

SKETCH OF BOUNDARY SURVEY

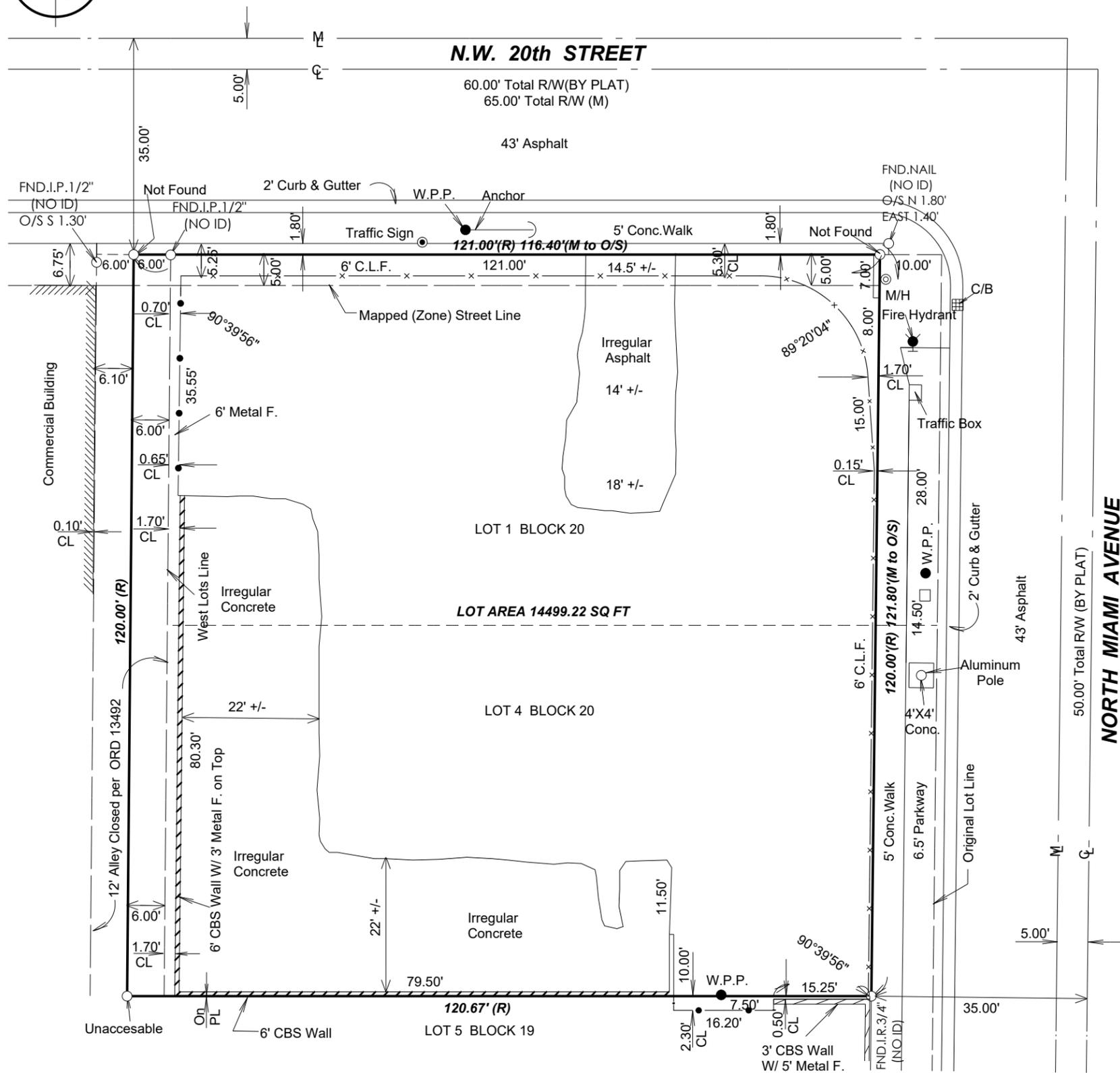
SCALE: 1"=20'

FOR: PRINCE ALBERT, LLC.

JOB NO: 1905-010

PROP. ADD: 1990 NORTH MIAMI AVENUE, MIAMI, FL 33127

FIELD DATE: 05-23-2019



CERTIFIED:

PRINCE ALBERT, LLC.
 ELIOT W. RIFKIN, P.A.
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

LEGAL DESCRIPTION:

WADDELLS ADDITION TO MIAMI PLAT BOOK B PAGE 53, LOTS 1 AND 4, BLOCK 20 AND EAST 1/2 OF ALLEY LYING WEST AND ADJACENT, CLOSED PER ORDINANCE 13492, IN MIAMI-DADE COUNTY, FLORIDA.

