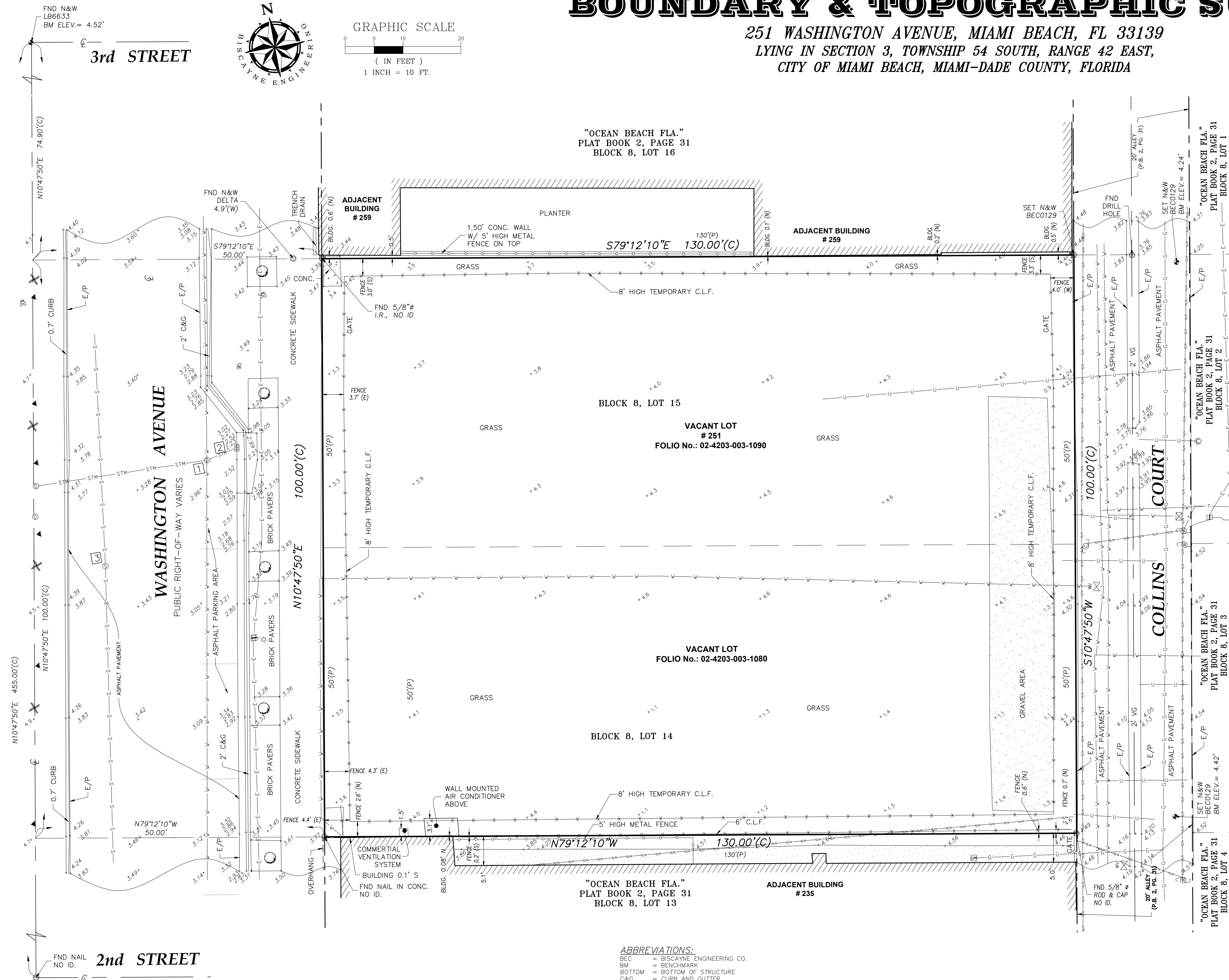


F:\SURVEY\PROJECTS\87000's\87563 JOHN MARSHALL- 251 WASHINGTON AVENUE-ARQUITECTONICA\2. CAD\2. DWG\87563 B.dwg [1] Dec 07, 2022 5:55pm WHUECK

BOUNDARY & TOPOGRAPHIC SURVEY

251 WASHINGTON AVENUE, MIAMI BEACH, FL 33139
LYING IN SECTION 3, TOWNSHIP 54 SOUTH, RANGE 42 EAST,
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA



UNDERGROUND UTILITY LINE TYPES:

— C — C — COMMUNICATION UNDERGROUND LINE
— E — E — ELECTRIC UNDERGROUND LINE
— G — G — GAS UNDERGROUND LINE
— U — U — UNKNOWN UNDERGROUND LINE
— S — S — SANITARY SEWER UNDERGROUND LINE
— W — W — WATER UNDERGROUND LINE
— STM — STM — STORM LINE

