

TOPOGRAPHIC SURVEY

SCALE: 1"= 20'

CERTIFY TO:
QUINTANA & ASSOCIATES

LEGAL DESCRIPTION:
PARCEL A (1800 MICHIGAN AVENUE):
LOT 1, IN BLOCK 10, PALM VIEW SUBDIVISION,
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT
BOOK 6, AT PAGE 29, OF THE PUBLIC RECORDS OF
DADE COUNTY, FLORIDA.

SQUARE FOOTAGE OF PARCEL A:
7951.24 SQ. FT ±
OR
0.18 ACRES ±

PROPERTY ADDRESS:
1800 MICHIGAN AVENUE (PARCEL A)
1810 MICHIGAN AVENUE (PARCEL B)
1818 MICHIGAN AVENUE (PARCEL B)
VACANT LOT (MICHIGAN AVENUE)(PARCEL C)
MIAMI BEACH, FLORIDA 33139

FLOOD ZONE INFORMATION:
THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND
TO BE SITUATED IN:
FLOOD ZONE: AE
COMMUNITY: 120651
PANEL NO: 317/H
DATE OF FIRM: 09/11/2009
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA

Notes:
a) all clearances and / or encroachments shown
hereon are of apparent nature, fence ownership
by visual means, legal ownership of fences not
determined.
b) this is a boundary survey, prepared for use
exclusively by those to whom it is certified, for the
purpose
of acquisition and/or refinancing of the property, and
is
not intended for use in construction as it was not
ordered
to meet alta standards.
c) code restriction and title search are not reflected
on this survey.
d) the flood information shown hereon does not
imply
that the referenced property will or will not be free
from flooding or damage and does not create
liability
on the part of the firm, any officer or employee
thereof for any damage that results from reliance on
said information.
e) the lands depicted hereon were surveyed per the
legal description and no claims as to ownership or
matters of title are made or implied.
f) underground encroachments, if any, not located.
g) i hereby certify that the survey represented
hereon meets the minimum technical standards
set forth by the board of land surveyors
in chapter 5j-17.050 to 17.052 florida
administrative code pursuant
to section 472.027 flo. statutes.
h) if shown, bearings are to an assumed meridian
(by plat)
i) if shown, elevations are referred to NAVD 1988
vertical datum
j) the tree table, and all data relevant to the trees,
was provided by Petar Stracenski ISA Certified
Arborist #FL-9367A.
k) tree were located by surveyor
l) the project site is located in Section 34-Township
53S-Range 42E

PARCEL B (1810 MICHIGAN AVENUE & 1818 MICHIGAN AVENUE):
ALL OF LOT 3, BLOCK 10, PALM VIEW SUBDIVISION, ACCORDING TO PLAT
THEREOF RECORDED IN PLAT BOOK 6, PAGE 29 OF THE PUBLIC RECORDS
OF DADE COUNTY, FLORIDA, AND ALL OF LOT 2, BLOCK 10, EXCEPT THAT
PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY
CORNER OF LOT 2; THENCE RUN EASTERLY ALONG SOUTHERLY LINE OF
SAID LOT 2 FOR A DISTANCE OF 6 FEET TO A POINT; THENCE RUN
NORTHERLY ALONG A LINE PARALLEL TO AND 6 FEET EAST OF WESTERLY
LINE OF LOT 2 FOR A DISTANCE OF 25 FEET TO A POINT; THENCE RUN
WESTERLY ALONG A LINE PARALLEL TO AND 25 FEET NORTH OF
SOUTHERLY LINE OF LOT 2 TO THE POINT ON WESTERLY LINE OF LOT 2;
THENCE SOUTHERLY ALONG WESTERLY LINE OF LOT 2 FOR A DISTANCE
OF 25 FEET TO THE POINT OF BEGINNING, AND THAT PORTION OF LOT 4
DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWESTERLY
CORNER OF LOT 2; THENCE RUN NORTHERLY ALONG WESTERLY LINE OF
LOT 2 FOR A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING; THENCE
CONTINUE ALONG PREVIOUSLY DESCRIBED COURSE FOR A DISTANCE OF
41.2 FEET TO THE POINT ON THE SOUTHERLY LINE OF COLLINS CANAL
THENCE RUN SOUTHWESTERLY ALONG SAID SOUTHERLY LINE OF COLLINS
CANAL FOR A DISTANCE OF 19.0 FEET TO A POINT; THENCE RUN
SOUTHEASTERLY FOR A DISTANCE OF 36.01 FEET TO THE POINT OF
BEGINNING.

