



SCALE = 1" = 30'

LEGAL DESCRIPTION:

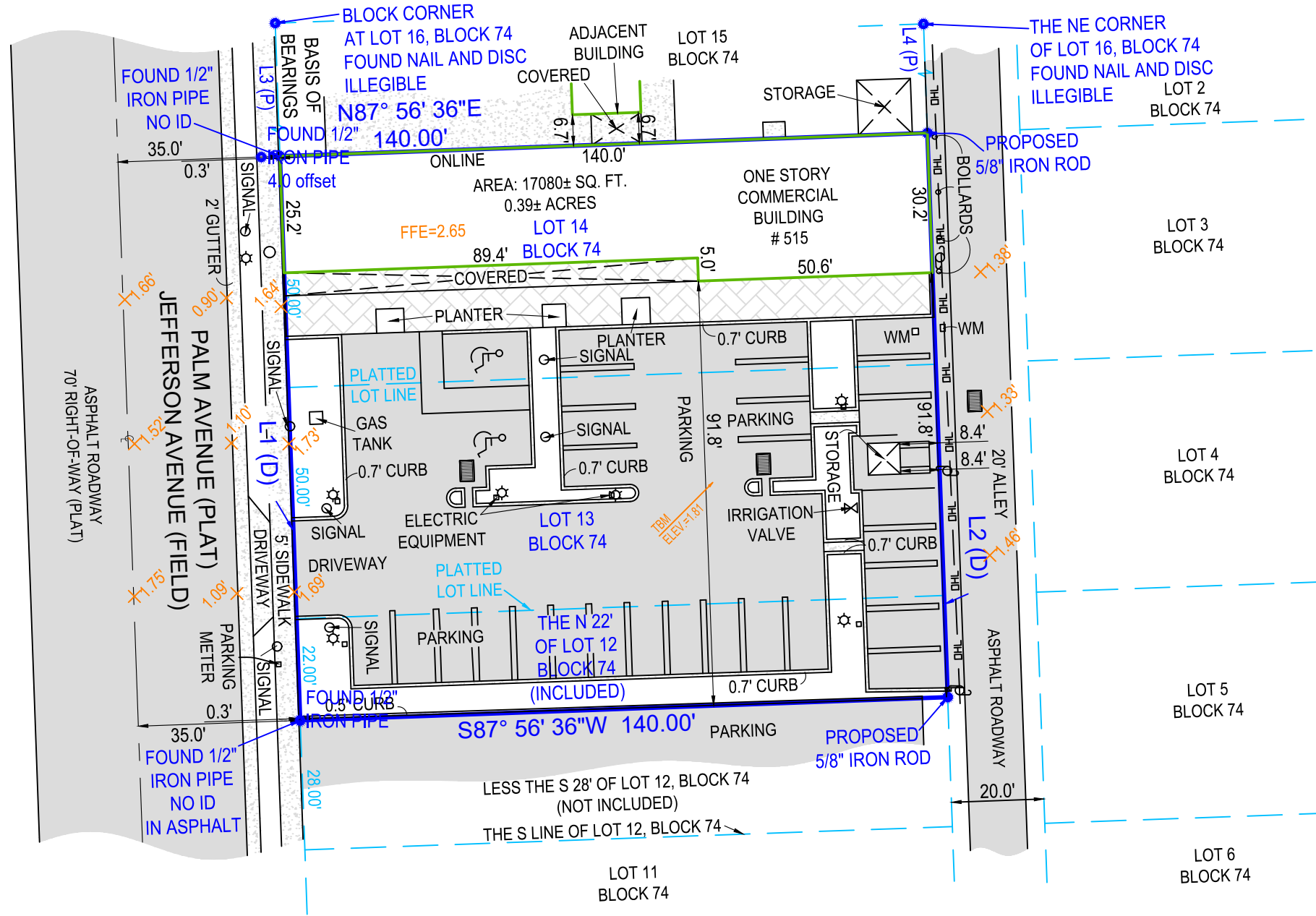
LOT 12, LESS THE SOUTH 28 FEET THEREOF, AND ALL OF LOTS 13 AND 14, BLOCK 74, OCEAN BEACH ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA

LINE TABLE		
	BEARING	LENGTH
L1	N02° 03' 24"W	122.00'
L2	S02° 03' 24"E	122.00'
L3	N02° 03' 24"W	100.00'
L4	N02° 03' 24"W	100.00'

PARENT BENCHMARK
NAME= D-116
ELEV= 5.03' IN N.A.V.D. 1988
MIAMI-DADE COUNTY

BOUNDARY SURVEY

515 JEFFERSON AVENUE, MIAMI BEACH, FL. 33139



GENERAL NOTES:

- 1) THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, OR RESTRICTIONS OF RECORD WHICH MAY AFFECT TITLE OR USE OF THE LAND.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM THIS OFFICE. THIS OFFICE ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 3) NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN HEREON.
- 4) THE SURVEY SHOWN HEREON WAS CONDUCTED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THIS PROPERTY.
- 5) THIS SURVEYOR DID NOT REVIEW THE COVENANTS AND RESTRICTIONS OF THE PLAT NAMED IN THE LEGAL DESCRIPTION NOTATED HEREON.
- 6) OWNERSHIP OF FENCES SHOWN HEREON, IF ANY, WAS NOT DETERMINED BY THIS SURVEY. SAID FENCES WERE LOCATED ONLY WHERE DIMENSIONED AND MAY NOT RUN STRAIGHT. FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- 7) SYMBOLS SHOWN HEREON ARE NOT TO SCALE AND ARE FOR INFORMATIONAL PURPOSES ONLY.
- 8) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 9) THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THE SURVEYOR OR SHOWN ON THIS SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
- 10) BEARINGS SHOWN HEREON ARE BASED ON THE CENTER LINE OF ROAD, BEING N02° 03' 24"W, PER PLAT

LEGEND:

(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING)

A/C-AIR CONDITIONER	P.O.B.-POINT OF BEGINNING	D.E.-DRAINAGE EASEMENT	R-RADIUS(R)	(P)-PLAT	ELEV-ELEVATION	☉ -LIGHT POLE	# -NUMBER	⊗ -WELL	- * - FENCE
WM-WATER METER	P.O.C.-POINT OF COMMENCEMENT	P.U.E.- PUBLIC UTILITY EASEMENT	O.R.B.-OFFICIAL RECORDS BOOK	E.O.W.-EDGE OF WATER	FF-FINISHED FLOOR	⊕ -PLUS OR MINUS	▨ -ASPHALT	⊖ -WATER VALVE	± - FENCE
AL-ARC LENGTH	P.B.-PLAT BOOK	L.A.E.-LIMITED ACCESS EASEMENT	SQ.FT.-SQUARE FEET	TOB-TOP OF BANK	LS-LICENSED SURVEYOR	⊙ -POLE	▨ -CONCRETE	⊕ -CENTER LINE	⊙ -MANHOLE
(C)-CALCULATED	PG-PAGE	L.M.E.-LAKE MAINTENANCE EASEMENT	AC.-ACRES	OHL-OVERHEAD LINE	LB-LICENSED BUSINESS	⊙ -MANHOLE	▨ -PAVER/BRICK	⊕ -CATCH BASIN	⊙ -MANHOLE
(M)-MEASURED	U.E.-UTILITY EASEMENT	O.H.E.-OVERHEAD EASEMENT	DB-DEED BOOK(D)-DEED	C/O-CLEAN OUT	PSM-PROFESSIONAL SURVEYOR & MAPPER	⊙ -MANHOLE	▨ -WOOD	⊕ -FIRE HYDRANT	X,XXX -TOPOGRAPHIC ELEVATION

SURVEY NOTES:

- DRIVEWAY CROSSES THE BOUNDARY LINE ON WESTERLY SIDE OF LOT AS SHOWN.
- PARKING CROSSES THE BOUNDARY LINES ON EASTERLY AND SOUTHERLY SIDES OF LOT AS SHOWN.

FIELD DATE: 06/18/2025

DRAWN BY: I.T.

ORDER NO: 1000266309

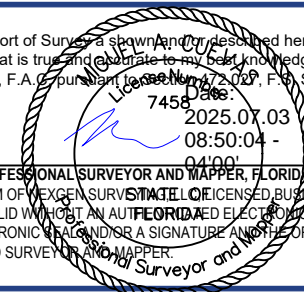
REVISIONS: 7/3/2025 SPOT ELEVATIONS ADDED

CERTIFIED TO:

STUART I. GROSSMAN
FLOOD ZONE:
 MAP NO. 12086C0319L
 ZONE: AE ELEV: 08 FT
 EFF: 09/11/2009

NEXGEN LAND SOLUTIONS, LLC
 1547 PROSPERITY FARMS ROAD,
 WEST PALM BEACH, FL 33403
 NEXGENLOGIX.COM LB#8642
 PHONE: 561.508.6272
 FAX: 561.508.6309

I, hereby certify that this Map/Report of Survey shown and described herein represents the results of Field Surveys prepared under my direction, that is true and correct to my best knowledge, information and belief, and meets the requirements of Chapter 5J-17, F.A.C. pursuant to s. 472.02, F.S. Subject to all notations as shown herein.



MIGUEL A. CUEVAS PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA REGISTRATION NO. 7458
 FOR THE LICENSED FIRM OF NEXGEN SURVEYING, LICENSED BUSINESS NO. 8642
 THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND
 AUTHENTICATED ELECTRONIC SEAL AND/OR A SIGNATURE AND THE ORIGINAL RAISED SEAL
 OF A FLORIDA LICENSED SURVEYOR AND MAPPER.