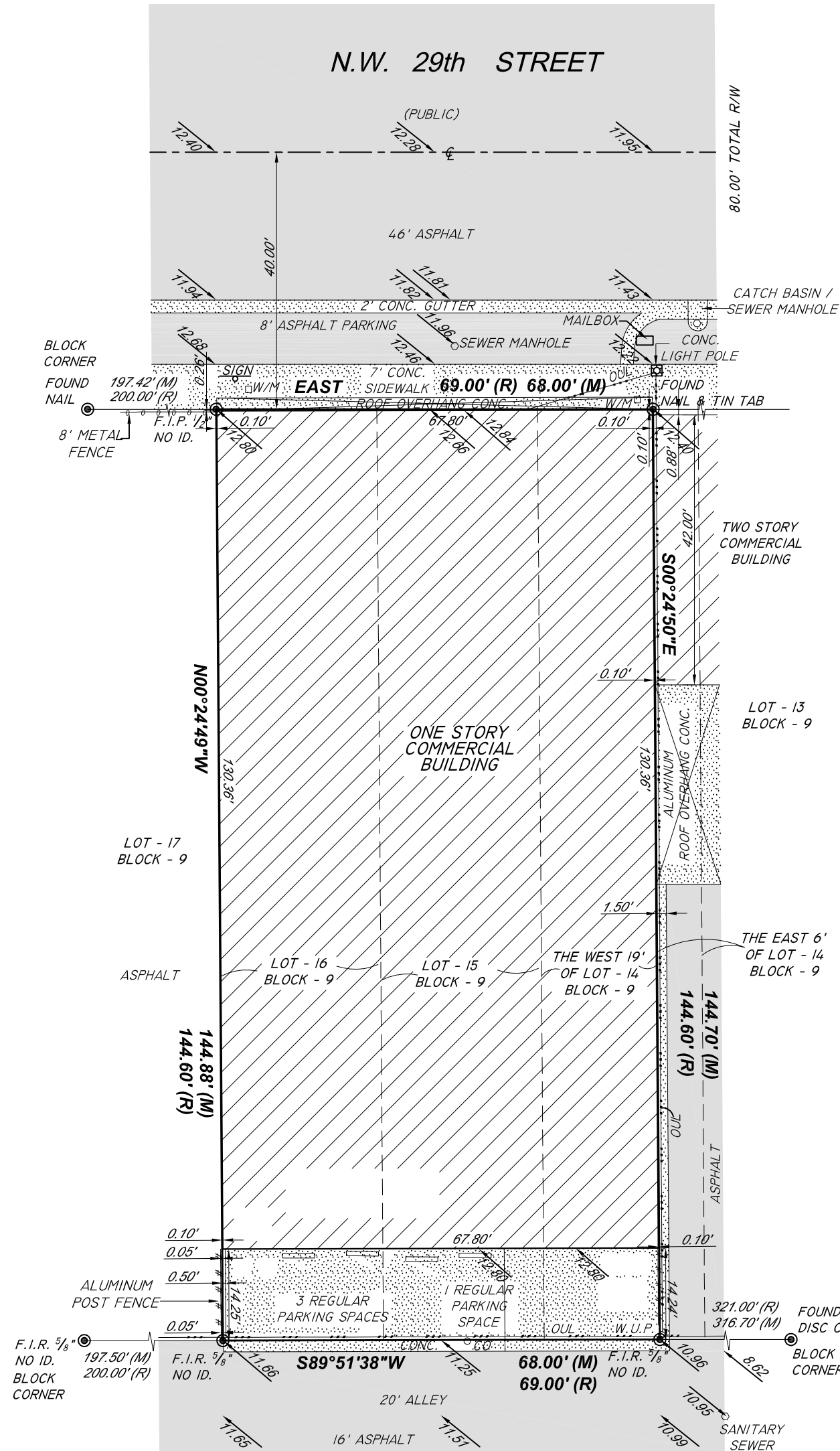
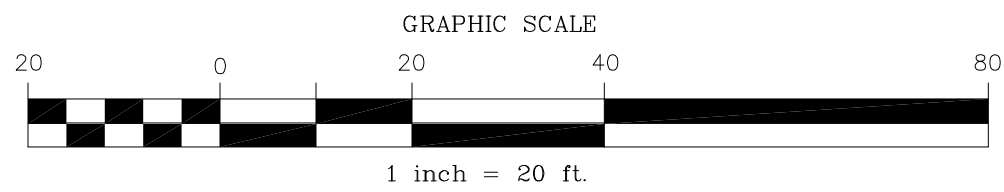
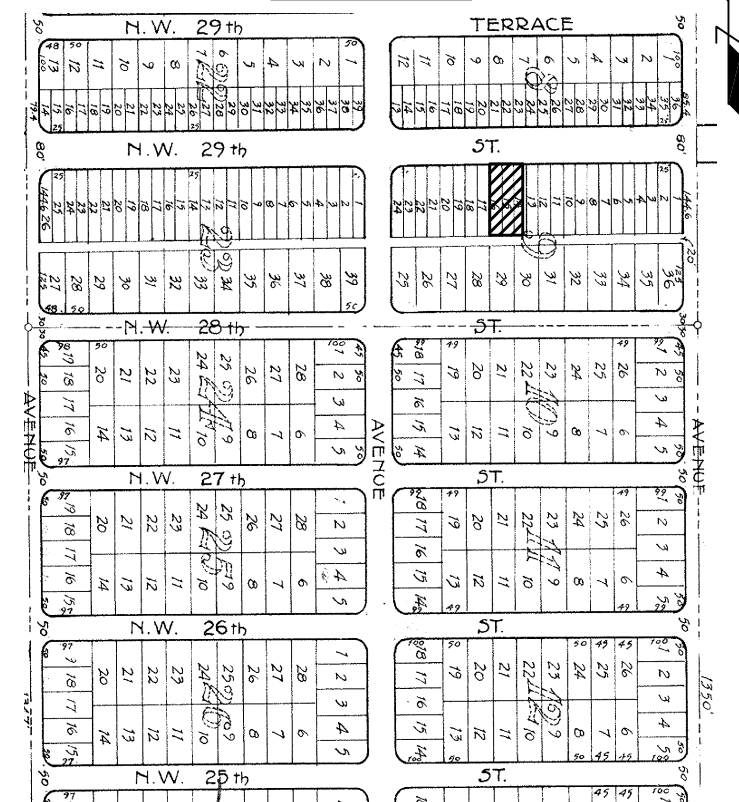


ALTA/NSPS LAND TITLE SURVEY

LOCATION SKETCH NOT TO SCALE



SURVEYOR'S NOTE

LOT DIMENSIONS ON PLAT ARE NOT CLEAR. SURVEY DONE BY OCCUPATION BASED ON FOUND FIELD MONUMENTATION. DISCREPANCIES EXIST WITHIN THE BLOCK

PROPERTY ADDRESS:

1260 NW 29th STREET,
MIAMI, FLORIDA 33142

ENCROACHMENT - VIOLATIONS STATEMENTS

IF ANY REFLECTED HEREON

LOT SQUARE FOOTAGE:

9,845 SQUARE FEET +/- 0.23 ACRES +/-

PARKING SPACES:

3 TOTAL REGULAR PARKING SPACES
0 TOTAL HANDICAP PARKING SPACES

VEHICULAR ACCESS TO SUBJECT PROPERTY:

NW 29th STREET AND ALLEY

LEGAL DESCRIPTION:

THE WEST 19 FEET OF LOT 14 AND ALL OF LOTS 15 AND 16, BLOCK 9, "WESTEND PARK AMENDED", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, AT PAGE 142, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SCHEDULE B-II NOTES

AFTER REVIEW OF SCHEDULE B-II, OF THE TITLE COMMITMENT ORDER NO.: 458242 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, MAY 23, 2017 AT 11:00PM BE ADVISED AS FOLLOWS:

ITEM #1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT - **NOT A SURVEY ISSUE.**

ITEM #2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2017 AND SUBSEQUENT YEARS. - **NOT A SURVEY ISSUE.**

B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS. - **NOT A SURVEY ISSUE.**

C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND. - **IF ANY, REFLECTED HEREON.**

D. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT RECORDED IN THE PUBLIC RECORDS. - **NOT A SURVEY ISSUE.**

E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. - **NOT A SURVEY ISSUE.**

ITEM #3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS. - **NOT A SURVEY ISSUE.**

ITEM #4. RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS, AND OTHER MATTERS CONTAINED ON THE PLAT OF AMENDED PLAT WESTEND PARK, AS RECORDED IN PLAT BOOK 6, PAGE 142, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. - **IF ANY, REFLECTED HEREON.**

ITEM #5. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. - **NOT A SURVEY ISSUE.**

SURVEYOR'S NOTE

ELEVATION ADDED NO FIELD UPDATE WAS PERFORMED

L.F. ELEV. = 12.84 NOTES LOWEST HABITABLE FLOOR ELEVATION.

ELEVATIONS SHOWN REFER TO N.G.V.D. 1929.

LOWEST ADJACENT GRADE = 12.40

B.M. # N-3049 ELEV. = 10.55 (MIAMI-DADE COUNTY)

GARAGE ELEV. = N/A

E.R.P. = 11.82

UPDATED :05/25/2022

ELEVATION ADDED

ONLY :07/12/2019

FLOOD INFORMATION:

FLOOD ZONE: X
MAP & PANEL= 12086C0312
COMMUNITY No.: 120650
SUFFIX: L
DATE OF FIRM: 09-11-2009
BASE ELEV.= N/A

PROPERTY OF:

1260 PROPERTY INVESTMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY

SURVEY CERTIFICATION

TO 1260 PROPERTY INVESTMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LAW OFFICES OF VALERIA ARIAS, P.A., OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, GERBIL HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY.
THIS SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE PHYSICAL STATUS OF THE PROPERTY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY", JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION, THE AMERICAN CONGRESS ON SURVEYING AND MAPPING AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS IN 2016; UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH "THE MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."

THE FIELD WORK WAS COMPLETED ON JUNE 10, 2017.

DATE OF PLAT OR MAP: 06-10-2017

FRANCISCO F. FAJARDO #4767
PROFESSIONAL SURVEYOR AND MAPPER
SURVEY PERFORMED BY: LANNES AND GARCIA, INC

LEGEND	F.H. FIRE HYDRANT	P.C.P. POINT OF COMPOUND CURVATURE	TYP. TYPICAL
A.V. AIR CONDITIONER	I.C.V. IRRIGATION CONTROL VALVE	P.C.P. PERMANENT CONTROL POINT	U.E. UTILITY EASEMENT
A.V. AVENUE	I.P. IRON PIPE	P.L.S. PROFESSIONAL LAND SURVEYOR	W.M. WATER METER
B.V. BOULEVARD	F.P.L. FLORIDA POWER & LIGHT	P.S.M. PROFESSIONAL SURVEYOR AND MAPPER	W.V. WATER VALVE
B.M. BENCH MARK	F.I.P. FOUND IRON PIPE	P.L. PROPERTY LINE	W.U.P. WOOD UTILITY POLE
CATV CABLE TELEVISION BOX	F.I.R. FOUND IRON ROD	P.O.B. POINT OF BEGINNING	W.F. WOOD FENCE
C.B. CATCH BASIN	F.N.D. FOUND	P.O.C. POINT OF COMMENCEMENT	W.C. PROPERTY CORNER
CBS CONCRETE BLOCK STRUCTURE	L. ARC LENGTH	P.R.C. POINT OF REVERSE CURVATURE	W.F. WATER FLOW
CHB CHORD BEARING	L. LEGAL	P.R.M. PERMANENT REFERENCE MONUMENT	W.V. WATER VALVE
CH CHORD DISTANCE	L.P. LIGHT POLE	P.T. POINT OF TANGENCY	W.G. EXISTING GRADE ELEVATION
COR CORNER	L.S. LICENSED BUSINESS	R. RADIUS	W.P. PROPOSED GRADE ELEVATION
CT COURT	L.S. LAND SURVEYOR	R. RECORD	W.V. WATER VALVE
C. CENTERLINE	(M) MEASURED	R.E. RIM ELEVATION	W.S. SIGN
CL CLEAR	NGVD NATIONAL GEODETIC VERTICAL DATUM	R.W. RIGHT-OF-WAY	D.M. DRAINAGE MANHOLE
CONC. CONCRETE	NO.ID. NOT IDENTIFIABLE	R.W. RIGHT-OF-WAY	S.M. SANITARY MANHOLE
C.O. CLEAN OUT	N.D. NUMBER	S.M. SANITARY	S.I.P. SET IRON PIPE
E.B. ELECTRIC BOX	NTS NOT TO SCALE	S.I.R. SET IRON ROD	S.T. STREET
ELEV. ELEVATION	O.R.B. OFFICIAL RECORD BOOK	T. TANGENT	T. TANGENT
ENCR. ENCROACHMENT	ONPL. ON PROPERTY LINE	T.B.M. TEMPORARY BENCH MARK	TEL. TELEPHONE
E.R.P. ELEVATION REFERENCE POINT	O.U.L. OVERHEAD UTILITY LINES		
F.F. FINISH FLOOR	P.C. POINT OF CURVATURE		

SURVEYOR'S NOTES:

- 1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL. 2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
- 4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
- 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED. 6) ELEVATIONS, IF SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988. 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
- 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
- 9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
- 10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY. 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS
- 12) BEARINGS IF ANY SHOWN ARE BASED ON ASSUMED PLAT MERIDIAN AT: SOUTH RIGHT OF WAY OF NW 29th STREET = EAST



ALTA/NSPS LAND TITLE SURVEY

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17.050 THROUGH SJ-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FRANCISCO F. FAJARDO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4767.

**PROFESSIONAL SURVEYING AND MAPPING
LANNES AND GARCIA, INC.**

LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
4967 SW 75th AVENUE,
MIAMI, FLORIDA 33155
PH (305) 666-7909 FAX (305) 559-3002

266135-B
266135-A

FIELD DATE: 06/10/2017 SCALE: 1" = 20' DRAWN BY: J.L.J. DWG. No.: 266135