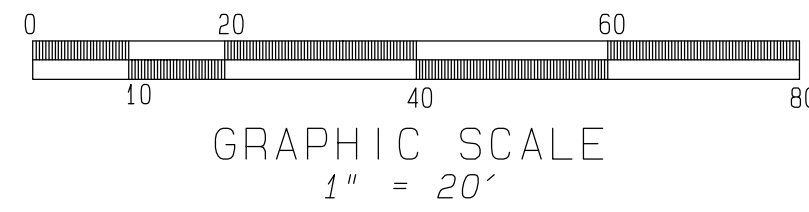


Legal Description:

Lot 6 and the Westerly 5.5 feet of Lot 5, Block 31 "FISHER'S FIRST SUBDIVISION OF ALTON BEACH", according to the Plat thereof, as recorded in Plat Book 2, at Page 77 of the Public Records of Miami-Dade County, Florida.



LEGEND

WM	WATER METER
CATV	CABLE/PHONE BOX
P	PLANTER AREA/PLANTED AREA
WV	WATER VALVE
MH	MANHOLE
C&G	CURB AND GUTTER
MLP	METAL LIGHT POLE
FH	FIRE HYDRANT
EB	ELECTRIC BOX
R/W	RIGHT-OF-WAY
C. B. S.	CONCRETE, BLOCK AND STUCCO
FFE	FINISHED FLOOR ELEVATION
1/6	EXISTING ELEVATION (SEE SURVEYOR'S NOTES)
PCS	PEDESTRIAN CROSSING SIGNAL
SBMH	SOUTHERN BELL MANHOLE
FPL MH	FLORIDA POWER & LIGHT MANHOLE
TSP	TRAFFIC LIGHT POST
NAVDB8	NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929
DP	DATE PALM
U	UNKNOWN TREE
SB	SEWER BOX

SURVEYOR'S NOTES:

- North Arrow is based upon the Plat of "FIRST SUBDIVISION OF ALTON BEACH", and is referenced to the centerline of Washington Avenue, assumed bearing = Due North.
- SP, SET PIPE denotes set 1/2" iron pipe and cap stamped "C&A, Inc. LB-1678".
- Recording references refer to the Public Records of Miami-Dade County, Fla.
- Underground utilities were not investigated. Only visible utilities have been located unless otherwise shown.
- The subject property lies in the National Flood Program's Map No. 12086C, Community No. 120651, Panel No. 0317, Suffix "L", Flood Zone "AE-B", map as revised September 1, 2009.
- FP, FOUND PIPE denotes found 1/2" iron pipe & cap, cap missing/illegible, location good, unless otherwise noted.
- FOUND N&D denotes found nail and disk, location good, unless otherwise noted, no identification or identification unidentifiable.
- FOUND REBAR denotes found 1/2" rebar, location deemed good unless otherwise stated.
- Date of survey/latest revision represents most recent date survey was performed in the field, which is not necessarily the same date as survey issuance.
- FOUND PCP denotes found Permanent Control Point, number illegible, location good unless otherwise noted.
- FOUND NAIL denotes found nail, location deemed good.
- An examination of an Abstract of Title will have to be performed to determine the recorded instruments, if any, affecting this property.
- Elevations are converted to North American Vertical Datum of 1988 (NAVDB8) and are converted from National Geodetic Vertical Datum of 1929 (NGVD29) as found and referenced to Miami-Dade County Benchmark "A-371", elevation = 5.38 feet.
- Size of property is 8325 square feet.
- There is no intent in the development of this survey to meet the requirements of any local governmental agencies.
- Legal description supplied by owners and is not warranted. This survey does not necessarily constitute any declaration of ownership.
- SET N&D denotes set nail and disk stamped "LB-1678".
- Horizontal accuracy is measured to the nearest 1/100th of a foot (0.01') utilizing in this case traditional horizontal measuring (total station traversing). Horizontal calculations are based upon existing horizontal control deemed to be original platted control as well as subsequently placed horizontal control, all as shown herein.
- Vertical accuracy is measured to the nearest 1/100th of a foot (0.01') utilizing in this case traditional measuring (vertical leveling).
- The purpose of this survey is for a renovation permit.

