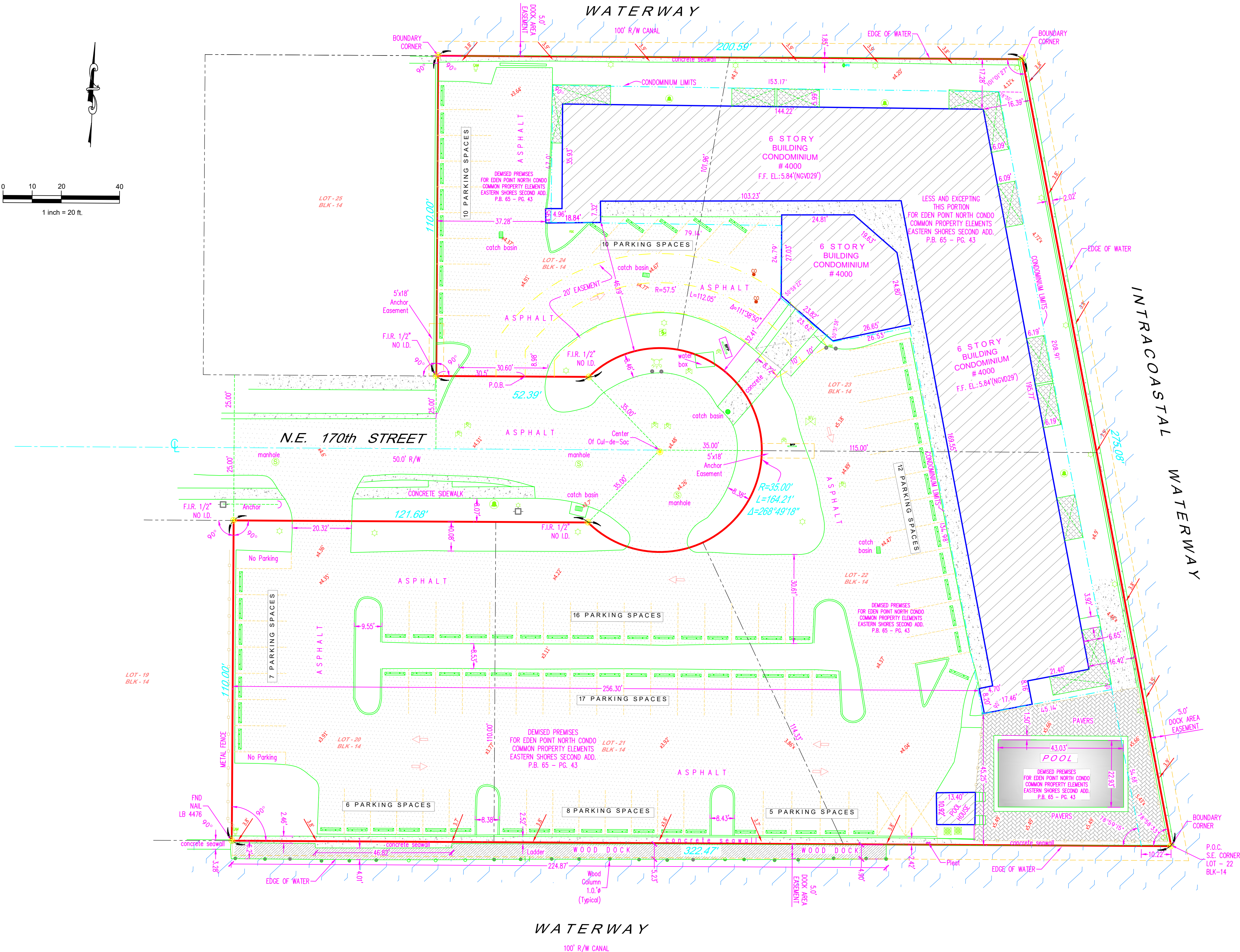


SKETCH OF SURVEY

SCALE: 1" = 20'



LEGAL DESCRIPTION:

Legal Description of the Demised Premises

I. Lots 20, 21, 22, 23, and 24, block 14, **EASTERN SHORES SECOND ADDITION**, as recorded in Plat Book 65 at Page 43, of the Public Records of Dade County, Florida.