LINE TYPES:

— — — — — CENTER LINE
— — — — — RIGHT OF WAY LINE
— — — — — LOT LINE
— — — — — BUILDING OVERHANG LIMITS
— — — — — CHAIN LINK FENCE
— — — — — OVERHEAD WIRE
— — — — — BUILDING FOOTPRINT
— — — — — CONCRETE WALL
— — — — — BUILDING LIMITS

LEGEND:

— — — — — BACK FLOW PREVENTER
— — — — — BENCH
— — — — — BOLLARD
— — — — — CATCH BASIN
— — — — — CLEAN-OUT
— — — — — CONCRETE POWER POLE
— — — — — DRAIN
— — — — — DRAINAGE MANHOLE
— — — — — ELECTRIC BOX
— — — — — ELECTRIC METER
— — — — — ELECTRIC TRANSFORMER
— — — — — FIRE HYDRANT
— — — — — FLOOD LIGHT
— — — — — GUY WIRE
— — — — — HANDICAP PARKING SPACE

LEGEND:

— — — — — LIGHT POLE
— — — — — POWER POLE
— — — — — SANITARY SEWER MANHOLE
— — — — — SIGN
— — — — — TELEPHONE/COMMUNICATION MANHOLE
— — — — — WATER METER
— — — — — WATER VALVE
— — — — — WELL
— — — — — WIRE PULL BOX
— — — — — WOOD POWER POLE
— — — — — = GROUND ELEVATION (TYPICAL)
— — — — — = HARD SURFACE ELEVATION (TYPICAL)
— — — — — = BENCHMARK ELEVATION (TYPICAL)
— — — — — = STRUCTURE IDENTIFIER

ABBREVIATIONS:

BEC = BISCAYNE ENGINEERING CO.
BM = BENCHMARK
BOT = BOTTOM OF STRUCTURE
C&G = CURB AND GUTTER
CLF = CHAIN LINK FENCE
COM. = COMMUNICATION
CONC. = CONCRETE
CB = CATCH BASIN
D.B. = DEED BOOK
EB = ELECTRIC BOX
E/P = EDGE OF PAVEMENT
ESMT. = EASEMENT
FND = FOUND
FPL = FLORIDA POWER AND LIGHT
HDPE = HIGH-DENSITY POLYETHYLENE
I.R. = IRON ROD
L = LENGTH (WHEN USED IN CURVE DATA)
LB = LICENSED BUSINESS
LP = LIGHT POLE
MW = MONITORING WELL
MHO = STORM SEWER MANHOLE
MHS = SANITARY SEWER MANHOLE
NE = NORTHEAST
NELY = NORTHEASTERLY
NLY = NORTHERLY
NNW = NORTH NORTHWEST
NW = NORTHWEST
NWLY = NORTHWESTERLY
N&D = NAIL AND DISC
N&W = NAIL AND WASHER
NTT = NAIL TIN TAB
NGVD29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
O.R.B. = OFFICIAL RECORDS BOOK
(P) = PER PLAT
P.B. = PLAT BOOK
PG. = PAGE
P.C.P. = PERMANENT CONTROL POINT
PK = PARKER KALON
PRM = PERMANENT REFERENCE MONUMENT
PVC = POLYVINYL CHLORIDE
R&C = REBAR AND CAP
RD. = ROAD
R/W = RIGHT-OF-WAY
SEC. = SECTION
SLY = SOUTHERLY
STA. = STATION
SWLY = SOUTHWESTERLY
VG = VALLEY GUTTER
E = CENTER LINE

STRUCTURES TABLE					
NO.	TYPE	RIM ELEV.	INVERT ELEV.	DIAMETER	DIRECTION
1	MHD	2.84'	-0.76'	15"	HDPE EAST
			-0.92'	15"	HDPE WEST
			-2.60'		
2	CB	2.57'	-0.55'	15"	HDPE WEST
			-2.28'		
3	MHS	3.64'	-8.70'	24"	PVC WEST
			-8.66'	24"	PVC SOUTH

LEGAL DESCRIPTION:

LOT 14, BLOCK 8, OF OCEAN BEACH FLA., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

