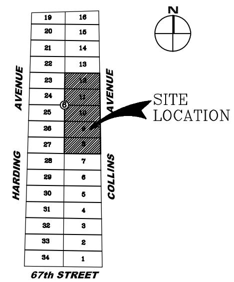


LOCATION MAP

MIAMI–DADE COUNTY, FLORIDA.
(NOT TO SCALE)

SYMBOL LEGEND

ABBREVIATION	SYMBOL	DEFINITION
		ALUMINUM LIGHT POLE
		BELLSOUTH MANHOLE
		BELLSOUTH TELEPHONE BOX
		BENCHMARK
		CABLE BOX
		CATCH BASIN
C/L		CENTERLINE
		CLEAN OUT VALVE
CLR.		CLEAR
C.L.F.		CHAIN LINK FENCE
CONC.		CONCRETE
C.B.S.		CONCRETE BLOCK STRUCTURE
		CONCRETE LIGHT POLE
		CONCRETE POWER POLE
		CONTROL VALVE
		DRAINAGE MANHOLE
		DRILL HOLE
		DUAL POLE SIGN
		ELECTRIC BOX
		ELECTRIC METER
E.W.O.H.		ELECTRIC WIRE OVERHEAD
ELEV.		ELEVATION (EXISTING)
ELEV.		ELEVATION (PROPOSED)
F.F.		FINISHED FLOOR
		FIRE HYDRANT
		FIRE MAIN VALVE
		FLORIDA POWER AND LIGHT COMPANY MANHOLE
		FORCE MAIN VALVE
FND.		FOUND
GAR		GARAGE
		GAS MANHOLE
		GAS METER
		GAS VALVE
		GUARD POST
I.F.		IRON FENCE
I.P.		IRON PIPE
		LIGHT POLE
L.A. R/W		LIMITED ACCESS RIGHT OF WAY
		MAIN SEWER VALVE
		MAIL BOX
		MANHOLE
MEAS.		MEASURED
		MONUMENT
		NAIL
N. & D.		NAIL AND DISC
O/L		ON LINE
P.B.		PLAT BOOK
P.C.		POINT OF CURVATURE
P.C.P.		PERMANENT CONTROL POINT
PG.		PAGE
P/L		PROPERTY LINE
P.R.M.		PERMANENT REFERENCE MONUMENT
		RAIL ROAD CROSSING SIGN
REC.		RECORDED INFORMATION
R/W		RIGHT OF WAY
SEC.		SECTION
		SECTION CORNER
		SEWER MANHOLE
		SIGN
		SPRINKLER VALVE
		SQUARE CUT AND NAIL
		STORM MANHOLE
		STREET LIGHT BOX
		STREET SIGN
		TELEPHONE BOX
		TELEPHONE MANHOLE
		TRAFFIC SIGNAL
		TRAFFIC SIGNAL BOX
		VALVE
		WATER METER
		WATER VALVE
		WELL
W.F.		WOOD FENCE
		WOOD LIGHT POLE
		WOOD POWER POLE
		ASPHALT
		BRICK
		CONCRETE
		TILE

