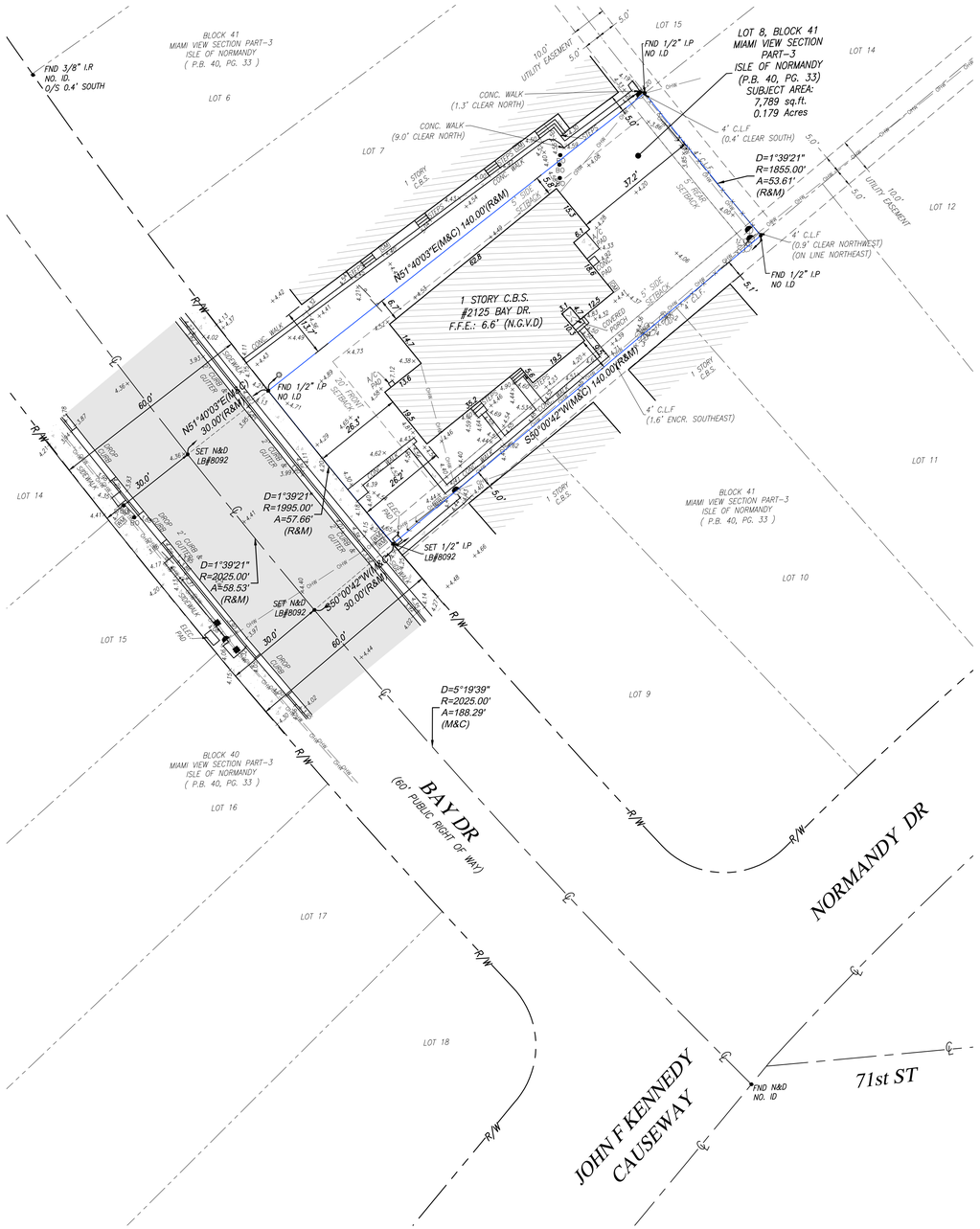
BOUNDARY SURVEY

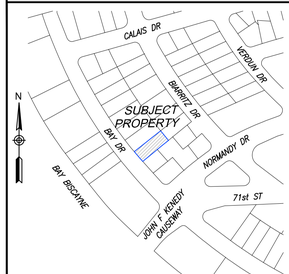
FIELD SURVEY WAS COMPLETED ON: SEPTEMBER 7, 2023.