LOT 15, IN BLOCK 8 OF OCEAN BEACH, AS RECORDED IN PLAT BOOK 2, AT PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- THIS SITE LIES IN SECTION 3, TOWNSHIP 54 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.
- LEGAL DESCRIPTION SHOWN HEREON AS PER OFFICIAL RECORD BOOK 25494, PAGE 1959 & OFFICIAL RECORD BOOK 18469, PAGE 4345 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- RIGHT-OF-WAY LINES DO NOT REPRESENT AN OPINION OF OWNERSHIP BY THE SURVEYOR.
- BEARINGS SHOWN HEREON WERE DERIVED FROM COORDINATES RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07) OBTAINED BY USING TRIMBLE VRS NETWORK VIA WIRELESS CELL PHONE LINK AND TRIMBLE GLOBAL POSITIONING SYSTEM (GPS) UNIT AND DATA COLLECTOR/CONTROLLER AND ARE REFERENCED THE CENTER LINE OF WASHINGTON AVENUE, HAVING A BEARING OF N10°47'50"E.
- THIS SURVEY DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING, SETBACKS, OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PROPERTY.
- THE CERTIFICATE OF AUTHORIZATION NUMBER OF BISCAYNE ENGINEERING COMPANY (BEC) IS LB-00129.
- DIMENSIONS AND DIRECTIONS INDICATED HEREON ARE CALCULATED FROM FIELD MEASUREMENTS USING A TOTAL STATION ELECTRONIC DISTANCE MEASUREMENT (EDM), AND A MEASURING TAPE, UNLESS OTHERWISE NOTED.
- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
- TREES SHOWN HEREON WERE LOCATED, BUT NOT MEASURED OR IDENTIFIED.
- THE LOCATION OF VISIBLE UTILITIES SHOWN HEREON WERE FIELD LOCATED; HOWEVER SYMBOLS ARE NOT SHOWN TO SCALE.
- UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND SHOULD NOT BE USED FOR CONSTRUCTION. A QUALITY LEVEL B INVESTIGATION WAS PERFORMED TO IDENTIFY UTILITIES THROUGH NON-INVASIVE METHODS AND NO EXCAVATIONS OR DIRECT OBSERVATIONS WERE MADE. THE ACCURACY OF SUBSURFACE UTILITY TARGETING IS SUBJECT TO CERTAIN FACTORS, LIMITATIONS, AND SITE CONDITIONS. IT IS POSSIBLE THAT SOME EXISTING UNDERGROUND UTILITY SYSTEMS WERE NOT DETECTED DURING FIELD INVESTIGATION.
- THE ACCURACY OF THE SURVEY MEASUREMENTS SHOWN HEREON IS BASED ON THE TYPE OF SURVEY AND EXPECTED USE OF THE SURVEY. REDUNDANT MEASUREMENTS AND COMPUTATION RECORDS SUBSTANTIATE THE SURVEY MAP. REDUNDANCY OF MEASUREMENTS WAS OBTAINED BY MULTIPLE OCCUPATIONS OF FOUND AND SET CONTROL POINTS. THESE METHODS HAVE BEEN TESTED BY BE AND FOUND TO HAVE AN EXPECTED ACCURACY OF ± 0.07 FEET HORIZONTALLY, ± 0.03 FEET VERTICALLY ON HARD SURFACES, AND ± 0.1 FEET VERTICALLY ON SOFT SURFACES.
- THERE IS NO EVIDENCE OF DELINEATING WETLANDS MARKER AT THE TIME OF SURVEY. THE CLIENT SHOULD CONSULT WITH A QUALIFIED WETLANDS SPECIALIST TO DETERMINE ANY MATTERS REGARDING THE DELINEATION OF WETLANDS
- LANDS SHOWN HEREON ARE LOCATED IN FEDERAL FLOOD ZONE AE (EL. 8 FEET), PER FIRM MAP NUMBER 12086C0319, SUFFIX L, COMMUNITY NAME: CITY OF MIAMI BEACH, COMMUNITY NUMBER: 120651, REVISED: SEPTEMBER 11, 2009.
- ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AND ARE REFERENCED ON THE FOLLOWING VERTICAL BENCHMARKS:
 - BENCHMARK CMB-W-03: PK NAIL AND WASHER ON CONCRETE CURB, ELEVATION = 3.62' (NAVD88), NE INTERSECTION OF 3rd STREET & WASHINGTON AVENUE.
 - BENCHMARK D-116: PK NAIL AND ALUMINUM WASHER IN CONCRETE CATCH BASIN, ELEVATION = 3.48' (NAVD88), 5 STREET 85' SOUTH OF CENTERLINE, AND WASHINGTON AVENUE 39' EAST OF CENTERLINE.
- THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY FOUND IN THE LAWS OF CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, AND THE STATE OF FLORIDA.

