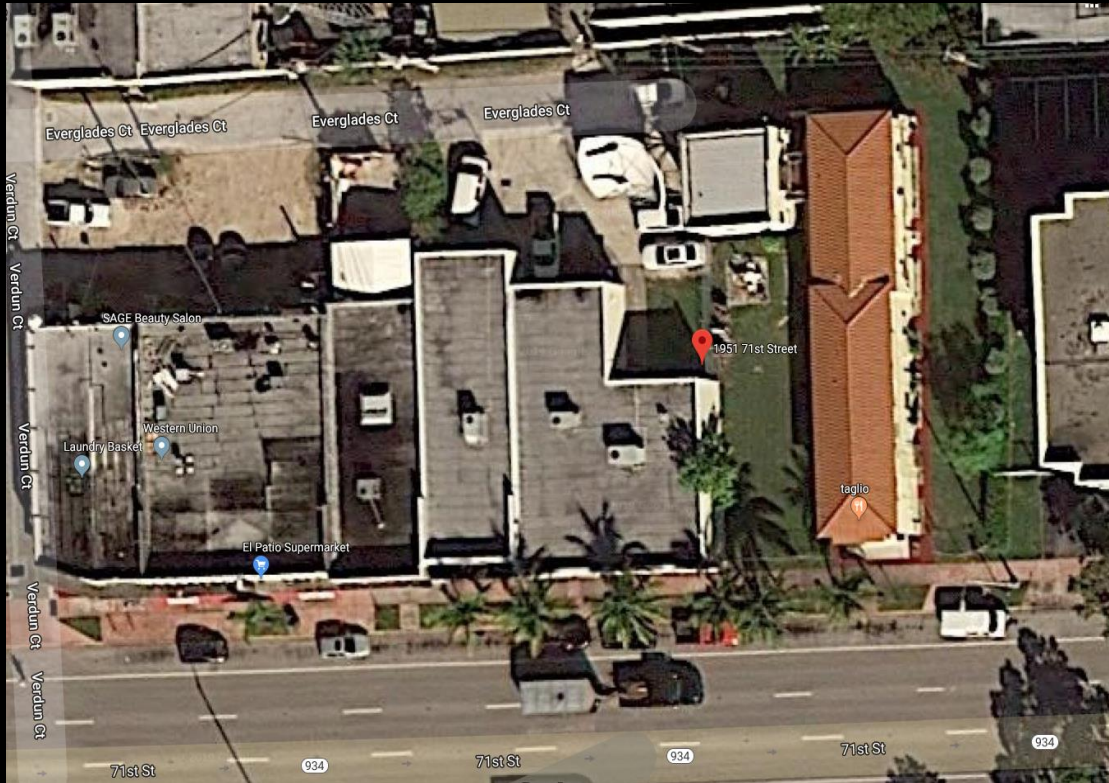
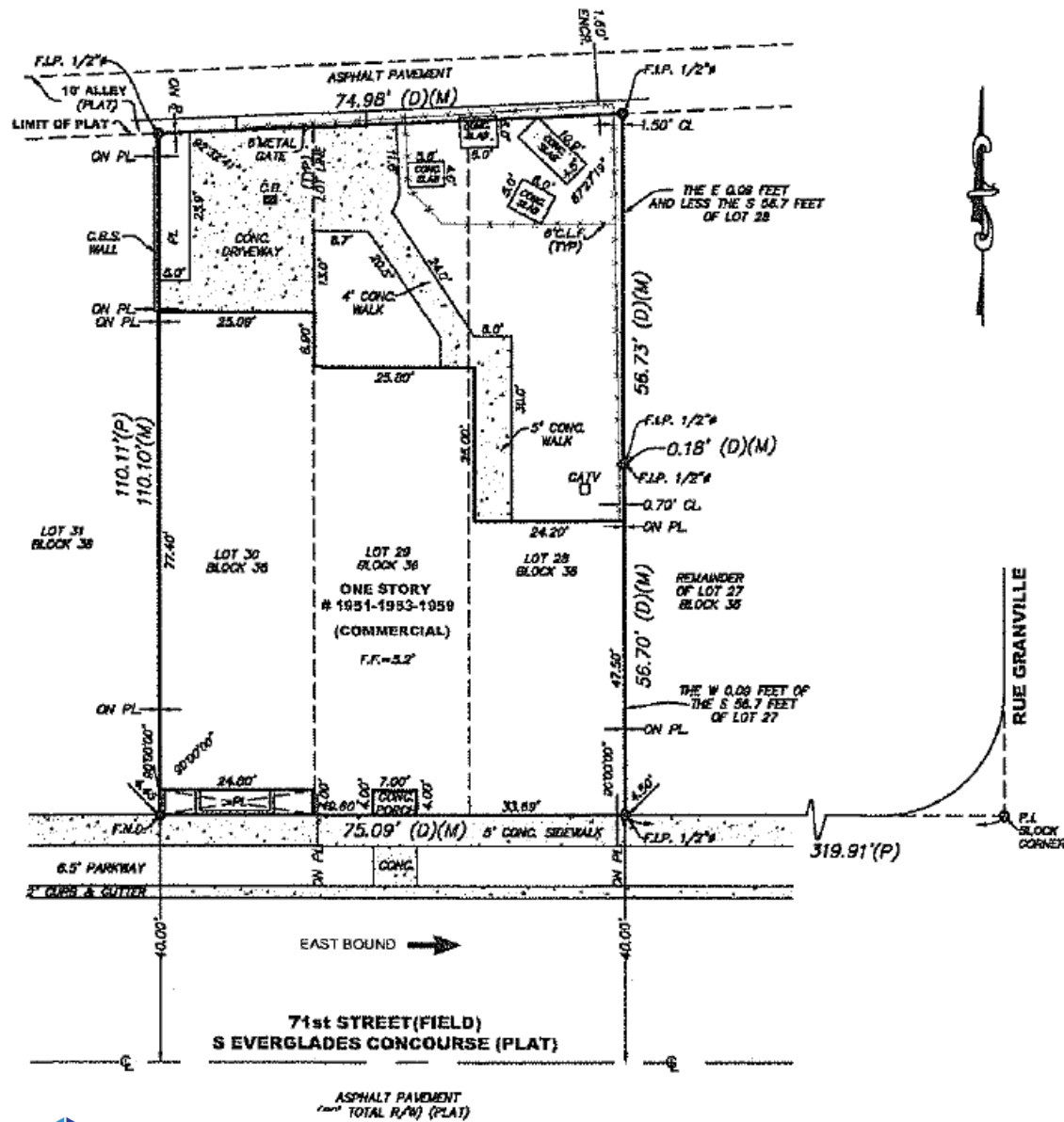