LEGEND AND ABBREVIATIONS

- CONCRETE POLE
- CONCRETE POWER POLE
- CONCRETE LIGHT POLE
- ALUMINUM POLE
- ALUMINUM LIGHT POLE
- WOOD POLE
- WOOD POWER POLE
- WOOD LIGHT POLE
- TRAFFIC BOX
- STREET LIGHT BOX
- PHONE BOX
- IRRIGATION BOX
- ELECTRIC BOX
- COMMUNICATION BOX
- CABLE T.V. BOX
- UNKNOWN BOX
- TRAFFIC CONTROL BOX
- CLEANOUT
- BO BOLLARD
- ARM GATE
- ANCHOR
- WM WATER METER
- IM IRRIGATION METER
- GM GAS METER
- EM ELECTRIC METER
- SQUARECOLUMN
- ROUND COLUMN
- MAIL BOX
- IRRIGATION PUMP
- GP GUARD POST
- GROUND LIGHT
- FLAG POLE
- DRAINAGE WELL
- SQUARE DRAINAGE
- PB INLET
- PS INLET
- CURB INLET
- CIRCULAR DRAINAGE
- CATCH BASIN
- ACCESS MANHOLE
- SWALE INLET
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGN
- SURVEILLANCE CAMERA
- PEDESTRIAN CROSS SIGNAL
- PAVEMENT ASPHALT
- HANDICAP PAINT MARK
- BABY STROLLER PAINT MARK
- UNKNOWN MANHOLE
- WATER MANHOLE
- SEWER MANHOLE
- PHONE MANHOLE
- IRRIGATION MANHOLE
- GREASE TRAP MANHOLE
- GAS MANHOLE
- FORCEMAIN MANHOLE
- ELECTRICITY MANHOLE
- DRAINAGE MANHOLE
- COMMUNICATION MANHOLE
- BELL SOUTH MANHOLE
- PARKING METER
- PARKING KIOSK
- W WATER VALVE
- S SEWER VALVE
- I IRRIGATION VALVE
- G GAS VALVE
- F FORCE MAIN VALVE
- VACUUM BREAKER ASSEMBLY
- SIAMESE CONNECTION
- POST INDICATOR VALVE
- FIRE HYDRANT
- DOUBLE DETECTOR CHECK VALVE
- BACK FLOW PREVENTOR
- PROPERTY LINE
- CENTERLINE
- RIGHT–OF–WAY
- R RADIUS
- D DELTA ANGLE
- L ARC DISTANCE
- POC PERMANENT CONTROL POINT
- PRM PERMANENT REFERENCE MONUMENT
- PB ___, PG ___ PLAT BOOK AND PAGE
- OHW OVERHEAD UTILITY WIRES
- ORB OFFICIAL RECORDS BOOK
- CBS CONCRETE BLOCK STRUCTURE
- CONC CONCRETE
- C.L.F. CHAINLINK FENCE
- W.F. WOOD FENCE
- FND. I.P. FOUND IRON PIPE
- FND. N&D. FOUND NAIL & BRASS DISC
- CLR. CLEAR
- ENCR. ENCROACHMENT
- (D) DEED OR LEGAL DISTANCE
- (M) MEASURED DISTANCE
- (R) RECORD OR PLATTED DISTANCE
- (C) RECORD CALCULATED
- U.E. UTILITY EASEMENT
- CONCRETE

LOCATION MAP



A PORTION OF SECTION 10, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI BEACH, MIAMI DADE COUNTY, FLORIDA
SCALE 1"=300'

TREE TABULATION

TREE NO	COMMON NAME	DIA. IN.	HT. FT.	CNPY. Ø FT.
1	TREE	14	30	25
2	PALM	4	30	5
3	PALM	4	10	3
4	TREE	10	25	20

TREE IDENTIFICATION MUST BE VERIFY BY A CERTIFIED SPECIALIST

REVISIONS

DATE	JOB No.	REV.	BY:

BOUNDARY SURVEY

PREPARED FOR:
RED OCTOPUS
LYING AND BEING IN SECTION 10, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI BEACH, MIAMI-DADE COUNTY FLORIDA.

