

UTILITY INFORMATION

TEMPORARY BENCHMARK INFORMATION

CONTACT: 844.256.4134

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED ENTIRELY IN ZONE AE ON FLOOD INSURANCE RATE MAP NUMBER 12086C0326L, WHICH BEARS AN EFFECTIVE DATE OF 09/11/2009 AND IS IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE SURVEY.

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED ENTIRELY IN ZONE AE ON FLOOD INSURANCE RATE MAP NUMBER 12086C0326L, WHICH BEARS AN EFFECTIVE DATE OF 09/11/2009 AND IS IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

LEGEND

DI#1
DRAINAGE INLET
RIM ELEVATION: 5.70'
UNABLE TO OPEN DUE
TO PARKED VEHICLE

SANITARY MANHOLE
RIM ELEVATION: 4.90'
UNABLE TO OPEN DUE
TO HEAVY TRAFFIC AT
THE TIME OF SURVEY

SMH#4
SANITARY MANHOLE
RIM ELEVATION: 4.93'
UNABLE TO OPEN DUE
TO HEAVY TRAFFIC AT
THE TIME OF SURVEY

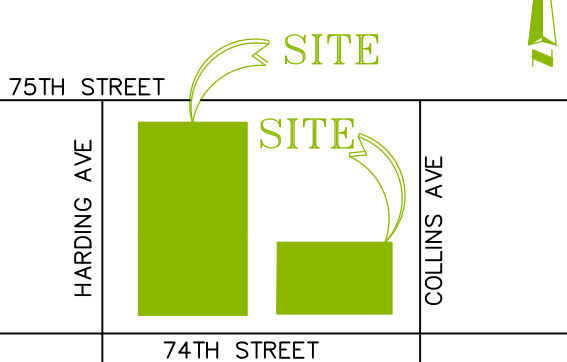
SMH#5
SANITARY MANHOLE
RIM ELEVATION: 4.82'
UNABLE TO OPEN DUE
TO HEAVY TRAFFIC AT
THE TIME OF SURVEY

- FOUND MONUMENT AS-NOTED
- SET MONUMENT AS-NOTED
- ⊕ COMPUTED POINT
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- OVH OVERHANG
- B.H.L. BUILDING HEIGHT LOCATION
- F.F.L. FINISHED FLOOR ELEVATION
- BOC BACK OF CURB
- FL FLOWLINE
- EA EDGE OF ASPHALT
- TA TOP OF ASPHALT
- NG NATURAL GROUND
- EC EDGE OF CONCRETE
- TC TOP OF CONCRETE
- SW SIDEWALK
- CR CROWN OF ROAD
- PS PARKING SPACE(S)
- Ⓟ HANDICAP PARKING SPACE
- NO PARKING AREA
- ⦿ FIRE HYDRANT
- ⦿ WATER VALVE
- ⦿ WATER METER

	WATER VAULT
	GAS VALVE
	GRADED INLET (G)
	DRAINAGE MANHOLE (DMH)
	SEWANTY MANHOLE (SMH)
	CLEANOUT
	UTILITY POLE
	GUY ANCHOR
	ELECTRIC BOX
	ELECTRIC VAULT
	LIGHT POLE
	TELEPHONE PEDESTAL
	TELEPHONE MANHOLE
	FIBER OPTIC VAULT
	UTILITY VAULT
	BOLLARD
	SIGN
	UNKNOWN MANHOLE
	TRAFFIC SIGNAL VAULT
	PL PEDESTRIAN LIGHT
PROPERTY LINE	
	FENCE LINE
	CENTERLINE OF ROAD
	CROWN OF ROAD
	OVERHEAD POWER LINE
	OVERHEAD TRANSMISSION

SHEET 1 OF 1

NOT TO SCALE



LAND AREA

5,000 ± SQUARE FEET
1.033 ± ACRES

PARKING

REGULAR= 57
HANDICAP= 2
TOTAL= 59

BEARING BASIS

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER FLORIDA STATE
PLANE COORDINATE SYSTEM, EAST ZONE, NAD83-2011, AS MEASURED ALONG
THE EAST LINE OF LOTS 11, 12, 13 AND 14, WHICH BEARS S02°56'10"E PER GPS
COORDINATE OBSERVATIONS.
LATITUDE: 25°51'35.5224"
LONGITUDE: -80°07'19.0617"
CONVERGENCE ANGLE: 00°22'58.8003"

GENERAL NOTES

1. WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO THE STANDARD SPECIFICATIONS FOR HIGHWAYS, SECTION 202.01. UNDER LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME CASES, THE EXACT LOCATION OF UTILITIES CANNOT BE DETERMINED. SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE COMPLETE INFORMATION IS REQUIRED, THE SURVEYOR SHALL EXCAVATE AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED HEREIN, SHALL BE TRUE AND CORRECT. THERE SHALL BE NO ENCROACHMENTS, DEDICATIONS, PARTIALS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY MENTIONED HEREIN.

