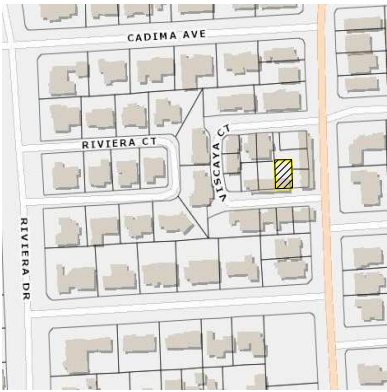


MAP OF BOUNDARY SURVEY

LOCATION MAP

SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN MIAMI-DADE COUNTY FLORIDA
(NOT TO SCALE)



LB No. 7633

PROFESSIONAL SURVEYORS AND MAPPERS

1435 S.W. 87th AVENUE, SUITE "20"

MIAMI, FL 33174

PHONE: (305) 556-4002 FAX: (305) 556-4003

WWW.LMSURVEYING.COM

EMAIL-REQUEST@LMSURVEYING.COM

ABBREVIATIONS AND LEGEND:

| | |
|---------------|--------------------------------------|
| AC | =DENOTES AIR CONDITIONING UNIT |
| B.B. | =DENOTES BASIS OF BEARINGS |
| ASPH. | =DENOTES ASPHALT |
| $\frac{1}{2}$ | =DENOTES PROPERTY LINE |
| B.M. | =DENOTES BENCH MARK |
| C.B.S. | =DENOTES CONCRETE BLOCK STUCCO |
| CONC. | =DENOTES CONCRETE |
| L.P | =DENOTES LIGHT POLE |
| CB | =DENOTES CATCH BASIN |
| $\frac{1}{2}$ | =DENOTES CENTERLINE |
| M | =DENOTES MONUMENT LINE |
| L.M.E. | =DENOTES LAKE & MAINTENANCE EASEMENT |
| D.E. | =DENOTES DRAINAGE EASEMENT |
| D.H. | =DENOTES DRILL HOLE |
| (M) | =DENOTES MEASURE |
| (R) | =DENOTES RECORD |
| WPP | =DENOTES WOOD POWER POLE |
| U.E. | =DENOTES UTILITY EASEMENT |
| P.B. | =DENOTES PLAT BOOK |
| PG. | =DENOTES PAGE |
| P.C.P. | =DENOTES PERMANENT CONTROL POINT |
| P.O.B. | =DENOTES POINT OF BEGINNING |
| TYP. | =DENOTES TYPICAL |
| M.H.W. | =DENOTES MEAN HIGH WATER LINE |

| | |
|-----|---------------------------|
| --- | =DENOTES WOOD FENCE |
| -x- | =DENOTES CHAIN LINK FENCE |
| o | =DENOTES IRON FENCE |

o =DENOTES FOUND IRON PIPE (NO ID.)

Δ =DENOTES FOUND NAIL AND DISC

=DENOTES ASPHALT PAVEMENT

=DENOTES BRICK

=DENOTES CONCRETE PAD

X.XX → =DENOTES ELEVATIONS

ALL BEARINGS AND DISTANCES SHOWN
HEREON ARE RECORD AND MEASURED
UNLESS OTHERWISE NOTED.

MAP OF BOUNDARY SURVEY

| | | |
|---------------------------------------|-------------|--------|
| FLOOD ZONE: | # | |
| ELEVATION: | ### | |
| COMMUNITY: | ##### | |
| PANEL: | ##### | |
| DATE OF FIRM: | 09-11-2009 | |
| SUFFIX: | # | |
| ORIGINAL FIELD WORK SURVEY DATE | 02-22-21 | |
| BENCH MARK: | N/A | |
| ELEVATION: | N/A | |
| DATE | DRAWN BY | SCALE |
| 02-22-21 | J.FEE | 1"=20' |
| REVISION / UPDATE OF SURVEY | | |
| DATE | DESCRIPTION | |
| N/A | N/A | |
| JOB No. | | |
| 2102-0273 | | |