Featured property: 1951-1959 71 st Miami Beach, Fl. 33141



Corporate Office: 5901 NW 151 St Suite 126 Miami Lakes, Fl.33014  
Tel: 305-827-8373 X 104 \* Fax: 305-827-7133 \*Email:  
[leasing@leaseflorida.com](mailto:leasing@leaseflorida.com)



This property described as:  
 The West 0.09 feet of the South 56.7 feet of Lot 27, all of Lots 29 and 30, and all of Lot 28, excepting the following portion of said Lot 28, to wit: the East 0.09 feet of said Lot 28, less the South 56.7 feet thereof, Block 36,  
**MIAMI VIEW SECTION OF THE ISLES OF NORMANDY PART I,**  
 according to the Plat thereof as recorded in Plat Book 34, Page 80, of the Public Records of Miami-Dade County, Florida.

**CERTIFIED TO:**  
 Atlantic Broadband Mia LLC

1951 - 1959 71st Street, Miami Beach, FL 33141

Elevations shown refer to N.G.V.D. 1929.  
 BM # A-24 (MIAMI-DADE)  
 Elevation = 5.98 ft (N.G.V.D.)

**"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."**

Bearing, if any, shown based on N/A (reference) N/A

REVISIONS:				
FLOOD ZONE	COMM. No.	PANEL No.	SURF. INDEX	Not valid unless it bears the signature and the original red wax seal of Florida Licensed Surveyor and Mapper.
AE	120651	0307	L	
F.I.R.M. DATE	F.I.R.M. INDEX	BASE ELEV.		of Florida Licensed Surveyor and Mapper.
09/11/09	09/11/09	+ 8 FT N.G.V.D.		

TOPOGRAPHIC SURVEY.  
 I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in chapter 62-17, Florida Administrative Code, pursuant to Section 475.427 Florida Statutes.  
 RENE AIGUESVIVES 11/27/19  
 PROFESSIONAL SURVEYOR AND MAPPER No. 4327, State of Florida.

