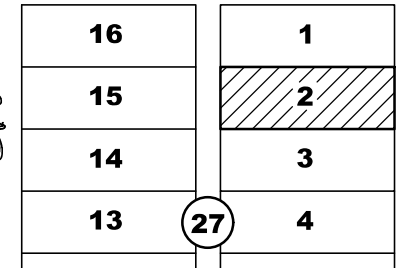
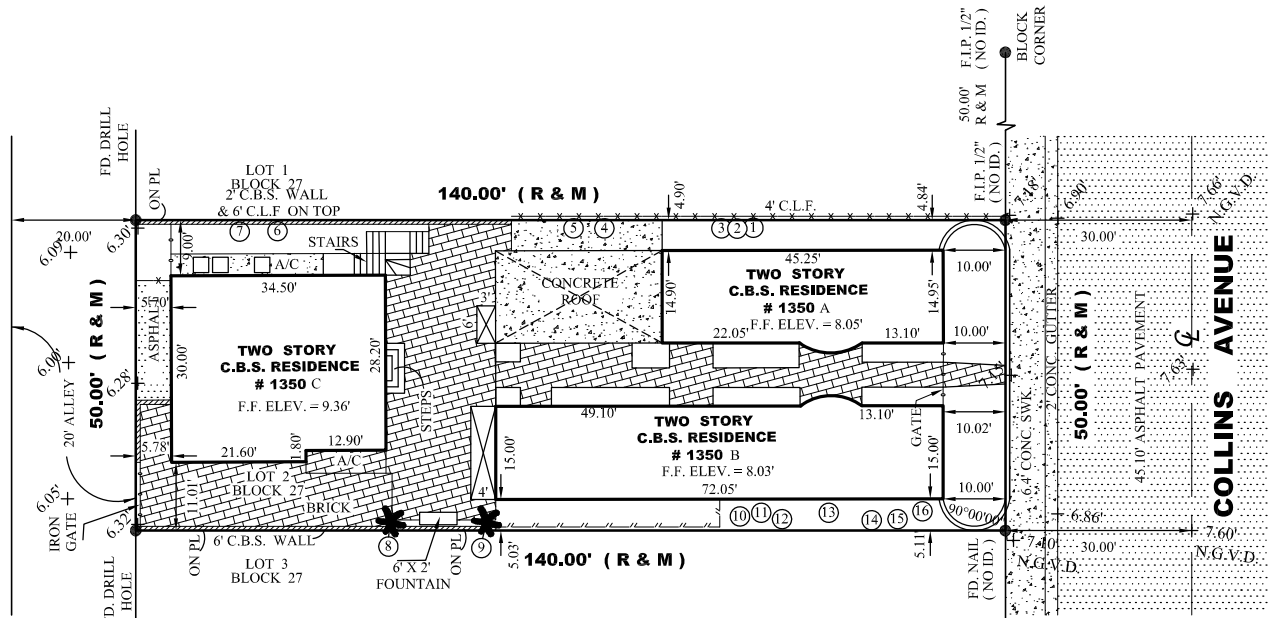


LOCATION MAP  
NOT TO SCALE

14th STREET



COLLINS AVENUE



TREE CHART

No.	NAME	DIAMETER	HEIGHT	SPAN
1	UNKNOWN TREE	0.8'	40'	15'
2	UNKNOWN TREE	0.8'	40'	15'
3	UNKNOWN TREE	0.8'	40'	15'
4	UNKNOWN TREE	0.8'	45'	10'
5	UNKNOWN TREE	0.8'	45'	10'
6	UNKNOWN TREE	1'	45'	10'
7	UNKNOWN TREE	1'	45'	10'
8	ACAI PALM	0.8'	50'	8'
9	ACAI PALM	0.8'	50'	8'
10	TRAVELERS PALM	0.8'	20'	10'
11	TRAVELERS PALM	0.8'	20'	10'
12	TRAVELERS PALM	0.8'	20'	10'
13	TRAVELERS PALM	0.8'	20'	10'
14	TRAVELERS PALM	0.8'	20'	10'
15	TRAVELERS PALM	0.8'	20'	10'
16	TRAVELERS PALM	0.8'	20'	10'

PROPERTY ADDRESS: 1350 COLLINS AVE., MIAMI BEACH, FL. 33139

LEGAL DESCRIPTION: LOT 2, BLOCK 27, OF OCEAN BEACH ADDITION NO.2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 56, OF THE PUBLIC RECORDS MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) OWNERSHIP SUBJECT TO OPINION OF TITLE.
- 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 4) LEGAL DESCRIPTION PROVIDED BY CLIENT.
- 5) UNDERGROUND ENCROACHMENTS NOT LOCATED.
- 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 7) OWNERSHIP OF FENCES ARE UNKNOWN.
- 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.
- 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- 11) ELEVATIONS BASED OFF OF BM# D-148-R LOCATOR: 3220 N ELEV: 6.35' NGVD

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 WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB: 2 PG: 56

BOUNDARY SURVEY

LEGEND & ABBREVIATIONS:

<p>CONCRETE</p> <p>CONC. BLOCK WALL</p> <p>WOOD DECK</p> <p>COVERED AREA</p> <p>ASPHALT</p> <p>CHAIN LINK FENCE (CLF)</p> <p>WOOD FENCE (WF)</p> <p>IRON FENCE (IF)</p> <p>ARC DISTANCE</p> <p>LENGTH</p> <p>CENTRAL ANGLE / DELTA</p> <p>RADIUS</p> <p>TANGENT</p> <p>POINT OF TANGENCY</p> <p>POINT OF CURVATURE</p> <p>POINT OF COMPOUND CURVE</p> <p>CATCH BASIN</p> <p>CABLE UTILITY BOX</p>	<p>B.C. = BLOCK CORNER</p> <p>P. = PROPERTY LINE</p> <p>C. = CENTER LINE</p> <p>M. = MONUMENT LINE</p> <p>CALC. = CALCULATED</p> <p>M. = FIELD MEASURED</p> <p>P. = PER PLAT</p> <p>TYP. = TYPICAL</p> <p>P.R.M. = PERMANENT REFERENCE MONUMENT</p> <p>P.C.P. = PERMANENT CONTROL POINT</p> <p>FD. NAIL = FOUND NAIL</p> <p>FD. D/H = FOUND DRILL HOLE</p> <p>FD. 1/2" LP. = FOUND IRON PIPE 1/2" DIAMETER</p> <p>C.M. = CONCRETE MONUMENT</p> <p>W.M. = WATER METER</p> <p>R/W = RIGHT OF WAY</p>	<p>U.E. = UTILITY EASEMENT</p> <p>A.E. = ANCHOR EASEMENT</p> <p>D.E. = DRAINAGE EASEMENT</p> <p>ENCR. = ENCROACHMENT</p> <p>F.F. ELEV. = FINISHED FLOOR ELEVATION</p> <p>N.T.S. = NOT TO SCALE</p> <p>P.B. = PLAT BOOK</p> <p>O.R.B. = OFFICIAL RECORD BOOK</p> <p>M.H. = MAN HOLE</p> <p>C.B.S. = CONCRETE BLOCK STRUCTURE</p> <p>BLDG = BUILDING</p> <p>O.H.L. = OVERHEAD UTILITY LINES</p> <p>TEL. = TELEPHONE FACILITIES</p>	<p>P.R.C. = POINT OF REVERSE CURVE</p> <p>CH = CHORD</p> <p>CH. BRG. = CHORD BEARING</p> <p>B.M. = BENCH MARK</p> <p>B.R. = BEARING REFERENCE</p> <p>P.O.C. = POINT OF COMMENCEMENT</p> <p>P.O.B. = POINT OF BEGINNING</p> <p>T.B.M. = TEMPORARY BENCH MARK</p> <p>P.O.B. = POINT OF BEGINNING</p> <p>T.B.M. = TEMPORARY BENCH MARK</p> <p>FD. IR. = FOUND IRON REBAR</p> <p>FD. P.K.NAIL = FOUND PARKER-KALON NAIL</p> <p>P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER</p> <p>A/C = AIR CONDITIONER PAD</p> <p>T.F. = TRANSFORMER</p> <p>P.P. = POWER POLE</p> <p>D.M.E. = DRAINAGE &amp; MAINTENANCE EASEMENT</p> <p>0.0' = EXISTING ELEVATION</p>	<p>ELEV. = ELEVATION</p> <p>SEC. = SECTION</p> <p>TWS. = TOWNSHIP</p> <p>RG. = RANGE</p> <p>SWK = SIDEWALK</p>
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I HEREBY CERTIFY THAT THE SURVEY REPRESENTED THEREON MEETS THE MINIMUM TECHNICAL REQUIREMENTS ADOPTED BY THE STATE OF FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THERE ARE NO ENCROACHMENTS, OVERLAPS, EASEMENTS APPEARING ON THE PLAT OR VISIBLE EASEMENTS OTHER THAN AS SHOWN HEREON.

ADIS NUNEZ  
2024.09.06 12:57:31 -04'00'

ADIS N. NUNEZ  
REGISTERED LAND SURVEYOR  
STATE OF FLORIDA #5924

SINCE 1987  
**BLANCO SURVEYORS INC.**  
Engineers • Land Surveyors • Planners • LB # 0007059  
555 NORTH SHORE DRIVE  
MIAMI BEACH, FL 33141

(305) 865-1200	Email: blancosurveyorsinc@yahoo.com	Fax: (305) 865-7810
FLOOD ZONE: AE	SUFFIX: L	FEMA DATE: 09/11/09
PANEL: 0317	COMMUNITY # 120651	BASE: 8'
DATE: 9/6/24	SCALE: 1" = 20'	DWN. BY: R.BELLO
		JOB No. 24-299

