

	CONCRETE POLE		HANDICAP PAINT MARK
	CONCRETE POWER POLE		BABY STROLLER PAINT MARK
	CONCRETE LIGHT POLE		UNKNOWN MANHOLE
	ALUMINUM POLE		WATER MANHOLE
	ALUMINUM LIGHT POLE		SEWER MANHOLE
	WOOD POLE		PHONE MANHOLE
	WOOD POWER POLE		IRRIGATION MANHOLE
	WOOD LIGHT POLE		GREASE TRAP MANHOLE
	TRAFFIC BOX		GAS MANHOLE
	STREET LIGHT BOX		FIREMAN MANHOLE
	PHONE BOX		ELECTRICITY MANHOLE
	IRRIGATION BOX		DRAINAGE MANHOLE
	COMMUNICATION BOX		COMMUNICATION MANHOLE
	CABLE T.V. BOX		BELL SOUTH MANHOLE
	UNKNOWN BOX		PARKING METER
	TRAFFIC CONTROL BOX		PARKING KIOSK
	CLEANOUT		WATER VALVE
	BELL		SEWER VALVE
	AIRWAY GATE		IRRIGATION VALVE
	ANCHOR		GAS VALVE
	WATER METER		VACUUM MAIN VALVE
	IRRIGATION METER		SWAMEE CONNECTION
	GAS METER		POST INDICATOR VALVE
	ELECTRIC METER		FIRE HYDRANT
	SQUARE COLUMN		DOUBLE DETECTOR CHECK VALVE
	MAIL BOX		BACK FLOW PREVENTOR
	IRRIGATION PUMP		PROPERTY LINE
	FLAG POLE		CENTERLINE
	DRAINAGE WELL		RIGHT-OF-WAY
	SQUARE DRAINAGE		R RADIUS
	P/I INLET		DELTA ANGLE
	CURB INLET		L ARC DISTANCE
	CIRCULAR DRAINAGE		PERMANENT CONTROL POINT
	CATCH BASIN		PERMANENT REFERENCE MONUMENT
	ACCESS MANHOLE		PLAT BOOK AND PAGE
	SWALE INLET		OVERHEAD UTILITY WIRES
	TRAFFIC SIGNAL POLE		OPTION RECORD BOOK
	TRAFFIC SIGN		CONCRETE BLOCK STRUCTURE
	SURVEILLANCE CAMERA		CHURNMARK FEATURE
	TRAFFIC CROSS SIGNAL		BLOCK CHANGE
			FOUND IRON PIPE
			FOUND NAIL & BRASS DISC
			CLEAR ENCROACHMENT
			DEGREE OF LEGAL DISTANCE
			MEASURED DISTANCE
			RECORD ON PLOTTED DISTANCE
			RECORD NOT CALCULATED
			UTILITY EASEMENT
			CONCRETE
	PAVEMENT ASPHALT		

86th STREET

85th STREET

84th STREET

83rd STREET

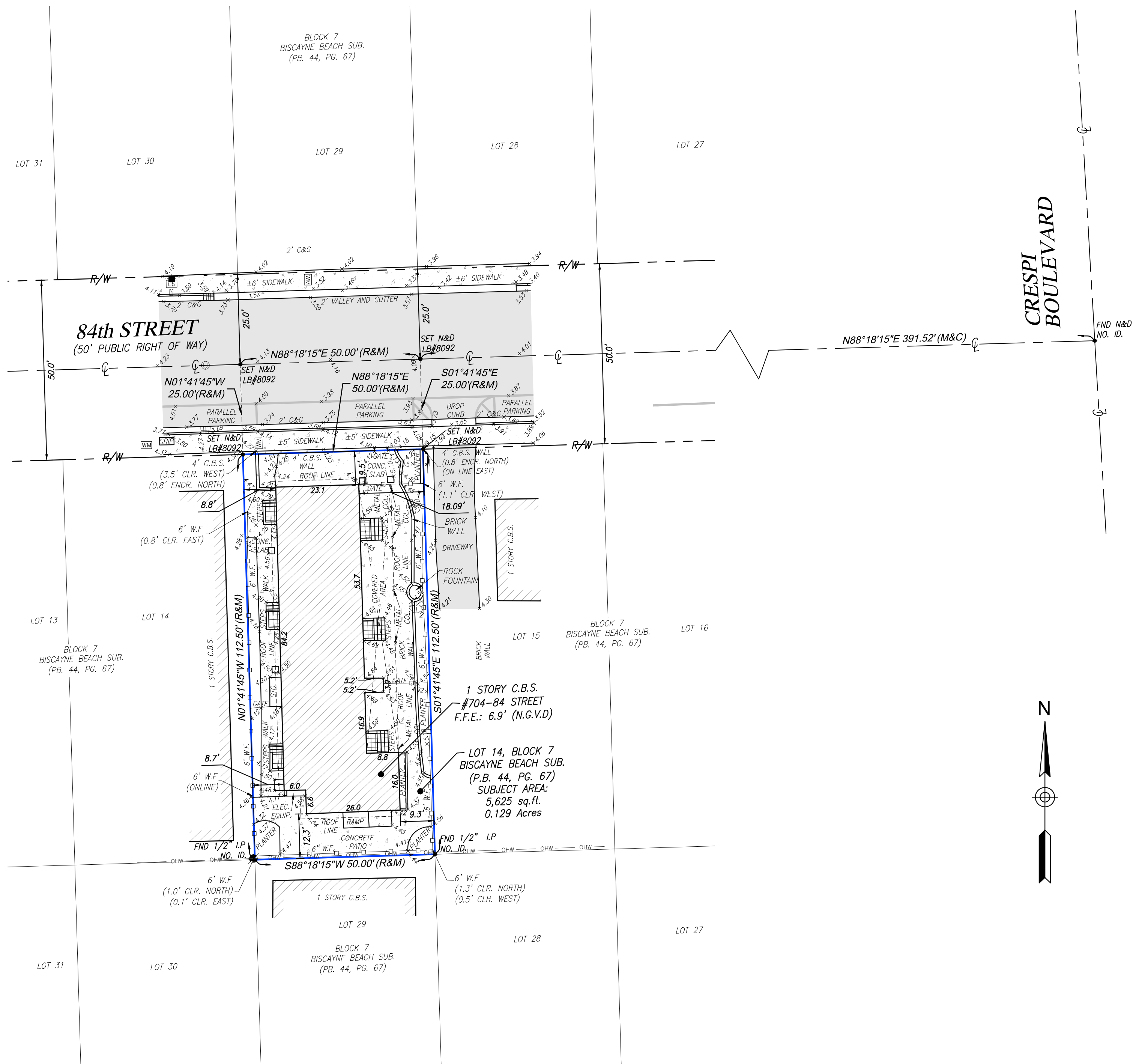
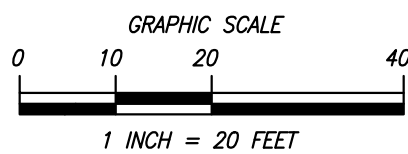
CRESSIT BOULEVARD