SURVEYOR'S NOTES:

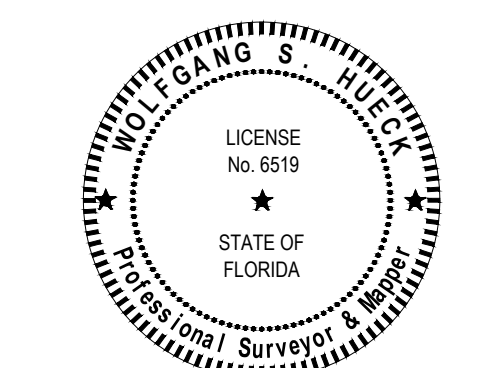
I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY AND TOPOGRAPHIC SURVEY" WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17-062, F.A.C.

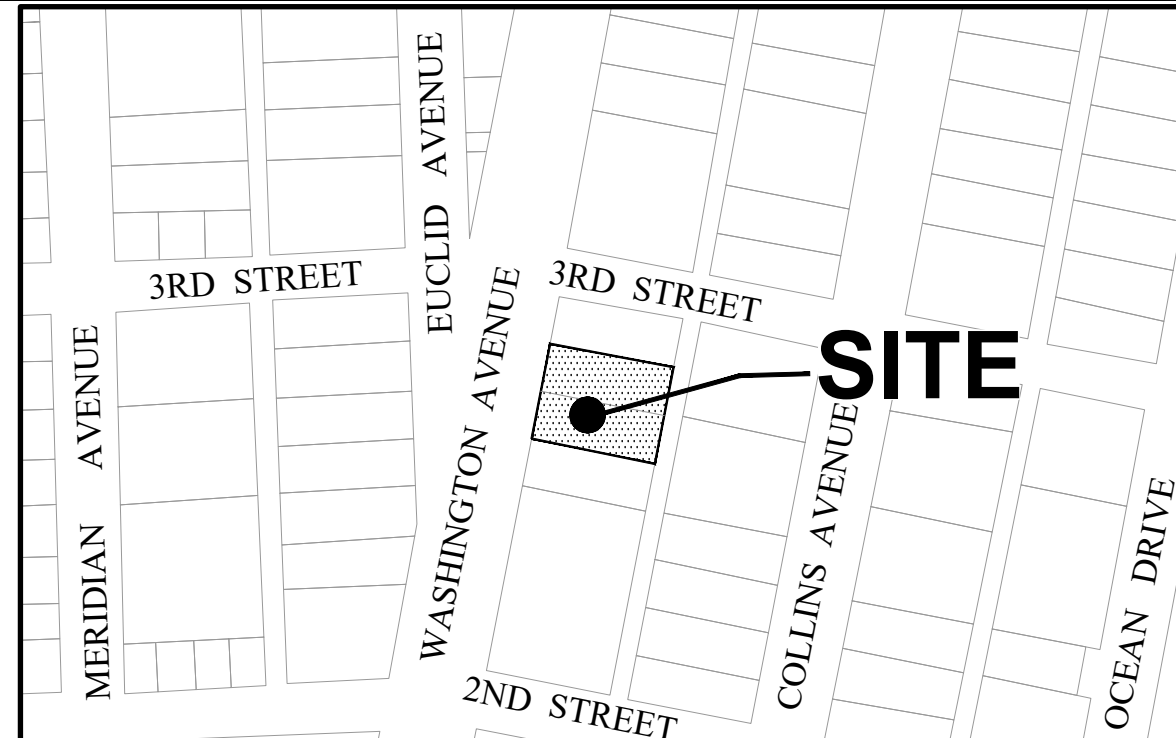
BISCAYNE ENGINEERING COMPANY, INC.
529 WEST FLAGLER STREET, MIAMI, FL. 33130
305-324-7671
STATE OF FLORIDA DEPARTMENT OF AGRICULTURE
LB-0000129

SURVEY DATE: 12-07-2022

WOLFGANG S. HUECK, PSM, FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6519
STATE OF FLORIDA



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LOCATION MAP

SCALE: 1"=200'
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FL.

251 WASHINGTON AVE., MIAMI BEACH, FL 33139

FOR: JOHN MARSHALL

SCALE: AS SHOWN

DESIGNED BY: WH

DATE: 12/07/22

CHECKED BY: AJR

DRAWN BY: KTF

APPROVED BY: WH

3107/65-69

03-87563

SHEET NO.
1 of 1

BISCAYNE
ENGINEERS
SURVEYORS • ENGINEERS
PLANNERS

• SINCE 1898 •

MIAMI-DADE
529 W. FLAGLER ST. MIAMI, FL 33130
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449 NW 35TH ST. BOCA RATON, FL 33431
TEL (561) 609-2329
E-MAIL: INFO@BISCAYNEENGINEERING.COM
WEB: WWW.BISCAYNEENGINEERING.COM