Less and Excepting Therefrom:

Commence at the Southeast corner of Lot 22, Block 14, Eastern Shores 2nd Addition, as recorded in Plat Book 65 at Page 43 of the Public Records of Dade County, Florida; thence run Westerly along the South line of said lot 22 for a distance of 10.22 feet to a point; thence deflecting to the right at an angle of $78^{\circ}59'15''$ to the previously described course run Northwesterly for a distance of 54.68 feet to the Point of Beginning of the parcel of land hereinafter to be described; thence continue Northwesterly along the previously described course for a distance of 208.91 feet; thence deflecting to the left at an angle of $78^{\circ}30'00''$ to the previously described course run Westerly for a distance of 153.17 feet to a point; thence deflecting to the left at an angle of $90^{\circ}00'00''$ to the previously described course run Southerly for a distance of 47.00 feet to a point; thence deflecting to the left at an angle of $90^{\circ}00'00''$ to the previously described course run Easterly for a distance of 79.14 feet to a point; thence deflecting to the right at an angle of $90^{\circ}00'00''$ to the previously described course run Southerly for a distance of 24.79 feet to a point; thence deflecting to the left at an angle of $50^{\circ}58'22''$ to the previously described course run Southeasterly for a distance of 23.89 feet to a point; thence deflecting to the left at an angle of $50^{\circ}31'38''$ to the previously described course run Northeasterly for a distance of 26.53 feet to a point; thence deflecting to the right at an angle of $90^{\circ}00'00''$ to the previously described course run Southeasterly for a distance of 134.88 feet to a point; thence deflecting to the left at an angle of $90^{\circ}00'00''$ to the previously described course run Northeasterly for a distance of 45.14 feet to the point of Beginning; and

II. Units 409, 509 and 609 of EDEN POINT NORTH, a Condominium according to the Declaration thereof recorded in the Public Records of Dade County, Florida.

LEGAL DESCRIPTION OF DOCK AREA

A 5 foot strip of land lying adjacent to and offshore of the seaward boundaries of Lots 20, 21, 22, 23 and 24 in Block 14, EASTERN SHORES SECOND ADDITION, as recorded in Plat Book 65, at Page 43, of the Public Records of Dade County, Florida. Per Official Records Book No. 8494, Page 2081

LEGAL DESCRIPTION OF INGRESS EGRESS EASEMENT:

Commence at the Southwest corner of Lot 24, Block EASTERN SHORES, SECOND ADDITION according to the plat thereof recorded in Plat Book 65 at Page 43 of Public Records of Dade County, Florida; thence run Easterly along the South line of said Lot 24 for a distance of 50 feet to the Point of Beginning of the center line of the 20 foot wide Ingress and Egress Easement herein described; thence at right angles run Northerly for a distance thence of 8.98 feet to a point on a circular curve; thence flexing an angle to the right of $36^{\circ}13'34''$ for the tangent to said curve run Northeasterly, Easterly and Southeasterly along the arc of said curve having for its elements a central angle of $111^{\circ}38'50''$ and a radius of 57.50 feet for dand of 112.05 feet to the Point of Termination of the center line of said 20 foot wide easement.

FLORIDA BUILDING & LAND SURVEYING CORP.

