



PROPERTY ADDRESS:
336 MERIDIAN AVENUE
MIAMI BEACH, FLORIDA 33139

BOUNDARY SURVEY



LEGAL DESCRIPTION:
LOT 4, OF BLOCK 76, OF OCEAN BEACH ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

CERTIFIED TO:
KINDREDFRUIT PROPERTIES, LLC.
SELF
ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR.

GENERAL NOTES:
-LEGAL DESCRIPTION USED TO PERFORM THIS SURVEY WAS SUPPLIED BY OTHERS. THIS SURVEY DOES NOT DETERMINE OR IS NOT TO IMPLY OWNERSHIP.
-THIS SURVEY ONLY SHOWS ABOVE GROUND IMPROVEMENTS. UNDERGROUND UTILITIES, FOOTINGS, OR ENCROACHMENTS ARE NOT LOCATED ON THIS SURVEY MAP.
-IF THERE IS A SEPTIC TANK, WELL OR DRAIN FIELD ON THIS SURVEY, THE LOCATION OF SUCH ITEMS WAS SHOWN TO US BY OTHERS AND THE INFORMATION WAS NOT VERIFIED.
-EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECT THIS PROPERTY.
-THE LANDS SHOWN HEREIN WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
-WALL TIES ARE TO THE FACE OF THE WALL.
-FENCE OWNERSHIP NOT DETERMINED.
-BEARINGS REFERENCED TO LINE NOTED AS B.R.
-DIMENSIONS SHOWN ARE PLATTED AND MEASURED UNLESS OTHERWISE SHOWN.
-NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
-NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYOR'S EMBOSSED SEAL.
-BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
-ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.
-THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
-THIS BOUNDARY SURVEY IS EXCLUSIVE FOR THE USE PARTIES TO WHOM IT IS CERTIFIED. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
-THIS SURVEY SHALL NOT BE USED FOR CONSTRUCTION/PERMITTING PURPOSES WITHOUT WRITTEN CONSENT FROM THE LAND SURVEYOR WHO HAS SIGNED AND SEAL THIS SURVEY.

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 470.007, FLORIDA STATUTES.

SIGNED **Miguel Espinosa** FOR THE FIRM
Date: 2025.06.04
10:48:15 -04'00
MIGUEL ESPINOSA P.S.M. No. 5101-STATE OF FLORIDA

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.

ABBREVIATIONS AND LEGENDS:

A	ARC	E.M.H.	ELECTRIC MAN HOLE	N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM	TYP.	TYPICAL	CATCH BASIN
A/C	AIR CONDITIONER	E.T.	ELECTRIC TRANSFORMER	N.&D.	FOUND NAIL & DISC	U.E.	UTILITY EASEMENT	CENTER LINE
B.M.	BENCH MARK	ENC.	ENCROACHMENT	OS	OFFSET	U.P.	UTILITY POLE	MONUMENT LINE
B.O.B.	BASES OF BEARINGS	E.BOX	ELECTRIC BOX	O.R.B.	OFFICIAL RECORD BOOK	W	WEST	CENTRAL ANGLE
BR.	BEARING REFERENCE	F.F. ELEV.	FINISHED FLOOR ELEVATION	OUL	OVERHEAD UTILITY LINES	WM	WATER METER	LIGHT POLE
B.C.	BLOCK CORNER	F.N.	FOUND NAIL	(P)	PLAT	WV	WATER VALVE	WATER METER
CATV	CABLE TELEVISION RISER	F.I.P.	FOUND IRON PIPE	P.E.	POOL EQUIPMENT	ASPH.	ASPHALT	CONCRETE POLE
C.M.E.	CANAL MAINTENANCE EASEMENT	F.I.R.	FOUND IRON ROD	P.C.	POINT OF CURVATURE	—	LINE	VALVE
(C)	CALCULATED	F.P.K.	FOUND PK NAIL	P.C.C.	POINT OF COMPOUND CURVATURE	—	PROPERTY LINE	ELECTRIC BOX
C.B.S.	CONCRETE BLOCK STRUCTURE	F.D.	FOUND DISC	PL	PLANTER	—	BOUNDARY LINE	ANCHOR
CH.	CHORD	F.P.L.	FLORIDA POWER LIGHT	P.O.B.	POINT OF BEGINNING	—	C.B.S. WALL	WELL
C.M.E.	CANAL MAINTENANCE EASEMENT	G.M.	GAS METER	P.O.C.	POINT OF COMMENCEMENT	—	METAL FENCE	HANDICAP SPACE
CH. BR.	CHORD BEARING	I.E. & E.E.	INGRESS AND EGRESS EASEMENT	P.R.C.	POINT OF REVERSE CURVATURE	—	WOOD FENCE	POWER POLE
CONC.	CONCRETE SLAB	L.A.E.	LIMITED ACCESS EASEMENT	P.R.M.	POINT OF REVERSE CURVATURE	—	PLASTIC FENCE	FIRE HYDRANT
(D)	DEED	L.B.#	LICENSE BUSINESS NUMBER	P.C.P.	PERMANENT CONTROL POINT	—	CHAIN LINK FENCE	DEGREE
D.E.	DRAINAGE EASEMENT	(M)	MEASURED	R	RADIUS	—	CENTER LINE	MINUTES OR FEET
D.M.E.	DRAINAGE AND MAINTENANCE EASEMENT	M.E.	MAINTENANCE EASEMENT	(R)	RECORDED	—	MONUMENT LINE	SECONDS
D.H.	DRILL HOLE	MH	MAN HOLE	S	SOUTH	—	OVERHEAD CABLE	ELEVATION
E	EAST	N	NORTH	T	TANGENT	— OH —	UTILITY EASEMENT	
ELEV.	ELEVATION	N.R.	NON RADIAL			—		

