

LEGAL DESCRIPTION:

LOTS 11, 12, 13, AND 14, BLOCK 25 OF FULFORD BY THE SEA, SECTION "B", AS RECORDED IN PLAT BOOK 8, AT PAGE 57 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

CERTIFIED TO:

8250 REALTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY
 FAIRWINDS CREDIT UNION
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 KOEPEL LAW GROUP, P.L.L.C.
 KOEPEL LAW GROUP, P.A.

FLOOD ZONE:
 12086C0141L
 ZONE: X
 EFF: 9/11/2009

I HAVE REVIEWED OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT SCHEDULE B-2, COMMITMENT #758093, FILE #51262, DATED JUNE 21, 2019 @ 11:00PM AND HAVE MADE THE FOLLOWING DETERMINATIONS: (STANDARD EXCEPTIONS 1-4 WHERE NOT ADDRESSED)
 ITEM # BOOK/PAGE CONVEYANCE DETERMINATION
 5 PLT BK 8 PG.57 PLAT OF FULFORD BY THE SEA-SEC B -AFFECT, PLOTTED AS SHOWN
 6 PLT BK 34 PG.20 3RD REVISE PLAT-FULFORD BY THE SEA -AFFECT, NOTHING TO PLOT RIGHTS OF LESSEES
 7-8 NONE -NOT A SURVEY RELATED ITEM

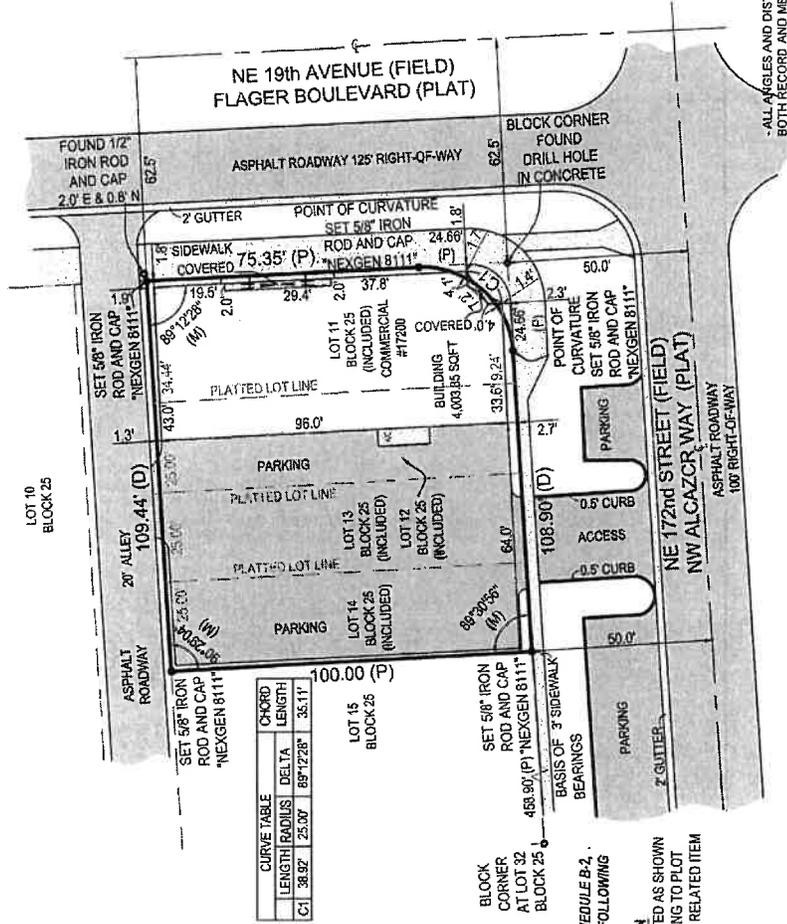
SURVEY NOTES:
 -PORTION OF BUILDING EXTENDS THROUGH SOUTHEAST PROPERTY LINE AS SHOWN



AERIAL PHOTOGRAPH
 10/10/2018



SCALE 1"=30'



CURVE TABLE	CHORD LENGTH	DELTA	ANGLE
C1	38.92'	25.90'	89°12'28"
			35.11'

ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORDED AND MEASURED UNLESS OTHERWISE NOTED



- C - CALCULATED
- L - LEGAL
- M - MEASURED
- P - PLATTED
- WM - WATER METER
- TS - TOPOGRAPHIC ELEVATION
- ASPHALT
- CONCRETE
- PAVEMENT
- WOOD
- UTILITY POLE
- MANHOLE
- CENTRALINE
- CATCH BASIN
- FIRE HYDRANT
- USAFIT POLE
- WELL
- WATER VALVE

