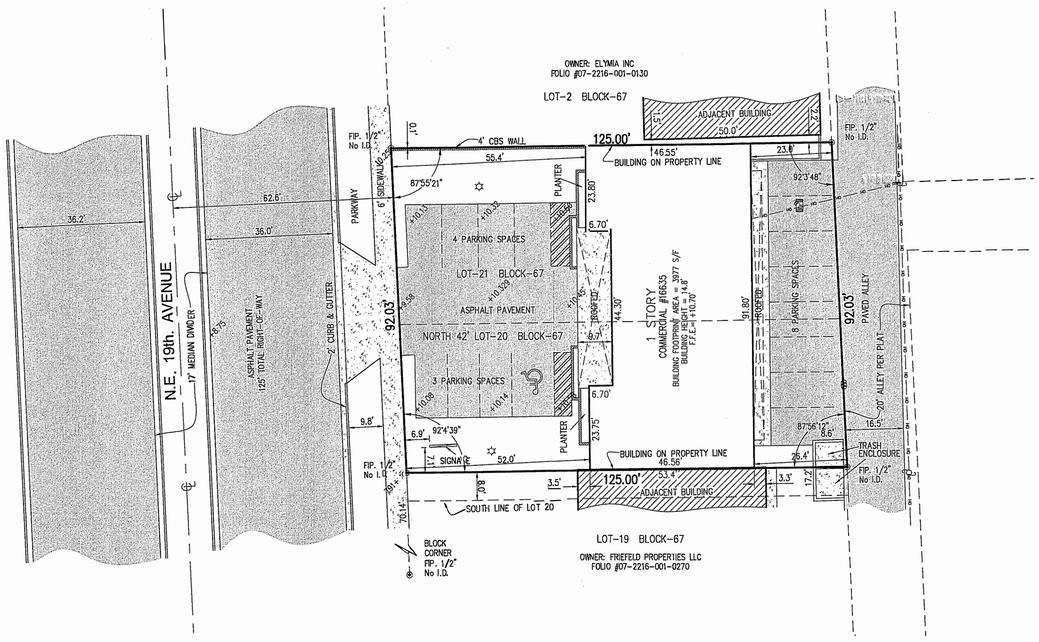
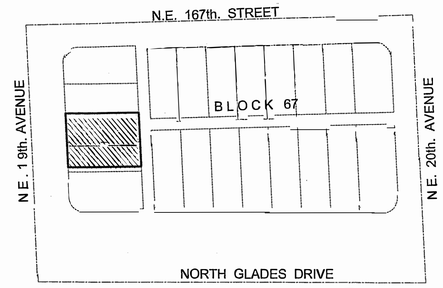
ALTA / NSPS LAND TITLE SURVEY

GRAPHIC SCALE

20' 0 10' 20' 40' 80'

(IN FEET)
1 inch = 20 ft.





LOCATION MAP
NOT TO SCALE

SURVEYOR'S NOTES:

1- The Legal Description was obtained from OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Commitment for Title Insurance.
2- This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
3- An examination of Commitment issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, File No.: 21156930 ALH, effective date: September 21, 2021 @ 8:00 AM, was made to determine recorded instruments, if any affecting this property. However, there may be additional restrictions not shown on this survey that may be found in the Public Records of this County.
4- No attempt was made by this firm to locate underground utilities, foundations and/or footings of buildings, walls or fences, except as shown hereon, if any.
5- 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.
6- Contact the appropriate authority prior to any design work on the herein - described parcel for Building and Zoning information.
7- The surveyor does not determine fence and/or wall ownership.
8- Accuracy:
The Horizontal positional accuracy of well-defined improvement on this survey is +/-0.2'.
The Vertical accuracy of elevations of well-defined improvement on this survey is +/-0.1'
9- All measurements shown hereon are made in accordance with the United States Standard Feet.
10- Type of survey ALTA/ NSPS LAND TITLE SURVEY
11- The North arrow shown hereon based on recorded plat of "FULFORD BY THE SEA SECTION F", according to the Plat thereof, as recorded in Plat Book 8, Page 64, of the Public Records of Miami-Dade County, Florida.
12- Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level).
13- Benchmark Used: Miami-Dade County Benchmark.
14- Flood Zone Data: Community/ Panel #120656/0141/L Dated: 9/11/2009
Flood Zone: "X" Base Flood Elevation = N/A
15- Total Available Parking: 15 standard parking spaces & 1 handicap spaces
16- Legal Description shown hereon as per above noted title commitment.
17- The Subject Site is contiguous with and has direct physical access to N.E. 19 Avenue, public dedicated right-of-way, and there are no gaps or gores.
18- All visible above ground utilities noted on survey sketch.
19- There was no observed evidence of current earth work, building construction or building additions as of the date of the survey.
20- There are no proposed changes in street right-of-way lines or observed evidence of recent street or sidewalk construction or repairs.
21- There was no observed evidence of the site being used as a solid waste dump, sump or sanitary landfill.
22- All utilities (water, sewer, electrical, telephone, cable and gas lines) serving the Subject Sites are being provided along all of the adjacent right-of-way lines.
23- Present Zoning: MUTC (Fulford Mixed Use Town Center District)
24- Building Setbacks (as per City of North Miami Beach Code):
Front = 0 feet / Side = 0 feet / Rear = 0 feet
Maximum Building Height = 3 stories (existing 2)
25- Area of Site = 11,497 square feet (0.26+/- Acres)
26- This SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party:

- HUNT RE ACQUISITIONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
- GARDNER BREWER MARTINEZ-MONFORT, P.A.

TITLE REVIEW NOTES:

SCHEDULE B – SECTION II

TITLE COMMITMENT PROVIDED BY:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,
File No.: 21156930 ALH, effective date: September 21, 2021 @ 8:00 AM
Items 1 through 7: "Standard Exceptions".

8. Matters shown on Fulford by the Sea Section "F" according to the plat thereof recorded in Plat Book 8, Page 64 of the Public Records of Miami-Dade County, Florida. (Does affect Subject Property - Record Plat)

9. Matters shown on 3rd Revised Plat of Sections - A, B, D, E, F - and the Amended Plats of Sections - C, G, H, I and J, of Fulford by the Sea, according to the plat there as recorded June 3, 1931 in Plat Book 34, Page 20, of the Public Records of Miami-Dade County, Florida. (Does affect Subject Property - Record Plat)

LEGEND

- Overhead Wire Line
- Wood Fence
- Chain Link Fence
- Iron Fence
- Monument Line
- Centerline
- Property Line

A = Arc
BRG = Bearing
CH = Chord
Δ = Delta
L = Length
R = Radius
T = Tangent
Ø = Diameter

- 0.00' = Existing Elevations
- Catch Basin
- Water Meter
- Electric Box
- Sanitary Manhole
- Sprinkler Pump
- Wood Pole
- Conc. Pole
- Light Pole
- Fire Hydrant
- Water Valve
- Inlet
- Cable Tv Box
- Electric Meter Box
- Traffic Signal Box
- Gas Valve
- Monitoring Valve
- Manhole

A/C = Air Conditioner
Conc. = Concrete
C.B.S. = Concrete Block & Stucco
(D) = Deed
D.E. = Drainage Easement
D.M.E. = Drainage Maintenance Easement
F.D.H. = Found Drill Hole
F.F.E. = Finish Floor Elevation
F.I.P. = Found Iron Pipe/Pin
F.I.R. = Found Iron Rebar
F.N. = Found Nail
F.N&D = Found Nail & Disc
F.P.L. = Florida Power Light
H = Height
L.M.E. = Lake Maintenance Easement
(M) = Measured
(P) = Platted
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
(R) = Record
Res. = Residence
SIPR = Set Iron Pin/Rebar
S = Spread
U.E. = Utility Easement

PROPERTY ADDRESS:

16635 NE 19 AVENUE, NORTH MIAMI BEACH, FLORIDA 33162
FOLIO #07-2216-001-0280

LEGAL DESCRIPTION:

Tract "C" LESS AND EXCEPT the South 8 feet thereof, Block 67 of the 3rd Revised Plat of Sections A, B, D, E, F and the Amended Plats of Section C, G, H, I and J, of Fulford by the Sea, according to the plat there as recorded in Plat Book 34, Page 20, of the Public Records of Miami-Dade County, Florida;

formerly known as:

Lot 20 LESS AND EXCEPT the South 8 feet thereof and all of Lot 21, Block 67, of Fulford by the Sea Section "F" according to the plat thereof recorded in Plat Book 8, Page 64 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S CERTIFICATE:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items:
1 thru 4, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, and 20 of Table A thereof.
I further certify That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

For the Firm Royal Point Land Surveyors, Inc LB# 7282

☒ JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER LS# 6231 STATE OF FLORIDA
☐ PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER LS# 5880 STATE OF FLORIDA

JACOB GOMIS LICENSE NUMBER 6231 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

NO.	DATE	DESCRIPTION	BY	APP.	NO.	DATE	DESCRIP. BY	BY	APP.

RECORD OF REVISION

ROYAL POINT LAND SURVEYORS, INC. LB.# 7282
info@RoyalPointLS.com
617 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL 33014 *** TEL: 305-822-6062 *** FAX:305-827-9669

PREPARED FOR:
HUNT RE ACQUISITIONS, LLC
16635 NE 19 AVENUE, NORTH MIAMI BEACH, FL. FLORIDA

TYPE OF SURVEY:
ALTA/ NSPS LAND TITLE SURVEY

DRAWN: J.G.
CHECKED: P.J.A.
SCALE: 1" = 20'
FIELD DATE: 10/01/2021
JOB No.: RP21-1513

SHEET:
1
OF 1 SHEET

This Document is not full and complete without all Sheets. Containing a total of (1) Sheets