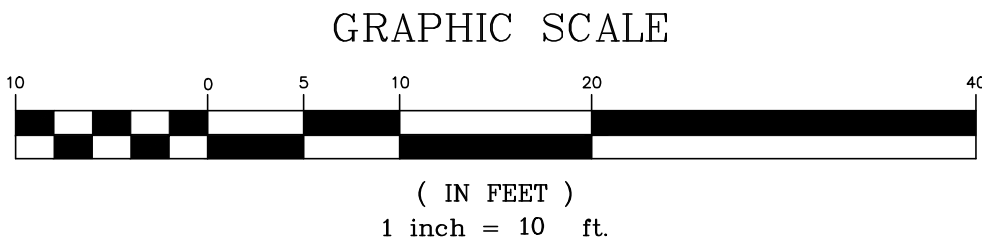
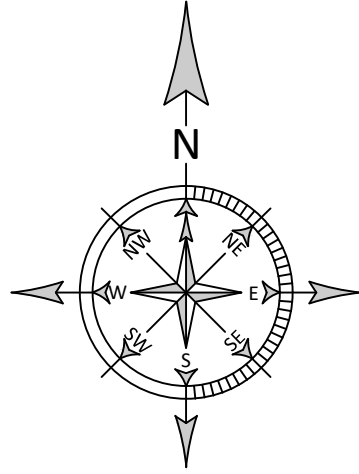


LOCATION MAP
N.T.S



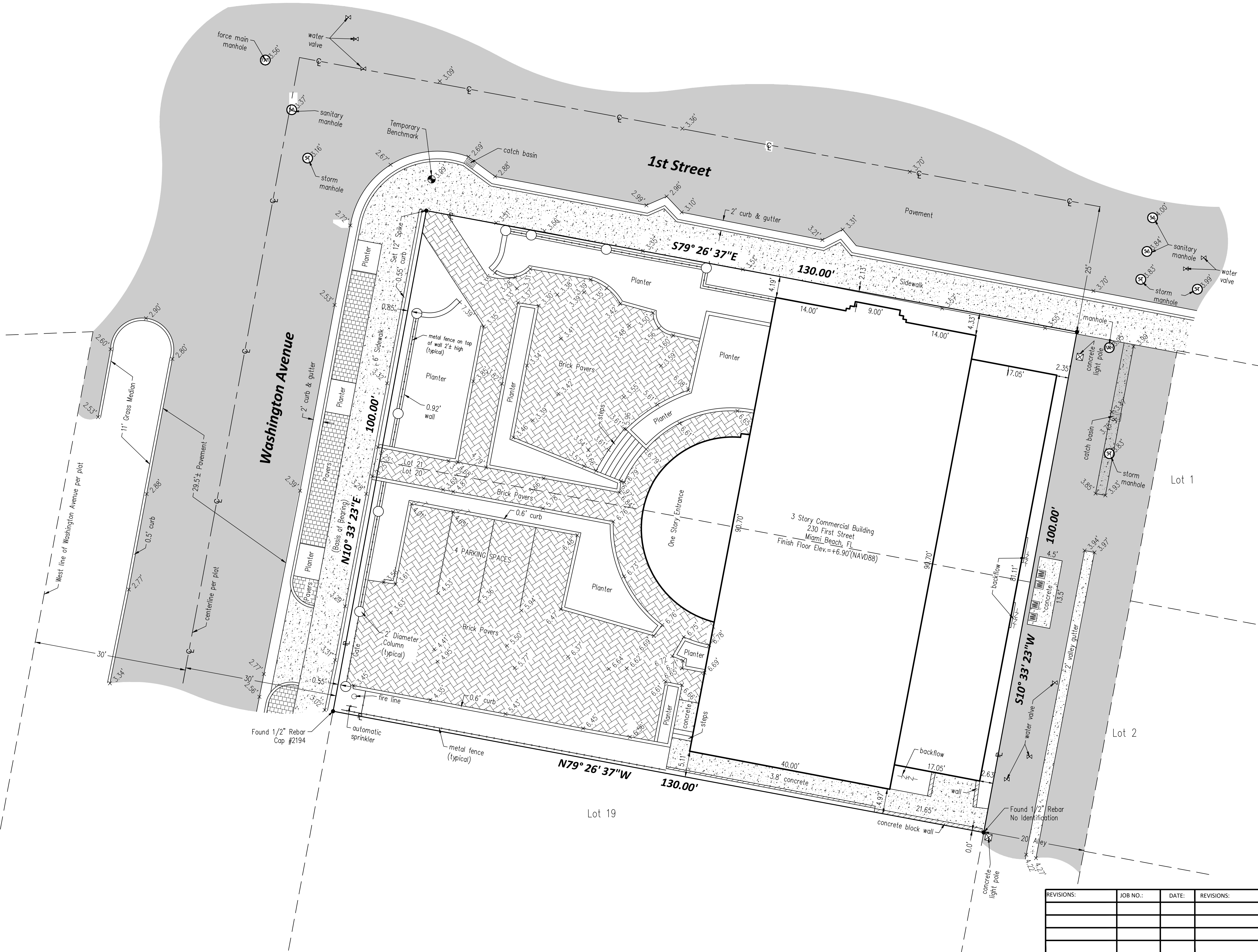
BOUNDARY SURVEY



LEGAL DESCRIPTION:
Lots 20 and 21, BLOCK 10, of OCEAN BEACH FLORIDA, according to the Plat thereof as recorded in Plat Book 2, at Page 38, of the Public Records of Miami-Dade County, Florida.