BOUNDARY SURVEY
 of
 17200 NE 19th AVENUE,
 NORTH MIAMI BEACH, FL 33162

5601 CORPORATE WAY, SUITE 103
 WEST PALM BEACH, FL 33407
 NexgenSurveying.com
 PHONE: 561.508.6272
 FAX: 561.508.6309



LB 811

BOUNDARY & TOPOGRAPHIC SURVEY

SYMBOLS & LEGEND OF ABBREVIATIONS:

RIGHT OF WAY	7.577	ELEVATIONS BASED ON NAVD83
ADJACENT PROPERTY	7.578	STATE OF FLORIDA
ADJACENT PROPERTY	7.579	STATE OF FLORIDA
ADJACENT PROPERTY	7.580	STATE OF FLORIDA
ADJACENT PROPERTY	7.581	STATE OF FLORIDA
ADJACENT PROPERTY	7.582	STATE OF FLORIDA
ADJACENT PROPERTY	7.583	STATE OF FLORIDA
ADJACENT PROPERTY	7.584	STATE OF FLORIDA
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ADJACENT PROPERTY	7.619	STATE OF FLORIDA
ADJACENT PROPERTY	7.620	STATE OF FLORIDA
ADJACENT PROPERTY	7.621	STATE OF FLORIDA
ADJACENT PROPERTY	7.622	STATE OF FLORIDA
ADJACENT PROPERTY	7.623	STATE OF FLORIDA
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ADJACENT PROPERTY	7.695	STATE OF FLORIDA
ADJACENT PROPERTY	7.696	STATE OF FLORIDA
ADJACENT PROPERTY	7.697	STATE OF FLORIDA
ADJACENT PROPERTY	7.698	STATE OF FLORIDA
ADJACENT PROPERTY	7.699	STATE OF FLORIDA
ADJACENT PROPERTY	7.700	STATE OF FLORIDA

STREET ADDRESS:
 17200 N.E. 17th Avenue, North Miami Beach, Florida 33162

LEGAL DESCRIPTION:
 LOT 11, 12, 13 AND 14, BLOCK 25, PLANNED BY THE SEA SECTION "B", ACCORDING TO THE MAP OF PLOT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

NOTES:

1. Unless otherwise noted field measurements are in agreement with record measurements.
2. Angles shown herein are based on field occupation and bearing monumentation.
3. Bearings and distances are given in feet and tenths of a foot, unless otherwise indicated.
4. Ownership of fences and walls if any are not determined.
5. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in any form without the written consent of Accurate Land Surveyors, Inc.
6. Any and all underground features such as foundations, utility lines, etc. were not located on this survey. This is an above ground survey only.
7. The flood zone information shown herein is for the dwellable structure only unless otherwise indicated.
8. The location of overhead utility lines are approximate in nature due to their proximity above ground, size, type and quantity must be verified prior to design or construction.
9. The location of overhead utility lines are approximate in nature due to their proximity above ground, size, type and quantity must be verified prior to design or construction.
10. Printed copies of this survey are not valid without the signature and the original inked seal of a Florida Licensed Surveyor and Mapper.
11. If any copies of this survey are not valid without the digital signature of a Florida Licensed Surveyor and Mapper and must be retained.

FLOOD INFORMATION:
 Community name and number: City of North Miami Beach 120556
 Flood hazard zone: A1
 Panel date: 09-11-2009
 Index date: 09-11-2009
 Base flood elevation: 11A

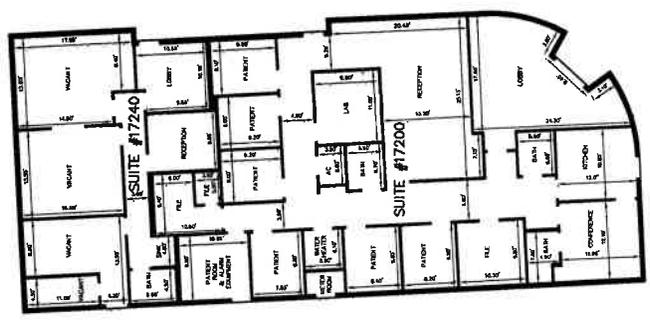
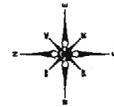
BENCHMARK INFORMATION:
 City of North Miami Beach Benchmark # N-741
 Elevation = 3.02 NAVD83

ORIGINAL DATE OF FIELD SURVEY: 05-04-2022	DRAWN BY: NEW
FIELD BOOK: ALS-SJ-22-0001	CHECKED BY: NEW
REVISIONS & SURVEY UPDATES	DATE & REVISIONS
	BY



CERTIFICATION:
 This is to certify that the above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. Further, I certify that this sketch meets the current Standards of Practice established by the Board of Professional Surveyors and Mappers, State of Florida, Chapter 120556, Florida Administrative Code, pursuant to current Section 472.007, Florida Statutes.

Robert L. Thompson
 Surveyor and Mapper
 State of Florida
 License No. 120556



INTERIOR BUILDING DIAGRAM