1818 MICHIGAN AVENUE SQUARE FOOTAGE:
PROPERTY AREA PER LEGAL DESCRIPTION:
10085.57 ± SQ. FT OR 0.23 ± ACRES

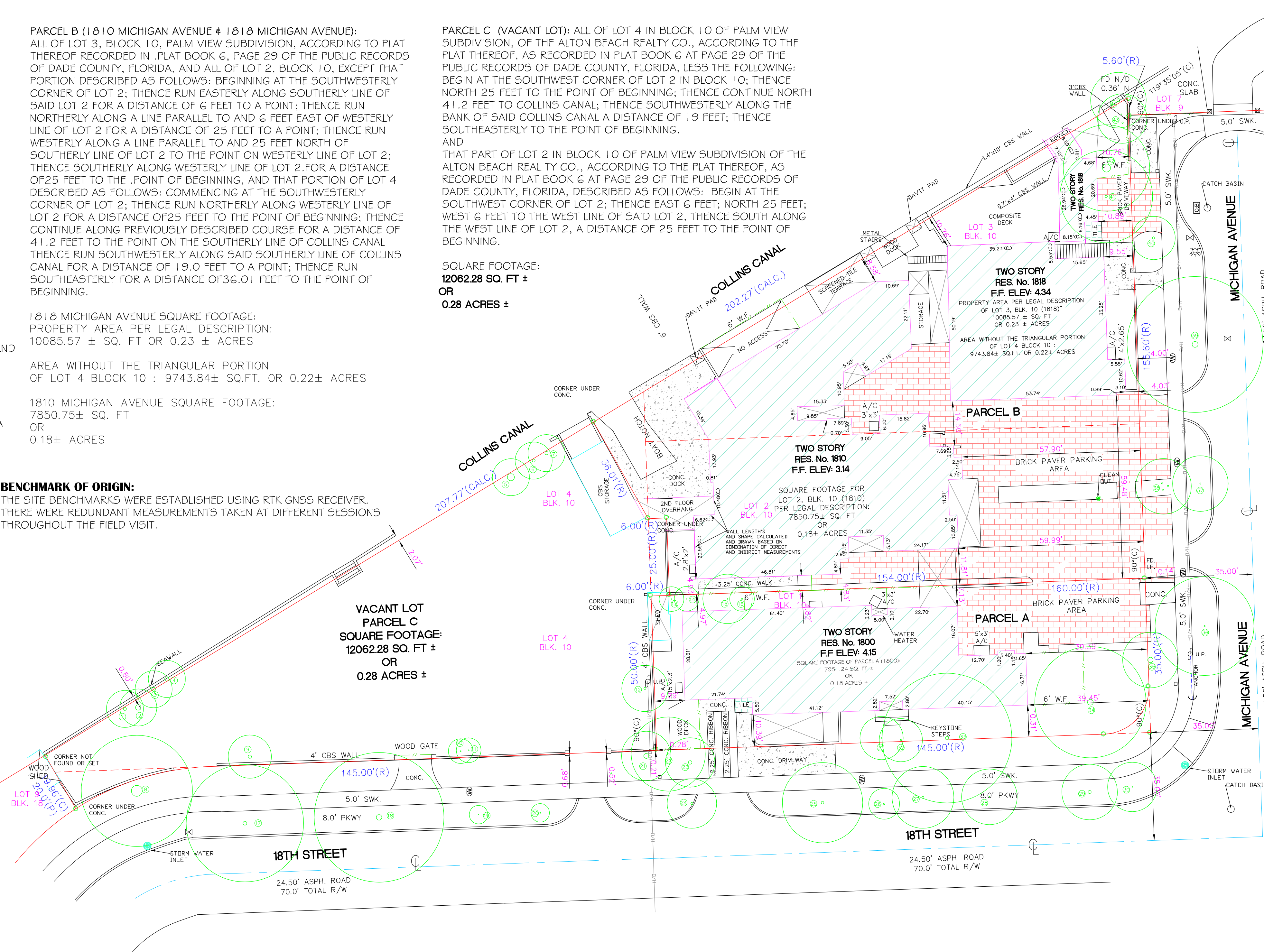
AREA WITHOUT THE TRIANGULAR PORTION
OF LOT 4 BLOCK 10 : 9743.84± SQ.FT. OR 0.22± ACRES