3. THIS SURVEY MEET OR EXCEEDS SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NPS/SURVEY REQUIREMENTS.

4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO 74TH STREET AND THE ALLY STREET. THERE ARE NO OTHER ALTERNATE ACCESS ROUTES.

5. THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

6. IN REGARD TO TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF ANY OTHER MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREIN.

7. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE NOT CONTIGUOUS, CONTAINING ANY GAPS, CORES OR OVERLAPS.

8. THE SURVEYED BOUNDARIES SHOWN ON THIS PLAT ARE THE FOOTPRINT OF THE BUILDING ONLY.

9. IN REGARD TO TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS TO THE SUBJECT HERECIN.

10. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, AND PLATS, WITHOUT THE SIGNATURE AND SEAL OF THE SURVEYOR, IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

11. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF HARDING AVENUE AND 74TH STREET. THERE ARE NO OTHER STREET OR ALLEYS LOCATED HEREIN.

12. THE DISTANCES SHOWN HEREON ARE IN UNITS OF HORIZONTAL MEASUREMENTS.

13. ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS WITH ORIGINATING BENCHMARK PID "AC2274", VERTICAL DATUM BASED UPON NATIONAL GEODETIC VERTICAL DATUM 1988. THE SURVEY FEET, CONTOURS SHOWN ARE AT ONE FOOT INTERVALS. BENCHMARK ID: PID "AC2274"

14. PUBLISHED ELEVATION: 6.69'

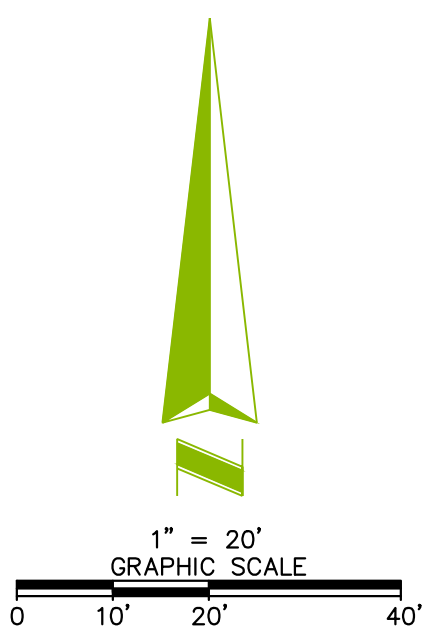
15. CONVERSION: BENCH MARK: CSD DISK INSCRIBED "G 313 1970"

16. CONVERSION: NGVD29+NA88+130'

CONVERSION PROVIDED BY NCS COORDINATE AND TRANSFORMATION TOOL (NCAT).

TREE TABLE

TAG	TRUNK	TREE TYPE
T1	20"	BLACK OLIVE
T2	22"	BLACK OLIVE
T3	20"	FICUS
T4	18"	BLACK OLIVE
T5	18"	PINE
T6	18"	BLACK OLIVE
T7	16"	BLACK OLIVE
T8	18"	BLACK OLIVE
T9	16"	BLACK OLIVE
T10	12"	OAK
T11	20"	BLACK OLIVE
T12	10"	BLACK OLIVE
T13	6"	OAK
T14	12"	OAK
T15	16"	BLACK OLIVE
T16	4"	BLACK OLIVE
T17	24"	BLACK OLIVE
T18	15"	PALM
T19	18"	PALM



ALTA/NSPS LAND TITLE SURVEY

AEI JOB # 455698

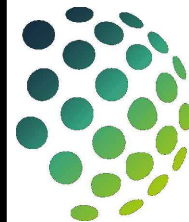
7410 COLLINS AVENUE

MIAMI-DADE COUNTY

MIAMI, FLORIDA



COORDINATED BY:

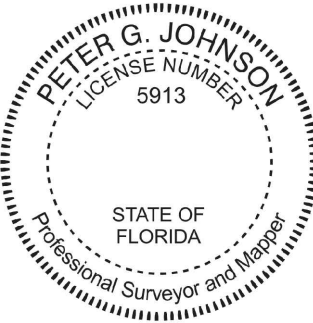


AEI AEI CONSULTANTS
2500 CAMINO DIABLO
WALNUT CREEK, CA, 94597
TELEPHONE: 925.746.6000
EMAIL: SURVEYS@AEICONSULTANTS.COM

SURVEYOR'S CERTIFICATE

TO: CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 04/06/2023. DATE OF PLAT OR MAP: 04/18/2023.



PETER G. JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER LS5913
STATE OF FLORIDA
FLORIDA C.O.A. LB 8173

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER: 22-0649.01
05/01/23	CLIENT COMMENTS	WRG	SCALE: 1" = 20'
05/26/23	ADDED BASE FLOOD ELEVATION	AJ	DRAWN BY: WRG
			APPROVED BY: J.T.