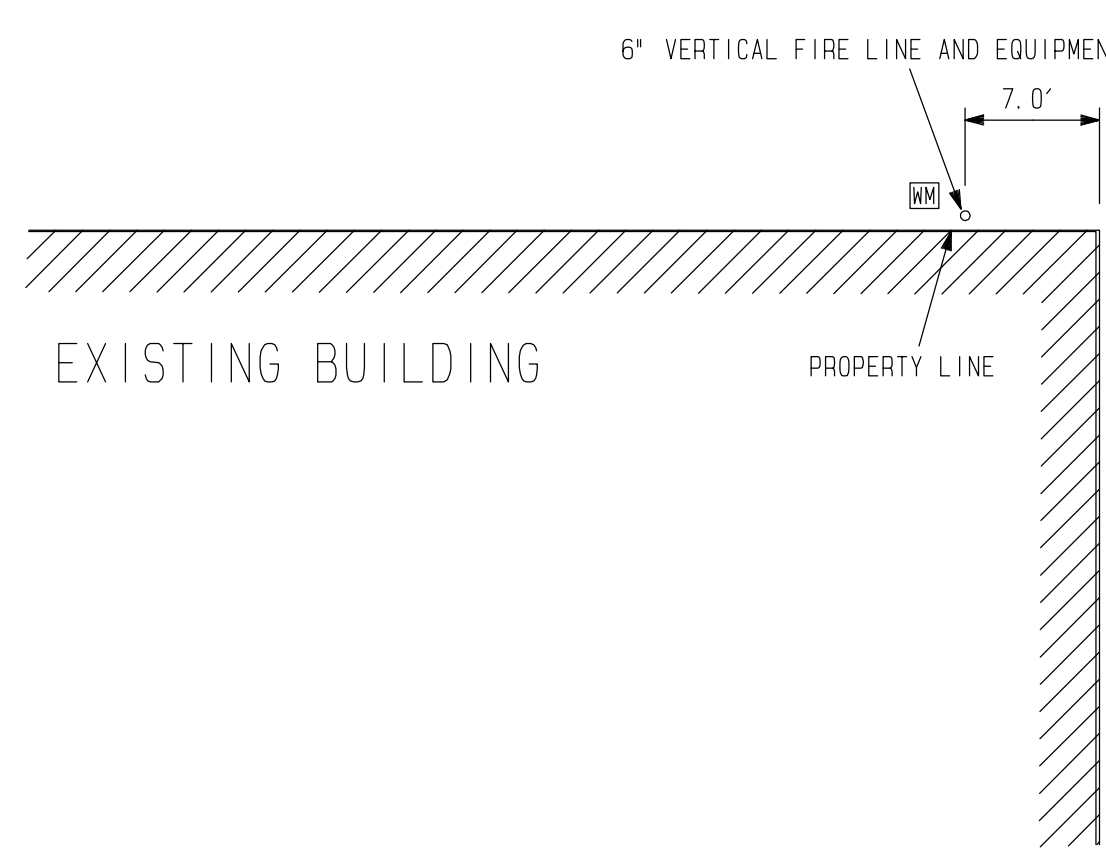
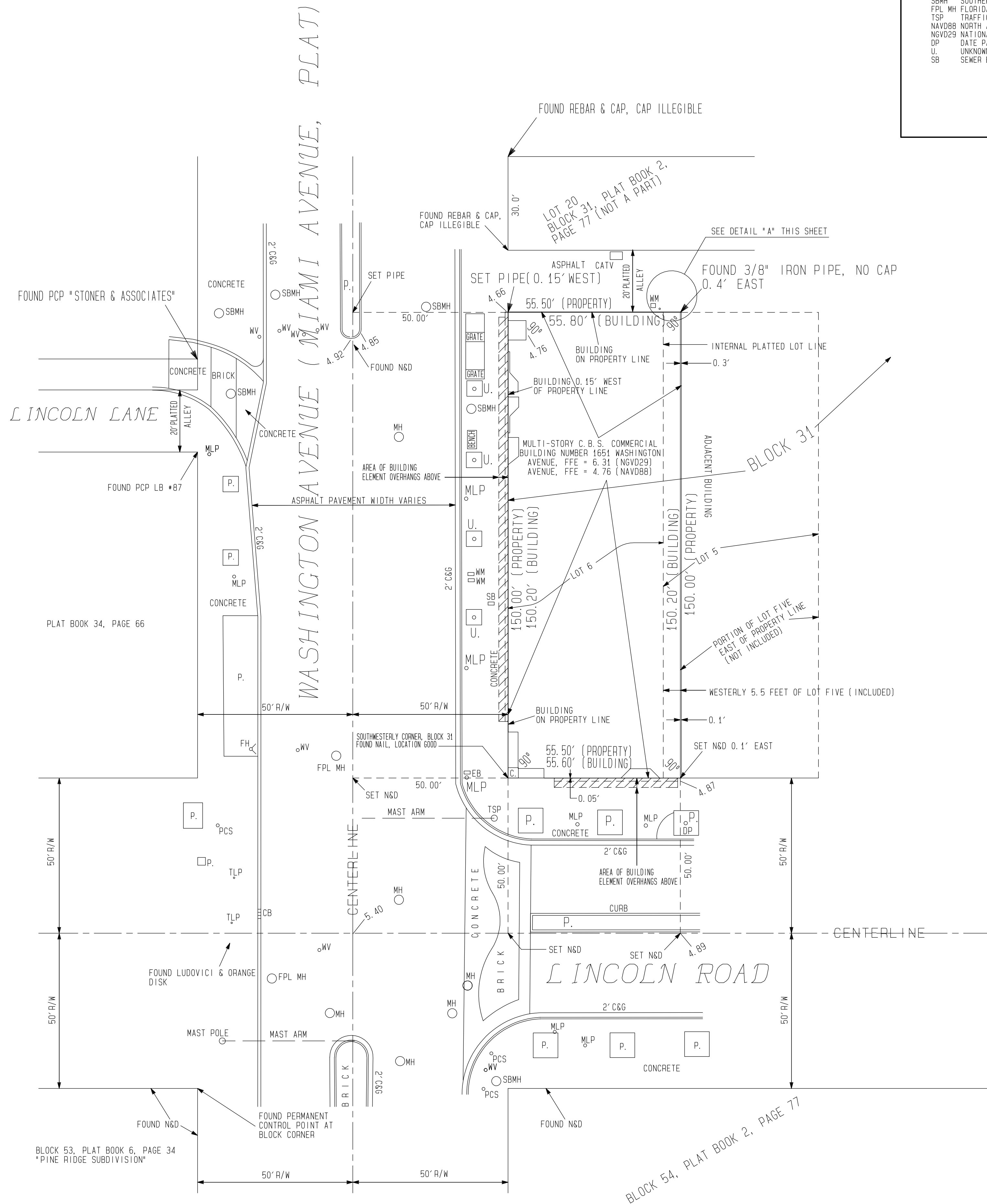
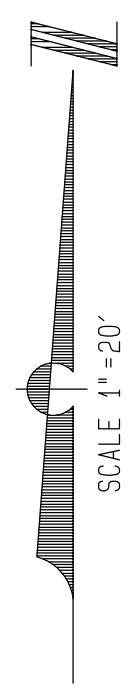
This survey or copies thereof are not valid without the signature and seal of the named Florida licensed surveyor and mapper.

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DATE	BY	DESCRIPTION
7-17-2025	AC	UPDATE
6-16-2020	AC	UPDATE AND WHER DETAIL
5-3-21-2019	AC	UPDATE AND WHER DETAIL
4-12-21-2018	AC	UPDATE
3-10-17-2018	AC	UPDATE
2-16-20-2015	AC	UPDATE
1-2-2-2015	AC	UPDATE
	BY	CHK. APPV.

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.

Nicholas Campanile
 Registered Professional Surveyor
 License No. 18888-00-0400
 State of Florida
 Date: 2025.07.30



DETAIL "A"
 SCALE: 1" = 10'

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 ACAMPAN@AOL.COM

**BOUNDARY SURVEY/
 SKETCH OF SURVEY**
 OF
 1651-1663 Washington Avenue
 Miami Beach, Florida
 FOR
 Manhattan House, Inc.

PROJECT#	DATE	DRAWN	CHECKED	PAGES
5015	2-11-2014	AC/CADD	NC	45 & 46
FIELD BOOK#				SCALE
320				1" = 20'
DRAWING#				
5015				