LEGAL DESCRIPTION:

LOT 10, IN BLOCK 4, OF THE FRENCH VILLAGE OF CORAL GABLES ,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK
29, AT PAGE 71, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY,
FLORIDA, LESS A PORTION THEREOF DESCRIBED AS FOLLOWS: BEGIN
AT A POINT ON THE EAST LINE OF SAID LOT 10, 25.82 FEET NORTH
OF THE SOUTHEAST CORNER OF SAID LOT 10; THENCE RUN ALONG
THE EAST LINE OF LOT 10, FOR A DISTANCE OF 16.74 FEET TO A
POINT; THENCE RUN WESTERLY, PARALLEL TO THE SOUTH LINE OF
SAID LOT 10, FOR A DISTANCE OF 2.86 FEET TO A POINT; THENCE
RUN SOUTHERLY 2.86 FEET WEST OF AND PARALLEL TO THE EAST
LINE OF SAID LOT 10, FOR A DISTANCE OF 15.81 FEET TO A POINT;
THENCE RUN SOUTHEASTERLY, FOR A DISTANCE OF 3.01 FEET, TO
THE POINT OF BEGINNING; TOGETHER WITH A PORTION OF LOT 11, IN
BLOCK 4, OF THE FRENCH VILLAGE OF CORAL GABLES, ACCORDING
TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, AT PAGE
71, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,
WHICH PORTION IS DESCRIBED AS FOLLOWS: BEGIN AT THE
SOUTHWEST CENTER OF SAID LOT 11, THENCE RUN EAST A
DISTANCE OF 5 FEET, THENCE NORTH A DISTANCE OF 25.82 FEET,
THENCE WEST A DISTANCE OF 5 FEET TO THE WEST LINE OF SAID
LOT, THENCE SOUTH A DISTANCE OF 25.82 FEET ALONG SAID WEST
LOT LINE TO THE POINT OF BEGINNING.

PROPERTY ADDRESS:

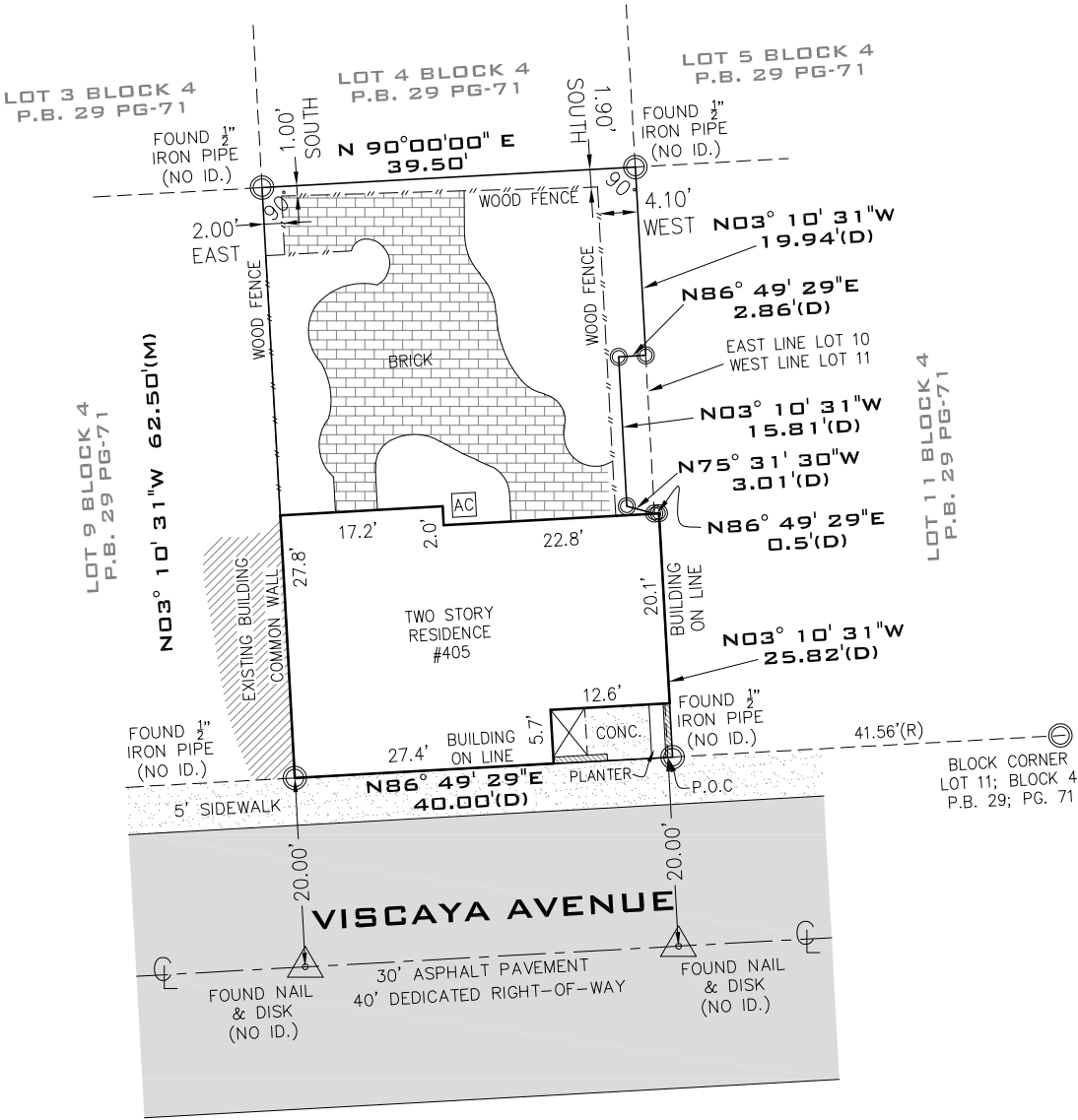
FOLIO NO. 03-4117-016-0050

405 VISCAYA AVENUE,
CORAL GABLES, FLORIDA 33134-7159

AREA OF PROPERTY: 2,435 SQUARE FEET AND/OR
0.056 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- 1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.
- 2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
- 3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- 4.) ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17.51FAC), IS "RESIDENTIAL".THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- 5.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.
- 6.) TYPE OF SURVEY: BOUNDARY SURVEY
- 7.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29)
- 8.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. FOOT
- 9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 10.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 11.) ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 12.) THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 13.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- 14.) WALL TIES ARE TO THE FACE OF THE WALL.
- 15.) FENCE OWNERSHIP NOT DETERMINED.
- 16.) BASIS OF BEARINGS REFERENCED TO LINE NOTED AS B.B.
- 17.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
- 18.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 19.) THE SOURCES OF DATA USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS "THE FRENCH VILLAGE OF CORAL GABLES" RECORDED IN PLAT BOOK 29, AT PAGE 71.
- 20.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 20 FEET OR SMALLER.



CERTIFIED TO:

THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE
USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT
EXTEND TO ANY UNNAMED PARTIES.

-HARRIS LEVINE AND KAMILA PRZYTYLA

-LEVINE & PARTNERS, P.A.

-MILEND, INC., ISAOA/ATIMA

-CHICAGO TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF
MY KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS A TRUE AND
CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THAT IT
MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF FLORIDA BOARD
OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THROUGH 5J-17.052 OF THE
FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, PURSUANT TO CHAPTER
42.02, FLORIDA STATUTE.

SIGNED _____ FOR THE FIRM
ARTURO MENDIGUTIA, P.S.M. P.S.M. No. 5844-STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR
REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT
WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND/OR NOT VALID WITHOUT AN
AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

NOTES:

THERE ARE NO VISIBLE ENCROACHMENTS ABOVE GROUND