Phone/Fax: (877) 894-8001

www.FloridaLandSurveying.com

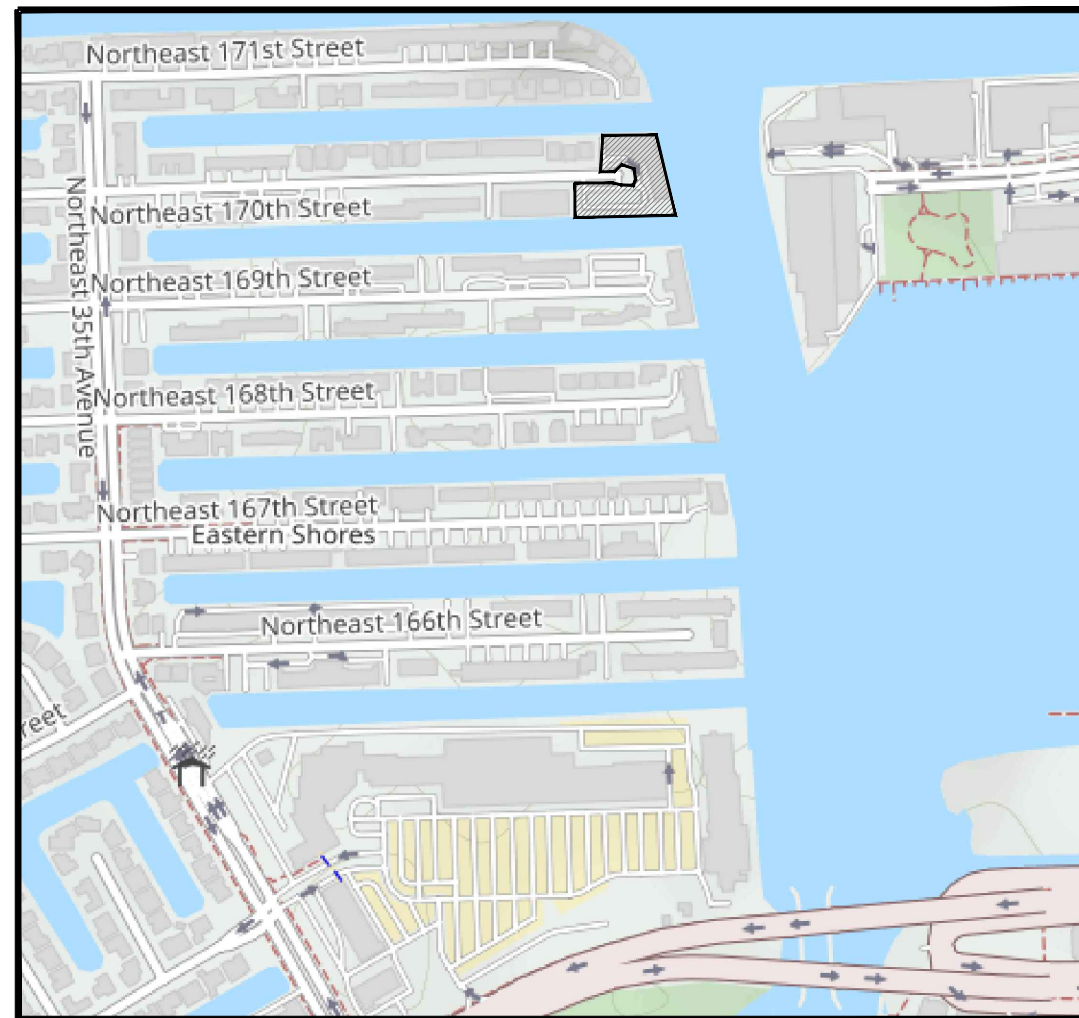
PROUDLY SERVING FLORIDA COAST TO COAST

12555 BISCAYNE BOULEVARD # 934,
NORTH MIAMI, FLORIDA 33181



LOCATION SKETCH

SCALE 1"= NOT TO SCALE



VECINITY MAP

SCALE 1"= NOT TO SCALE

ADDRESS:

4000 NE 170TH STREET, NORTH MIAMI BEACH, FL 33160

LEGEND:

R. = Record
M. = Measured
C. = Calculated
C/P = Concrete Porch
F.I.P. = Found Iron Pipe
I.R.F. = Iron Rod Found
C. = Centerline
P.L. = Property Line
P.O.L. = Point on Line
IP = Iron Pipe
S.W. = Sidewalk
Conc. = Concrete
CBS = Concrete Block
S.W. = Structure
RES = Existing Elevation
FH = Fire Hydrant
W/R = Wood Roof
PWY = Parkway
FND N/D = Found Nail/Disk
A/B = Catch Basin

P.O.C. = Point of Commencing
P.O.B. = Point of Beginning
C.B.W. = Concrete Block Wall
P.W.T. = Pavement
R/W. = Right of Way
W.F. = Wood Fence
C.C. = Chain Link Fence
A/C. = Air Conditioner
U.E. = Utility Easement
B.O.B. = Basis of Bearing
P.C. = Point of Curvature
C&G = Curb & Gutter
O.H.L. = Overhead Wire Line
L.B. = Licenses Business
RES = Residence
F.F.E. = Finish Floor Elev.
B.C. = Block Corner
ENCR. = Encroachment
A/R. = Aluminum Roof
A/B. = Aluminum Shed

FLOOD INFO:

COMMUNITY: MIAMI-DADE COUNTY

CITY OF NORTH MIAMI BEACH : 120656

Map & Panel #: 12086 C 0142

Suffix: L Date: 9/11/2009

Flood Zone: AE Elevation: 8'(NGVD29)

CERTIFIED TO:

This Survey has been prepared for the exclusive use of the entities named herein and the Certification does not extend to any unnamed party.

SURVEYOR'S NOTES:

- 1- THE FLOOD DATA PROVIDED IS FOR INFORMATION PURPOSES ONLY. THE SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION PROVIDED THE LOCAL F.E.M.A. AGENCY SHOULD BE CONTACTED FOR VERIFICATION.
- 2- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3- OWNERSHIP IS SUBJECT TO OPINION OF TITLE.
- 4- FENCE OWNERSHIP NOT DETERMINED.
- 5- WALL TIES ARE THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 6- NO UNDERGROUND IMPROVEMENTS WERE LOCATED.
- 7- ELEVATIONS ARE REFERRED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
- 8- BENCHMARK USED: A04691
- 9- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN IN THE SURVEY THAT MAY BE FOUND IN THE COUNTY PUBLIC RECORDS.
- 10- UNLESS OTHERWISE NOTED RECORDED AND MEASURED.
- 11- BEFORE ANY CONSTRUCTION THE SET BACKS MUST BE CHECKED.
- 12- IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
- 13- THIS SURVEY IS FOR USE AS PER REQUEST AND NOT FOR ANY OTHER PURPOSE.
- 14- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENTS FOR TITLE INSURANCE.
- 15- DATE OF FIELD WORK: 6/6/2025
- 16- DATE OF ANY REVISIONS: N/A

NOTE: THE FLOOD DATA PROVIDED IS FOR INFORMATION PURPOSES ONLY. THE SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION PROVIDED THE LOCAL F.E.M.A. AGENCY SHOULD BE CONTACTED FOR VERIFICATION.

NOTE: THE FLOOD DATA PROVIDED IS FOR INFORMATION PURPOSES ONLY. THE SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION PROVIDED THE LOCAL F.E.M.A. AGENCY SHOULD BE CONTACTED FOR VERIFICATION.

NOTE: THE FLOOD DATA PROVIDED IS FOR INFORMATION PURPOSES ONLY. THE SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION PROVIDED THE LOCAL F.E.M.A. AGENCY SHOULD BE CONTACTED FOR VERIFICATION.

NOTE: THE FLOOD DATA PROVIDED IS FOR INFORMATION PURPOSES ONLY. THE SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION PROVIDED THE LOCAL F.E.M.A. AGENCY SHOULD BE CONTACTED FOR VERIFICATION.

NOTE: THE FLOOD DATA PROVIDED IS FOR INFORMATION PURPOSES ONLY. THE SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION PROVIDED THE LOCAL F.E.M.A. AGENCY SHOULD BE CONTACTED FOR VERIFICATION.

NOTE: THE FLOOD DATA PROVIDED IS FOR INFORMATION PURPOSES ONLY. THE SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION PROVIDED THE LOCAL F.E.M.A. AGENCY SHOULD BE CONTACTED FOR VERIFICATION.

NOTE: THE FLOOD DATA PROVIDED IS FOR INFORMATION PURPOSES ONLY. THE SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION PROVIDED THE LOCAL F.E.M.A. AGENCY SHOULD BE CONTACTED FOR VERIFICATION.

NOTE: THE FLOOD DATA PROVIDED IS FOR INFORMATION PURPOSES ONLY. THE SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION PROVIDED THE LOCAL F.E.M.A. AGENCY SHOULD BE CONTACTED FOR VERIFICATION.

NOTE: THE FLOOD DATA PROVIDED IS FOR INFORMATION PURPOSES ONLY. THE SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION PROVIDED THE LOCAL F.E.M.A. AGENCY SHOULD BE CONTACTED FOR VERIFICATION.



CARLOS HERNANDEZ
PROFESSIONAL SURVEYOR AND MAPPER
LB 7619 6/6/2025

Survey is not valid without the signature and raised/digital seal of the Florida Registered Professional Land Surveyor and Mapper

The boundary survey of the property shown hereon is in accordance with the description furnished by the client. No search of public records has been made by this office for accuracy or omissions. Subject to opinion title and any dedications, limitations, restrictions or easements of record. No underground improvements and/or utilities were located. I Herby Certify That the attached boundary survey of the property described below is to the best of my knowledge and belief accurate as recently surveyed under my direction; also that there are no abutting ground encroachments other than those shown, and that this survey meets the minimum technical standards of practice set by the Florida Board of Land Surveyors as set forth in Section 472.027 (F.S.) Chapter 5J-17.051 and 5J-17.052 of The Florida Administrative Code.