

LEGAL DESCRIPTION
LOTS 5 AND 6, IN BLOCK 50, OF "ORCHARD SUBDIVISION NO. 2 & 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 116, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED TO:
MIAMI BEACH KINGDOM HALL OF JEHOVAH'S WITNESSES

PROPERTY ADDRESS
300 WEST 40TH STREET
MIAMI BEACH, FL 33140

BOUNDARY SURVEY
INVOICE # 37265U2
SURVEY DATE 05/14/19
SURVEY DATE 08/13/21
SURVEY DATE 06/16/23

FLOOD ZONE AE-7.0'
MAP DATE 09/11/09
MAP NUMBER 120651 0317L

- BRICK PAVERS
CENTERLINE
CONCRETE/CHAT
CONCRETE WALL
ELEVATION
METAL FENCE
OVERHEAD WIRES
WOOD DECK/DOCK
WOOD FENCE
TREE

LEGEND

- CABLE JUNCTION BOX
CATCH BASIN
CLEAN OUT
CONTROL VALVE
ELECTRIC SERVICE
FIRE HYDRANT
FP&L PAD
GUY ANCHOR
MANHOLE
POOL EQUIPMENT
POWER/LIGHT POLE
SPRINKLER SYSTEM
WATER METER
WATER VALVE
WELL

CURVE TABLE

NUMBER	DELTA	CHORD BEARING	RADIUS '	ARC '	LC '
C1	17°46'43"	N.19°16'53"E.	589.57	182.94	182.21
C2	88°35'14"	N.54°41'09"E.	15.00	23.19	20.95
C3	89°59'14"	S.36°01'37"E.	15.00	23.56	21.21

- SURVEYOR'S NOTES
1. BASIS OF BEARINGS AS INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 UNLESS OTHERWISE SHOWN.
6. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
7. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
8. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
9. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
10. EXISTING CORNERS FOUND OFF WITNESS PROPERTY CORNERS
11. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
12. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THEN THOSE SHOWN HEREON.



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- ABBREVIATIONS
BC BUILDING CORNER
BW BACK OF WALK
C CALCULATED
M MEASURED
N.T.S. NOT TO SCALE
OP OPEN PORCH
ORB OFFICIAL RECORDS BOOK
PC POINT OF CURVATURE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PG PAGE
PRC POINT OF REVERSE CURVE
PRM PERMANENT REFERENCE MONUMENT
PT POINT OF TANGENCY
E/F END OF FENCE
EP EDGE OF PAVEMENT
EW EDGE OF WATER
F/C FENCE CORNER
F/L FENCE LINE
FIP FOUND IRON PIPE
FIR FOUND IRON ROD
FN FOUND NAIL
FN&D FOUND NAIL & DISC
FP&L FLORIDA POWER AND LIGHT
R RECORD
RAD RADIAL
SN&D SET NAIL & DISC # 5495
SP SCREENED PORCH
SP&C SET 1/2" PIN & CAP # 5495