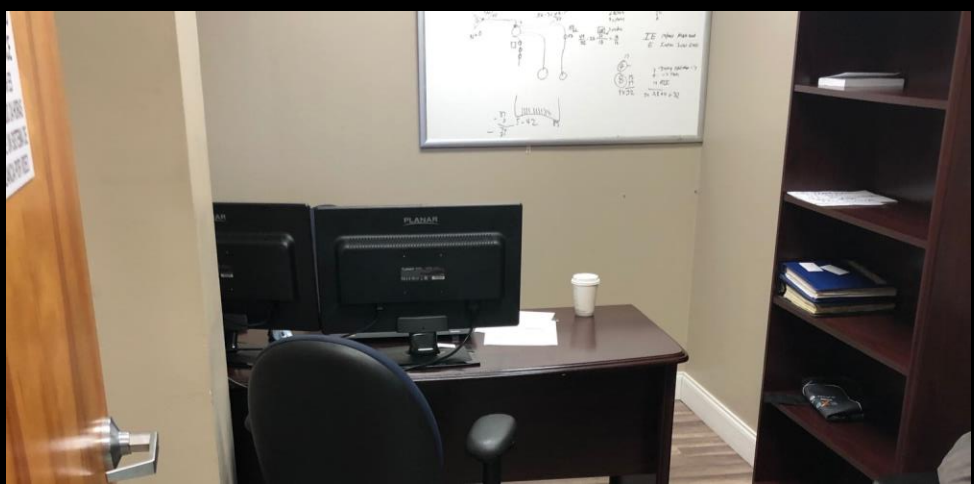
Alvarez, Aiguesvives and Associates, Inc.  
 Surveyors, Mappers and Land Planners  
 9789 Sunset Drive, Miami, FL 33173  
 Phone 305.220.2424 Fax 305.652.8181  
 L.B. No. 6867 / E-mail: aaasurvey@aol.com

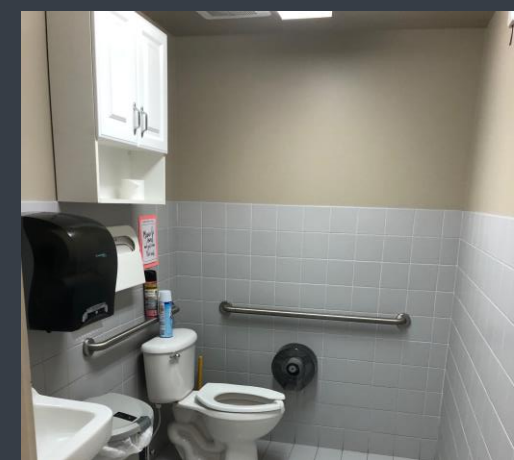
Field Date	Scale:	Drawn by:	Drwg. No.
11/22/19	1" = 20'	D.G.	19-21649

NOTE:  
 1) All roads shown hereon are public unless otherwise noted.  
 2) Easements shown hereon are in paper only unless otherwise noted.  
 3) The precise location of the easement is intended to be depicted at the proportion stated, as indicated.  
 4) Said work may be altered in reproduction and as such, should be considered when obtaining second title.  
 5) Accuracy: The expected use of land as classified in the instrument (use case) shall be the basis for the accuracy of the survey. The accuracy of the survey shall be as stated in the instrument. The accuracy of the survey shall be as stated in the instrument. The accuracy of the survey shall be as stated in the instrument.  
 6) The accuracy of the survey shall be as stated in the instrument. The accuracy of the survey shall be as stated in the instrument. The accuracy of the survey shall be as stated in the instrument.  
 7) The accuracy of the survey shall be as stated in the instrument. The accuracy of the survey shall be as stated in the instrument. The accuracy of the survey shall be as stated in the instrument.

**LEGEND**

A	= Arc
ASPH	= Asphalt
BM	= Bench Mark
BRTG	= Bearing
CATV	= Catfish Basin
CS	= Chain Link
CBS	= Concrete Block Structure
CH	= Chord
Clutta	= Clutch/Coconut
C	= Center Line
CIF	= Chain Link Fence
CL	= Clear
CONC	= Concrete
D	= Date
#	= Diameter
DH	= Ditch Hole
DME	= Drainage & Maintenance Easement
E.R.	= Electric Box
Exc.	= Excavation
FF	= Finish Floor
F.H.	= Fire Hydrant
F.I.R.	= Found Iron Rebar
FPL	= Florida Power & Light
F.F.P.	= Found Iron Pipe
FD	= Found
L.P.	= Light Pole
M	= Measurement
M.F.	= Metal Fence
M.H.	= Manhole
M	= Monument Line
MON	= Monument
N/A	= Not Applicable
N.D.	= Not to Scale
NTS	= Not to Scale
OS	= Offset
O.U.L.	= Overhead Utility Lines
CH	= Quoting
P	= Plat
PB	= Plat Book
PC	= Point of Curvature
P.C.C.	= Point of Compound Curvature
P.C.	= Permanent Control Point
PG	= Page
P.I.	= Point of Intersection
P	= Property Line
PL	= Plattee
P.O.B.	= Point of Beginning
P.O.C.	= Point of Commencement
P.P.	= Power Pole
P.R.M.	= Permanent Reference Monument
P.R.C.	= Point of Reverse Curvature
PT	= Point of Tangency
R	= Radius
R.R.	= Railroad
PSM	= Professional Surveyor Mapper
RAW	= Right-of-Way
SWK	= Sidewalk
Sec.	= Section
(TYP)	= Typical
T	= Tangent
U.E.	= Utility Easement
W.F.	= Wood Fence
W.M.	= Water Meter
W.V.	= Water Valve







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