TREE TABULATION

#	COMMON NAME	TRUNK (Diameter)	CANOPY (Diameter)	HEIGHT
1	QUERCUS AGROFILIN TREE	3.00'	45.00'	50.00'
2	QUERCUS AGROFILIN TREE	0.90'	25.00'	45.00'
3	PALM TREE	0.80'	6.00'	12.00'
4	THREE PALMS TREE	3.00'	11.00'	45.00'
5	THREE PALMS TREE	3.00'	11.00'	45.00'
6	PALM TREE	0.60'	8.00'	50.00'
7	PALM TREE	0.60'	8.00'	50.00'
8	TWO PALMS TREE	1.80'	10.00'	35.00'
9	TWO PALMS TREE	1.80'	10.00'	35.00'
10	PALM TREE	0.50'	10.00'	30.00'
11	TWO PALMS TREE	2.80'	12.00'	35.00'
12	PALM TREE	1.10'	20.00'	30.00'
13	THREE PALMS TREE	1.70'	15.00'	30.00'
14	PALM TREE	0.50'	6.00'	30.00'
15	PALM TREE	0.50'	6.00'	30.00'
16	PALM TREE	0.50'	6.00'	30.00'
17	PALM TREE	0.50'	6.00'	30.00'
18	PALM TREE	0.50'	6.00'	30.00'
19	PALM TREE	0.50'	6.00'	30.00'
20	PALM TREE	0.50'	6.00'	30.00'
21	PALM TREE	0.50'	6.00'	30.00'
22	PALM TREE	0.50'	6.00'	30.00'
23	PALM TREE	0.50'	6.00'	30.00'
24	PALM TREE	0.50'	6.00'	30.00'
25	PALM TREE	0.50'	6.00'	30.00'
26	PALM TREE	0.50'	6.00'	30.00'
27	PALM TREE	0.50'	6.00'	30.00'
28	THREE PALMS TREE	2.30'	10.00'	30.00'
29	THREE PALMS TREE	2.30'	10.00'	30.00'
30	THREE PALMS TREE	1.80'	10.00'	30.00'
31	PALM TREE	0.50'	6.00'	28.00'
32	PALM TREE	0.50'	6.00'	28.00'
33	PALM TREE	0.50'	6.00'	28.00'
34	PALM TREE	0.50'	6.00'	28.00'
35	PALM TREE	0.50'	6.00'	28.00'
36	PALM TREE	0.50'	6.00'	28.00'
37	THREE PALMS TREE	1.80'	10.00'	22.00'
38	THREE PALMS TREE	4.00'	15.00'	30.00'
39	TREE	0.80'	20.00'	35.00'
40	SEVEN PALMS TREE	4.50'	15.00'	30.00'
41	FOUR PALMS TREE	3.00'	12.00'	30.00'
42	THREE PALMS TREE	3.00'	20.00'	30.00'
43	TREE	0.80'	18.00'	27.00'
44	PALM TREE	0.60'	12.00'	30.00'
45	EIGHT PALMS TREE	6.00'	22.00'	28.00'
46	PALM TREE	2.30'	4.00'	7.00'
47	THREE PALMS TREE	0.80'	18.00'	23.00'
48	PALM TREE	1.20'	10.00'	30.00'
49	PRUNUS TREE	0.50'	8.00'	15.00'
50	PRUNUS TREE	0.50'	8.00'	15.00'
51	EIGHT PALMS TREE	3.00'	20.00'	30.00'
52	TREE	6.00'	40.00'	45.00'
53	PALM TREE	0.60'	10.00'	35.00'
54	PALM TREE	0.60'	8.00'	15.00'
55	PALM TREE	0.40'	6.00'	7.00'
56	PALM TREE	1.50'	12.00'	18.00'

M.E. LAND SURVEYING, INC.
10665 S.W. 190th STREET - SUITE 3110
MIAMI, FLORIDA 33157
PHONE: (305) 740-3319 FAX: (305) 669-3190
LICENSED BUSINESS #7989
www.melandservices.com

COMMUNITY NUMBER: 120651 DATE OF FIRM: 09/11/2009 PANEL NUMBER: 0319 DATE: 06/03/2025

SUFFIX: L FLOOD ZONE: AE BASE FLOOD ELEVATION: 8.0' SCALE: 1"=20' JOB No.B-154595

DRAWN BY: DAVEL REVISED: M.E.

SHEET 1 OF 1