1810 MICHIGAN AVENUE SQUARE FOOTAGE:
7850.75± SQ. FT
OR
0.18± ACRES

BENCHMARK OF ORIGIN:
THE SITE BENCHMARKS WERE ESTABLISHED USING RTK GNSS RECEIVER.
THERE WERE REDUNDANT MEASUREMENTS TAKEN AT DIFFERENT SESSIONS
THROUGHOUT THE FIELD VISIT.

PARCEL C (VACANT LOT): ALL OF LOT 4 IN BLOCK 10 OF PALM VIEW
SUBDIVISION, OF THE ALTON BEACH REALTY CO., ACCORDING TO THE
PLAT THEREOF, AS RECORDED IN PLAT BOOK 6 AT PAGE 29 OF THE
PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THE FOLLOWING:
BEGIN AT THE SOUTHWEST CORNER OF LOT 2 IN BLOCK 10; THENCE
NORTH 25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH
41.2 FEET TO COLLINS CANAL; THENCE SOUTHWESTERLY ALONG THE
BANK OF SAID COLLINS CANAL A DISTANCE OF 19 FEET; THENCE
SOUTHEASTERLY TO THE POINT OF BEGINNING.
AND
THAT PART OF LOT 2 IN BLOCK 10 OF PALM VIEW SUBDIVISION OF THE
ALTON BEACH REAL TY CO., ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 6 AT PAGE 29 OF THE PUBLIC RECORDS OF
DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE
SOUTHWEST CORNER OF LOT 2; THENCE EAST 6 FEET; NORTH 25 FEET;
WEST 6 FEET TO THE WEST LINE OF SAID LOT 2, THENCE SOUTH ALONG
THE WEST LINE OF LOT 2, A DISTANCE OF 25 FEET TO THE POINT OF
BEGINNING.