J.Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 112th AVE. SUITE #10, MIAMI, FL 33172
(P) 305-526-0606 (E) info@jhasurveys.com

DRAWN BY: C.A.F.	CHECKED BY: J.G.H.	JOB NUM.: 153780
DATE: 09/09/23	DATE: 09/09/23	F.B. MD-52 , PG. 25

LEGAL DESCRIPTION

LOT 8, BLOCK 41, MIAMI VIEW SECTION PART-3 ISLE OF NORMANDY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 33, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES

1. FIELD SURVEY WAS COMPLETED ON: SEPTEMBER 7, 2023.
2. SUBJECT PROPERTY AREA: 7,789 ± Sq.ft. (0.179 ACRES)
3. BEARINGS BASED ON AN ASSUMED BEARING OF N51°40'03"E ALONG THE NORTHWESTERLY LINE OF SUBJECT PROPERTY.
4. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.
5. DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
6. INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.
7. UNDERGROUND FOOTINGS, FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
8. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
9. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM BAY DR, A PUBLIC DEDICATED RIGHT-OF-WAY.
10. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

PROPERTY INFORMATION

- PROPERTY ADDRESS: 2125 BAY DR, MIAMI BEACH MIAMI DADE, FLORIDA, 3 3141
- FOLIO NUMBER: 02-3210-011-0730

CERTIFY TO:

- RED OCTOPUS

DATUM AND BENCHMARKS

- ELEVATIONS SHOWN HEREON REFER TO NATIONAL VERTICAL DATUM OF 1929 (N.G.V.D. 1929) AND ARE EXPRESSED IN FEET.
- BENCHMARK: MIAMI DADE , A-24
  ELEVATION: 5.98' N.G.V.D.
  LOC 1: 79 ST CSWY --- EAST END OF CSWY, 54' NORTH OF C/L .
  LOC 2: BAY DR, WEST --- 42' EAST OF C/L.
  DESCRIPTION: PK NAIL AND ALUMINUM WASHER IN FRONT OF TRAFFIC CONTROL BOX.

FLOOD ZONE INFORMATION

- SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "AE", (ELEV. 8), AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12086C0307L, DATED SEPTEMB ER 11, 2009.
- ELEVATION REFER TO NATIONAL VERTICAL DATUM OF 1929 AND IS EXPRESSED IN FEET.

BUILDING SETBACKS

MIAMI BEACH, FLORIDA - CODE OF ORDINANCES. SUBPART B - LAND DEVELOPMENT REGULATIONS. CHAPTER 142 - ZONING DISTRICTS AND REGULATIONS. ARTICLE III. - OVERLAY DISTRICTS. DIVISION 5. - WEST AVENUE BAY FRONT OVERLAY. SEC. 142-843. - COMPLIANCE WITH REGULATIONS.

a.	FRONT	20 FEET.
b.	INTERIOR SIDE	NON-WATERFRONT: LOT WIDTH OF 60 FEET OR LESS: FIVE FEET.
c.	REAR	5 FEET.

POSSIBLE ENCROACHMENTS

- A PORTION OF CHAINLINK FENCE, ALONG THE SOUTHEAST BOUNDARY LINE, ENGROACH 1.6' FROM SUBJECT PROPERTY ONTO RIGHT OF WAY.
- THERE ARE NOT, ADDITIONAL, OBSERVED, ENCROACHMENTS ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS, UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

JOSE G. HERNANDEZ LICENSED NO. 6952 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

BY: _____
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR NO. 6952
STATE OF FLORIDA.

Digitally signed by jose hernandez
DN: c=US, st=Florida, l=Doral, serialNumber=AATL2023020628370, o=J.HERNANDEZ AND ASSOCIATES, INC., cn=jose hernandez, e=JGHERNANDEZ@JHASURVEYS.COM
Date: 2023.09.09 12:45:08 -04'00'
Adobe Acrobat version: 2023.003.20284

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON TH I S SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 6952 OF THE STATE OF FLORIDA ON SEPTEMBER 9, 202 3.

THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: MD-640
SHEET NUMBER: 1 OF 1