FOLIO: 01-3125-048-0550

SURVEYOR'S NOTES:

- 1.) THE SURVEY OF THE PROPERTY SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION FURNISHED BY CLIENT.
- 2.) UNLESS A COMPARISON IS SHOWN, ALL BEARING, ANGLES AND DISTANCES SHOWN ARE THE SAME AS PLAT VALUES.
- 3.) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT AND THE SAME, IF ANY MAY NOT BE SHOWN ON THE SKETCH.
- 4.) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENT WERE NOT LOCATED.
- 5.) FENCES TIES ARE TO THE CENTER LINE OF THE SAME.
- 6.) WALL TIES TO THE FACE OF THE SAME.
- 7.) ELEVATION WHEN SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM (1929) UNLESS OTHERWISE NOTED.
- 8.) THERE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN.
- 9.) THIS SURVEY IS FOR MORTGAGE PURPOSES ONLY, NOT TO BE USED FOR CONSTRUCTION PURPOSES.

(FLOOD ZONE INFORMATION)

ZONE: X COMM: 120650 PANEL: 12086C0312 SUFFIX: L DATE: 9-11-2009 BASE: N/A
 NOTE: DETERMINATION OF FLOOD ZONE LINES WERE BASED ON SCALING OF FEMA MAP LISTED ABOVE.

NOTE: ALL BEARING HEREON ARE BASED TO THE PLAT BEARING OF N/A ON THE CENTER LINE OF N/A PROPERTY LINE.

EASEMENT VIOLATIONS: YES NO
 APPARENT VISIBLE ENCROACHMENTS: YES NO

COMMENTS:

ABBREVIATIONS:

SWK= Sidewalk, CBS= Concrete Block Structure, CLF= Chain Link Fence, PL= Property Line, DUE= Drainage Utility Easement, IP= Iron Pipe, A/C= Air Conditioner Pad, P/C= Property Corner, D/H= Drilled Hole, W/F= Wood Fence, RES= Residence, CL= Clear, IR= Iron Rebar, UE= Utility Easement, CONC= Conc. Slab, R/W= Right of Way, DE= Drainage Easement, C/L= Center Line, O= Diameter, TYP= Typical, M= Measured, R= Recorded, ENCR= Encroachment, COMP= Computer, ASPH= Asphalt, N/D= Nail & Disc., S= Set, FFE= Finish Floor Elevation, O/S= Offset, P/P= Power Pole, OHP= Overhead Powerline, WM= Water Meter, WPP= Wood Power Pole, E.M.=Electric Meter, M.F.=Metal Fence, P.F.=Plastic Fence, D.M.E.=Drainage Maintenance Easement, C.M.E.=Canal Maintenance Easement, L.M.E.=Lake Maintenance Easement, M.E.=Maintenance Easement, B.C.=Block Corner, P.C.=Point of Curvature, FND=Found, NO ID=No Identification.

GLOBAL DIMENSIONS INC.
 Land Surveying Services

OFFICE:
 14770 SW 43rd WAY,
 MIAMI, FL 33185.
 PHONE: (305) 512-4225
 FAX: (305) 512-1914

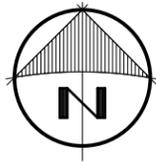
I HEREBY CERTIFY:
 That the attached "BOUNDARY SURVEY" of the lands shown hereon is true and correct to the best of my knowledge and belief as recently surveyed and drawn under my supervision and direction. This survey complies with the applicable Minimum Technical Standards adopted by the Florida State Board of Professional Surveyors and Mappers as contained in Chapter 53-17, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

David L. Futch

DAVID L. FUTCH
 REGISTERED LAND SURVEYOR # 4843
 STATE OF FLORIDA
 LB # 0006874

Note: Not Valid Unless Signed and Raised Seal.

SHEET 1 OF 1



SKETCH OF BOUNDARY SURVEY

SCALE: 1"=20'

FOR: QUEEN LENA, LLC., A FLORIDA LIMITED LIABILITY COMPANY

JOB NO: 1706-016

FIELD DATE: 06-13-2017

PROP. ADD: 1984 NORTH MIAMI AVENUE, MIAMI, FL 33136

CERTIFIED:

QUEEN LENA, LLC., A FLORIDA LIMITED LIABILITY COMPANY
ELIOT W. RIFKIN, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LEGAL DESCRIPTION:

LOT: 5 & 8 BLOCK: 20 SUBDIVISION: WADDELLS ADDITION TO MIAMI
PLAT BOOK: B PAGE: 53 OF: MIAMI-DADE COUNTY, FLORIDA.

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- 3.) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT AND THE SAME, IF ANY MAY NOT BE SHOWN ON THE SKETCH.
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- 6.) WALL TIES TO THE FACE OF THE SAME.
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- 8.) THERE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN.
- 9.) BENCHMARK USED CITY OF MIAMI BM NAIL AND DISC AT THE NW CORNER OF N. MIAMI AVE. AND NW 21TH ST. ELEVATION = 14.36 N.G.V.D 1929

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