OWNER:
81 WASHINGTON LLC

- SURVEYOR'S NOTES:**
- There may be additional restrictions that are not shown on this survey that may be found in the public records of this county.
 - Examination of abstract of title will have to be made to determine recorded instruments, if any, affecting property.
 - This certification is only for the lands as described, it is not a certification of title, zoning, easements, or freedom of encumbrances. Abstract not reviewed.
 - Location and identification of utilities, if any, are shown in accordance with recorded plat.
 - Ownership is subject to opinion of title.
 - Type of Survey: BOUNDARY SURVEY
 - The herein captioned property was surveyed and described based on the shown legal description: provided by client.
 - Survey map and report or the copies thereof are not valid and for reference only, unless signed and sealed with the original raised seal of a Florida licensed surveyor and mapper.
 - This plan of survey has been prepared for the exclusive use of the entities named hereon. The certificate does not extend to any unnamed parties.
 - Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
 - The surveyor of record does not determine ownership of fences, measurements shown hereon depict physical location of fence.
 - Accuracy: The expected use of land as classified in the Minimum Technical Standards (5J-17 FAC), is "commercial". The minimum relative distance accuracy for the type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
 - In some instances, graphic representations have been exaggerated to more clearly illustrate relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
 - No attempt has been made to locate any foundation beneath the surface of the ground.
 - Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
 - Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
 - Bearings shown are assumed and are based on the Easterly right-of-way line of **Washington Avenue**, being **N 10°33'23" E**.



LEGEND	
	WATER METER
	CATCH BASIN
	FIRE HYDRANT
	CLEAN OUT
	SANITARY MANHOLE
	STORM MANHOLE
	FORCE MAIN MANHOLE
	MANHOLE
	INLET
	WATER VALVE
	GAS VALVE
	UTILITY POLE
	CONCRETE UTILITY POLE
	TRAFFIC BOX
	TREE
	PLAT BOOK
	PAGE
	SQUARE FEET
	MORE OR LESS
	ELEVATION
	INVERT
	CENTERLINE
	CITY OF MIAMI MONUMENT LINE
	PROPERTY LINE
	ENCROACHMENT
	MEASURED
	PLAT
	ATLAS SHEET
	OVERHEAD POWER LINES
	WATER MAIN
	SEWER MAIN
	TELEPHONE LINE
	GAS LINE
	CHAIN LINK FENCE
	BACKFLOW PREVENTER
	HANDICAP PARKING
	ELECTRIC BOX
	COLUMN
	TEMPORARY BENCH MARK
	STREET LIGHT POLE
	BASIS OF BEARING

ELEVATION NOTE: (IF REQUESTED AND SHOWN)
1. +1000' indicates existing Elevations
2. Elevations are referred to the North American Vertical Datum of 1988

BENCHMARK INFORMATION:
NAME: D-145
DESCRIPTION: PK WALL AND BRASS WASHER IN CONC CURB OF HANDICAPP RAMP AT NE CORNER
LOCATION: OCEAN DR. 58' EAST OF C/L, S-POINTE DR-37' NORTH OF C/L
ELEVATION: +6.60 (NGVD29) OR +5.05 (NAV88)

THIS FIRM HAS BEEN ELECTRONICALLY SIGNED & SEALED BY WALDO F. PAEZ, LICENSED SURVEYOR # 11717

THIS DOCUMENT ARE NOT CONSIDERED VALID UNLESS THE ORIGINAL COPIES OF THIS DOCUMENT ARE VERIFIED ON ANY ELECTRONIC COPIES.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WALDO F. PAEZ, LICENSED SURVEYOR # 11717, ON MAY 18, 2022.

THIS NOT A VALID CERTIFICATION WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND BASED ON THE SURVEYOR'S BEST KNOWLEDGE AND BELIEF, TO THE BEST OF MY KNOWLEDGE AND BELIEF, I HAVE COMPLETED THIS SURVEY IN ACCORDANCE WITH THE FLORIDA STATUTES, CHAPTER 47, SECTION 47.027, FLORIDA STATUTES.

COMPLETED UNDER MY SUPERVISION AND/OR DIRECTION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, I HAVE COMPLETED THIS SURVEY IN ACCORDANCE WITH THE FLORIDA STATUTES, CHAPTER 47, SECTION 47.027, FLORIDA STATUTES.

ADDRESS: 230 1 STREET, MIAMI BEACH, FL 33139
FOLIO NO.: 02-4203-003-1410

CHECKED BY: Waldo F. Paez
DRAWN BY: M.G.

SCALE: 1" = 10'

COMMUNITY NAME & NUMBER: DELTA MAPPING & SURVEYING, INC.
CITY OF MIAMI BEACH: 120651
MAP/PANEL NUMBER: 12086C0319 L
FIRM PANEL: AE
EFFECTIVE/REVISED DATE: 05-18-2022
BASE FLOOD ELEVATION: 13.5' (13.5' NAVD83)
CONVERTED TO: 14.5' (NAVD88)

DATE: 05-18-2022
SIGNED: Waldo F. Paez
FOR THE FIRM: DELTA MAPPING & SURVEYING, INC.
STATE OF FLORIDA

REVISIONS:

	JOB NO.:	DATE:	REVISIONS:	JOB NO.:	DATE: