MAP OF SURVEY

SHEET 1/1

PROPERTY ADDRESS:
1020 PENNSYLVANIA AVENUE MIAMI BEACH, FL. 33139

LEGAL DESCRIPTION:
LOT 6, BLOCK 43, OF "OCEAN BEACH, ADDITION No. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:
COMMUNITY NO. **120651** PANEL NO. **0319** SUFFIX: **L**
FIRM DATE: **09-11-2009** FLOOD ZONE: **AE** BASE FLOOD: **8.0'**

SURVEYOR'S NOTES:
LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.

LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR RECORDED EASEMENTS.

THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.2 FOOT FOR NATURAL GROUND SURFACES AND 0.1 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENTS, CURBS AND OTHER MAN-MADE FEATURES AS MAY EXIST.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.1 FOOT UNLESS OTHERWISE SHOWN.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS BROUGHT TO THE FACT THAT SAID DRAWING MAY BE ALTERED IN SCALE BY THE REPRODUCTION PROCESS

ALL MEASUREMENTS SHOWN ARE IN THE UNITED STATES STANDARD FEET

REFERENCE D.O.T STATION (G.P.S.):
RefID=0601,RefLat=N25°46'57.83794",RefLon=W80°08'14.16798",RefHgt=-50.85'
SHOWN ELEVATIONS ARE REFERRED TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.)

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

SUBSURFACE IMPROVEMENTS AND/OR ENCROACHMENTS WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN.

NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND DIGITAL SEAL AND /OR THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO THIS MAP OF SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

CERTIFY TO:
1020 PENNSYLVANIA INVESTMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY
R&S INTERNATIONAL LAW GROUP, LLP
FIRST AMERICAN TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATION:
IN MY PROFESSIONAL OPINION, THIS "**BOUNDARY SURVEY**" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

360° SURVEYING AND MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6356

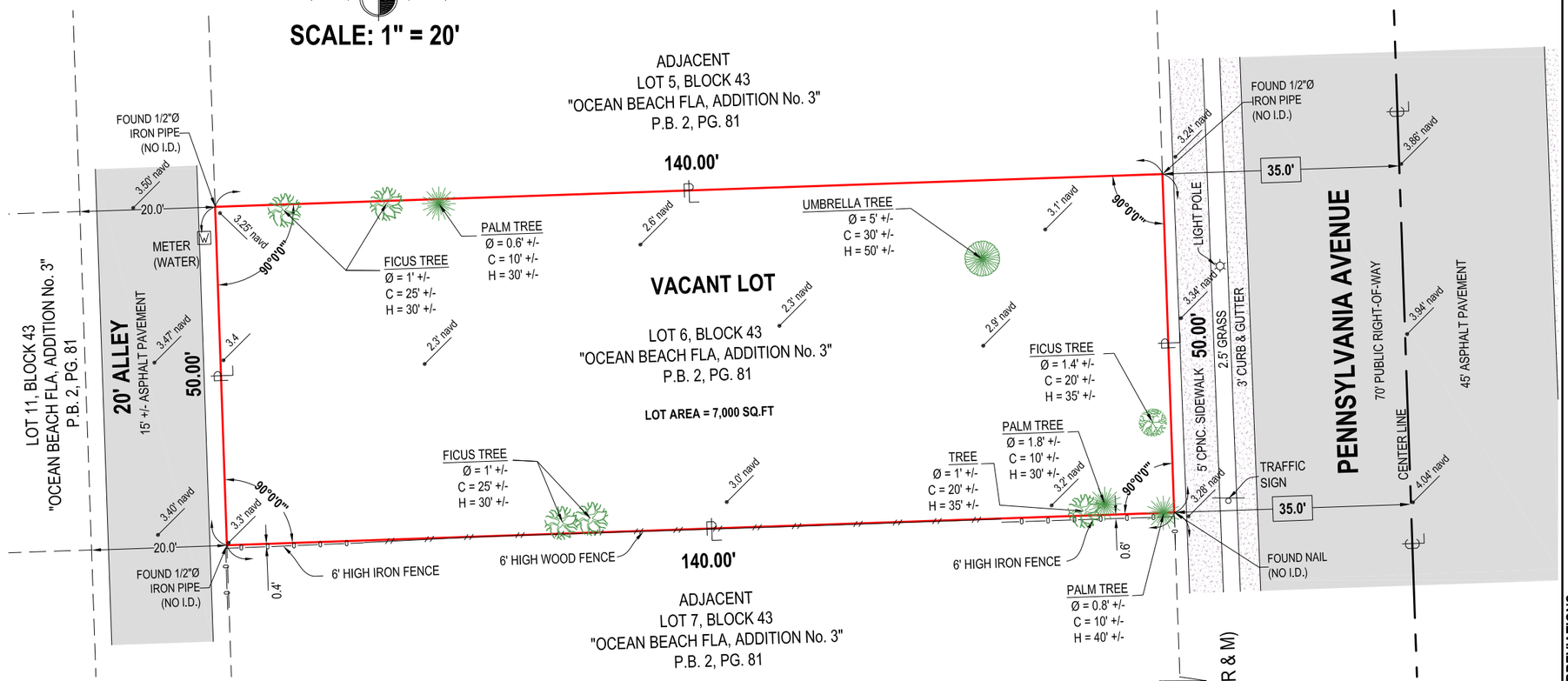
Oscar E Baez Digitally signed by Oscar E Baez Date: 2023.07.25 09:54:33 -04'00'

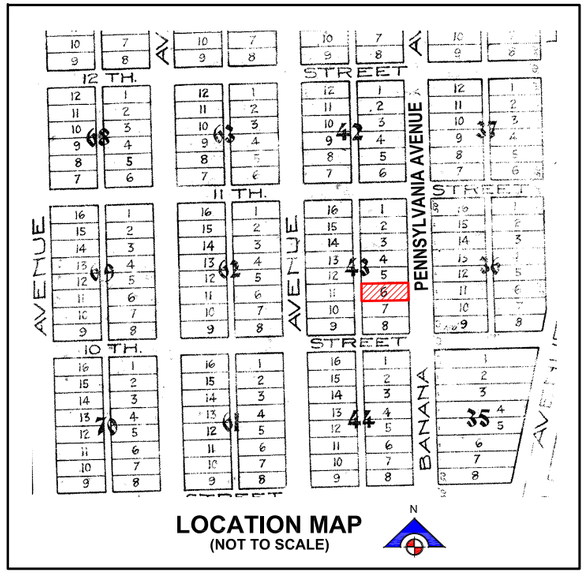
OSCAR E. BAEZ-CUSIDO, P.L.S.
REGISTERED SURVEYOR AND MAPPER NO. 5034
STATE OF FLORIDA.

OSCAR E. BAEZ CUSIDO LICENSE NO. LS 5034 STATE OF FLORIDA REGISTERED LAND SURVEYOR

N

SCALE: 1" = 20'





LOCATION MAP
(NOT TO SCALE)

N

LEGEND OF SURVEY ABBREVIATIONS

A	= ARC LENGTH	CLP	= CONC. LIGHT POLE	MH	= MAN HOLE
A/C	= AIR CONDITIONING PAD	CONC.	= CONCRETE	(M)	= MEASURED
ALum.F	= ALUMINUM FENCE	Δ	= CENTRAL ANGLE	M/L	= MONUMENT LINE
B/G	= BUBBLER	E	= ELECTRIC SERVICE BOX	N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
B/C	= BLOCK CORNER	EM	= ELECTRIC METER (CAN)	N.T.S.	= NOT TO SCALE
C.B.	= CATCH BASIN	F.D.H.	= FOUND DRILL HOLE	OHL	= OVERHEAD ELECTRIC LINES
C.B.S.	= CONCRETE BLOCK STRUCTURE	F.H.	= FIRE HYDRANT	OE	= PLAT BOOK
CH.	= CHORD DISTANCE	F.I.P.	= FOUND IRON PIPE	P.B.	= PERMANENT CONTROL POINT
CL	= CLEAR	F.R.	= FOUND REBAR	P.C.P.	= PARKING
C/L	= CENTER LINE	F.N.	= FOUND NAIL	P.O.C.	= POINT OF BEGINNING
C/L	= CHAIN LINK FENCE	G	= GAS METER	PRWY.	= PARKWAY
CLF	= LIGHT POLE	L.P.	= LIGHT POLE	P.R.M.	= PERMANENT REFERENCE MONUMENT

PL.	= PROPERTY LINE	SWK.	= SIDEWALK
(R)	= RECORDED	T	= TELEPHONE SERVICE BOX
R	= RADIUS	TV	= TV CABLE SERVICE BOX
RAD.	= RADIAL	U.D.E.	= UTILITY DRAINAGE EASEMENT
REC.	= RECORD DEVIATION	U.E.	= UTILITY EASEMENT
R/W	= RIGHT OF WAY	U.M.E.	= UTILITY & MAINTENANCE EASEMENT
S	= SEWER MANHOLE	U.P.	= UTILITY POLE
SEC.	= SECTION	W	= WATER WELL
S.I.P.	= SET IRON PIPE No. ___	W/M	= WATER METER
S.L.P.	= SET BACK LINE		
STY.	= STORY		

ELEVATIONS ×12.69

TILES BRICK ASPHALT BLDG. CONC. WALL

MW - GAS MONITRING WELL
MH - STORM DRAIN MANHOLE
UP - WOOD UTILITY POLE
CUP - CONC. UTILITY POLE
CB - CATCH BASIN

REVISIONS AND/OR UP-DATES

360° SURVEYING AND MAPPING, LLC
Land Surveyors - Land Planners
P.O.BOX 558981 MIAMI, FLORIDA 33255-8981
PHONE: (305) 265-1002

ORIGINAL FIELD DATE 07-18-2023

JOB NO. **2307-0049**