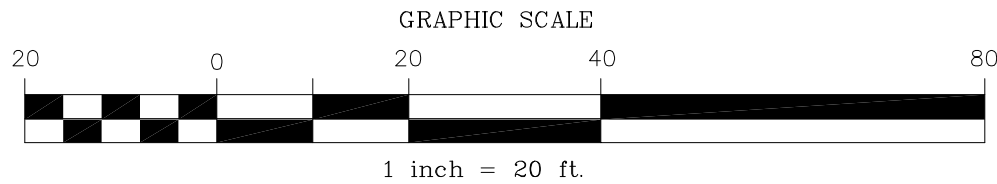


ALTA/NSPS LAND TITLE SURVEY

LOCATION SKETCH

NOT TO SCALE

N.W. 29th ST.



SURVEYOR'S NOTE
ELEVATION ADDED NO FIELD UPDATE WAS PERFORMED

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

SCHEDULE B-II NOTES
AFTER REVIEW OF SCHEDULE B-II, OF THE TITLE COMMITMENT ORDER NO.: 18-002 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, APRIL 30, 2018 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 COMMITMENT 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 2018 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. ALL MATTERS CONTAINED ON THE PLAT OF WESTEND PARK, AS RECORDED IN PLAT BOOK 6, PAGE 142, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.-**AS REFLECTED HEREON.**

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

LEGAL DESCRIPTION:

LOTS 9 & 10, BLOCK 9, "AMENDED PLAT WESTEND PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, AT PAGE 142, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

1240 N.W. 29th STREET,
MIAMI, FLORIDA 33142

L.F. ELEV. = 11.70. NOTES LOWEST HABITABLE FLOOR ELEVATION.
ELEVATIONS SHOWN REFER TO N.G.V.D. 1929.
LOWEST ADJACENT GRADE = 11.00
B.M. # N-3049. ELEV. = 10.55 (MIAMI-DADE COUNTY)
GARAGE ELEV. = N/A
E.R.P. = 10.68

UPDATED / TITLE WORK REMAINS AS PRIOR COMMITMENT: 10/04/2023
UPDATED :04/20/2022
ELEVATIONS ADDED ONLY. NO FIELD UPDATE PERFORMED :07/12/2019

ENCROACHMENT - VIOLATIONS STATEMENTS

IF ANY REFLECTED HEREON

LOT SQUARE FOOTAGE:
7,109 SQUARE FEET +/- 0.16 ACRES +/-

PARKING SPACES:
0 TOTAL REGULAR PARKING SPACES
0 TOTAL HANDICAP PARKING SPACES

VEHICULAR ACCESS TO SUBJECT PROPERTY:
NW 29th STREET

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:
1240 INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

SURVEY CERTIFICATION

TO LAW OFFICES OF VALERIA ARIAS, P.A., OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, 1240 INVESTMENTS, 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 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 FEBRUARY 13, 2018.
DATE OF PLAT OR MAP: 02-13-2018

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

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

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 NATIONAL GEODETIC VERTICAL DATUM 1929. 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.

266785-C
266785-B
266785-A

FIELD DATE:02/13/2018

SCALE: 1" = 20'

DRAWN BY: TT

DWG. No.: 266785