SQUARE FOOTAGE:
12062.28 SQ. FT ±
OR
0.28 ACRES ±



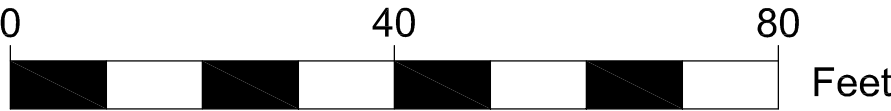
LEGEND OF SURVEY ABBREVIATIONS

Adj.....ADJACENT
A/C.....AIR CONDITIONER
ASPH. PAV.....ASPHALT PAVEMENT
B/C.....BLOCK CORNER
BLDG.....BUILDING
BLK.....BLOCK
B.M.....BENCH MARK
B.C.R.....BROWARD COUNTY RECORD
C/G.....CURB AND GUTTER
C.B.....CATCH BASIN
CH.....CHORD DISTANCE
CH.L.F.....CHAIN LINK FENCE
C.L.P.....CONC. LIGHT POLE
C/L.....CENTER LINE
(C).....CALCULATED
C.B.S.....CONCRETE BLOCK AND STUCCO
CL.....CLEAR
C.M.E.....CANAL MAINTENANCE EASEMENT
CONC.....CONCRETE
COR.....CORNER
CT.....COURT
D.B.....DEED BOOK
D.C.R.....DADE COUNTY RECORD
D.E.....DRAINAGE EASEMENT
D/H.....DRILL HOLE
D/W.....DRIVEWAY
E.....EAST
ENC.....ENCROACHMENT
E.O.W.....EDGE OF WATER
F.....FENCE
FD.....FOUND
F.H.....FIRE HYDRANT
FD I.P.....FOUND IRON PIPE
F.F.ELEV.....FINISH FLOOR ELEVATION
F.P.L.....FLORIDA POWER AND LIGHT CO.
L.....LENGTH
L.M.E.....LAKE MAINTENANCE EASEMENT
M.E.....MAINTENANCE EASEMENT
M.F.....METAL FENCE
M.H.S.S.....MANHOLE SANITARY SEWER
(M).....MEASURED
N.....NORTH
N/D.....NAIL AND DISC
N.C.V.D.....NATIONAL GEODETIC VERTICAL DATUM
N.T.S.....NOT TO SCALE
O/H.....OVER HANG
O.R.B.....OFFICIAL RECORD BOOK
O.U.L.....OVERHEAD UTILITY LINE
(P).....PLAT
P.B.....PLAT BOOK
P.C.....POINT OF CURVATURE
P.C.C.....POINT OF COMPOUND CURVATURE
P.C.P.....PERMANENT CONTROL POINT
P.P.....PAGE
P.I.....Point of Intersection
P.K.....PARKER KALON
PKWY.....PARKWAY
P.L.S.....PROFESSIONAL LAND SURVEYOR
P/L.....PROPERTY LINE
P.O.B.....POINT OF BEGINNING
P.O.C.....POINT OF COMMENCEMENT
P.R.C.....POINT OF REVERSE CURVATURE
P.R.M.....PERMANENT REFERENCE MONUMENT
P.T.....POINT OF TANGENCY
(R).....RECORD
RE-BAR.....REINFORCEMENT BAR
(R.M).....RECORD AND MEASURED
RES.....RESIDENCE
R/W.....RIGHT-OF-WAY
S.....SOUTH
SEC.....SECTION
S.I.P.....SET IRON PIPE
SWK.....SIDEWALK
(TYP).....TYPICAL
TERR.....TERRACE
U.E.....UTILITY EASEMENT
U.P.....UTILITY POLE
W.F.....WOOD FENCE
W.M.....WATER METER
W.....WEST

LEGEND OF SYMBOLLOGY

MAN HOLE SANITARY SEWER
CATCH BASIN
FIRE HYDRANT
SIGN
HANDICAP PARKING
CONC. LIGHT POLE
TREE
WATER METER
WATER VALVE
ELECTRIC BOX
T.V. BOX
ELECTRIC METER
WOOD LIGHT POLE
METAL LIGHT POLE
UTILITY POLE

Table with 6 columns: #, BOTANICAL NAME, COMMON NAME, DBH, HT, SP. It lists various trees found on the property, including Ficus benjamina, Cocos nucifera, and others.



06/28/2021(BOUNDARY&TOPO), UPDATE TREE(1/26/24)
JULIO S. PITA, P.S. & M # 5789
STATE OF FLORIDA
NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL



LB # 8077
9495 SW 99 STREET
MIAMI, FLORIDA 33176
TEL:(786) 242-7692 DADE, (954) 779-3288 BRWD
FAX:(786) 242-6494 DADE, (954) 779-3260 BRWD
E-MAIL: TKSURVEYS@GMAIL.COM

THOMAS J. KELLY
SURVEYORS-MAPPERS
LAND PLANNERS

TOPOGRAPHIC SURVEY

DATE 2/26/24
SCALE 1"=20'
DRAWN BY J.P. IV
ORDER No. 24-0227
SHEET 1 OF 1