SUBJECT PROPERTY

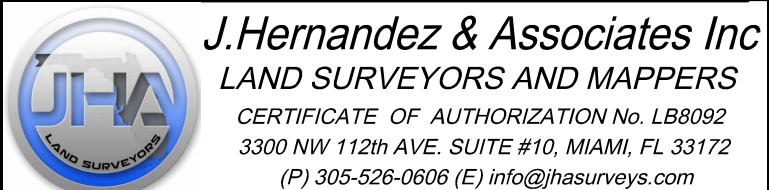
A PORTION OF SECTION 02, TOWNSHIP 53 SOUTH, RANGE 42 EAST,
CITY OF MIAMI BEACH, MIAMI DADE COUNTY, FLORIDA

SCALE 1"=300'

FIELD SURVEY WAS COMPLETED ON: JUNE 13, 2023

[illegible]

PREPARED FOR:
RED OCTOPUS
LYING AND BEING IN SECTION 02, TOWNSHIP 53 SOUTH, RANGE 42 EAST
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY FLORIDA.



DRAWN BY: C.A.F. DATE: 06/12/23	CHECKED BY: J.G.H. DATE: 06/13/23	JOB NUM.: 153592 F.B. MD-46B , PG. 17
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LOT 14, BLOCK 7, BISCAYNE BEACH SUB., ACCORDING TO
THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE
67, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

1. FIELD SURVEY WAS COMPLETED ON: JUNE 7, 2023
2. SUBJECT PROPERTY AREA: 5.625± Sq. Ft. (1.29 ACRES)
3. BEARINGS BASED ON AN ASSUMED BEARING OF N80°18'15" E ALONG THE CENTERLINE OF 84th STREET.
4. ALL DISTANCES ARE MEASURED TO THE CORNER OF THE SUBJECT PROPERTY.
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. UNDEGROUND 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 AN ALLEY FRONTING 84th STREET, A PUBLIC DEDICATED RIGHT-OF-WAY.
10. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE RECORDED OR ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

- *PROPERTY ADDRESS:* 704 84th STREET, MIAM BEACH, FL 33141
- *PROPERTY FOLIO NUMBER:* 02-3202-008-1650

- RED OCTOPUS

- ELEVATIONS SHOWN HEREON REFER TO NATIONAL VERTICAL DATUM OF 1929 (N.G.V.D. 1929) AND ARE EXPRESSED IN FEET.
- BENCHMARK: CITY OF MIAMI BEACH, CMB 85 02R ELEVATION: 4.622 N.G.V.D.
LOC : NE INTX 85th ST & CRESPIER BOULEVARD.
DESCRIPTION: PK N&W IN CONC. CURB.

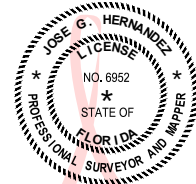
- SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "AE" (ELEV. 8) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12086 C 0307L, DATED SEPTIEMBRE 11, 2009.
- ELEVATION REFER TO NATIONAL VERTICAL DATUM OF 1929 AND IS EXPRESSED IN FEET.

<u>TREE NO</u>	<u>COMMON DESCRIPTION</u>	<u>DIA. IN.</u>	<u>HT. FT.</u>	<u>CNPY. Ø</u>
1	PALM	(6)5"	6	8
2	TREE	20	10	8

- C.B.S. WALL, ALONG THE NORTH BOUNDARY LINE, ENCROACH 0.8' FROM SUBJECT PROPERTY ONTO RIGHT OF WAY.
- THERE ARE NOT, ADDITIONAL, OBSERVED, CROSSES ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS, UNLESS OTHERWISE NOTED.

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 5A-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.



Digitally signed by Jose Hernandez
DN: c=US, st=Florida, |D=oral,
serialNumber=AATL20230206283700,
o=JHERNANDEZ AND ASSOCIATES, INC.,
cn=jose hernandez,
email=jHERNANDEZ@JHASURVEYS.COM
Date: 2023.06.14 12:54:19 -0400'
Adobe Acrobat version: 2023.001.20174

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY
WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND
SURVEYOR NO. 6952 OF THE STATE OF FLORIDA ON JUNE 14, 2023.

THIS IS A BOUNDARY SURVEY

PROJECT NUMBER: MD-60

SHEET NUMBER: 1 OF 1