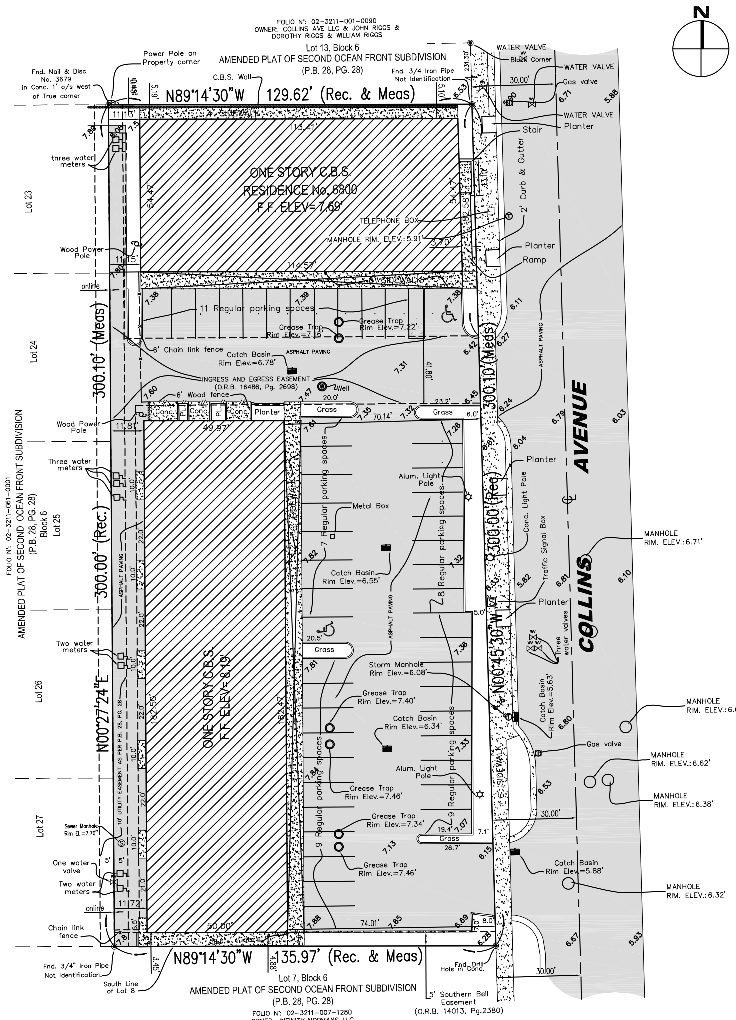
LEGAL DESCRIPTION:

Lots 8, 9, 10, 11 and 12, Block 6, of "AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION", according to the plat thereof, as recorded in Plat Book 28, Page 28, of the Public Records of Miami-Dade County, Florida.

Also known as Condominium Units A and B of COLLINS PLAZA SHOPPING CENTER CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 16433, at Page 4676, as amended from time to time, of the Public Records of Miami-Dade County, Florida.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



SURVEYOR'S NOTES:

1) The herein captioned Property was surveyed and described based on the Legal Description Provided by Client.

2) This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. TITLE POLICY WAS NOT REVIEWED.

3) There may be additional Restrictions not shown on this survey that may be found in the Public Records of Miami-Dade County, Examination of TITLE COMMITMENT was performed to determine recorded instruments, if any affecting this property.

4) Accuracy: The accuracy obtained by field measurement and office calculation of a closed geometric figures meets and exceeds the Standards of Practice requirements for this Type of Survey as Defined in Rule 5J-17, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

5) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. 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.

6) Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.

7) Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.

8) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.

9) AREA OF PROPERTY: 39,830.77 Sq Feet or 0.91 Acres +/-.

10) Ownership subject to OPINION OF TITLE.

11) Type of Survey: Boundary Survey.

12) orth arrow direction shown hereon is based on an assumed meridian: Along the center line of Collins Avenue as shown on Plat Book 28, Page 28 of the Public Records of Maimi-Dade County Florida .

13) Elevations are based on: National Geodetic Vertical Datum, 1929.

14) Miami-Dade Bench Mark Used: G-313 Elev.: 8.24'

15) Bench Mark Location: COLLINS AVE, 165' WEST OF WEST CURB. & 72nd ST. NORTHEAST CORNER OF A SEWER PUMPING STATION AT THE CENTER OF PARKING LOT.

16) Property Address:
6800 COLLINS AVE.
MIAMI BEACH, FL

17) Flood Zone: "AE"
Base Flood Elev.= 8.00 AS PER
Community Number:120651
FEMA Panel Number:12086C0326L
Date: September 11, 2009.

18) This BOUNDARY SURVEY, has been prepared for the exclusive use of the entities named hereon. The Certificate does not extended to any unnamed party:

a. 1135 97TH ST LLP
b.
c.
d.

19) Field Book: A-641

20) This Map of Survey is intended to be displayed at a scales of One inch equals 20 feet.

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the BOUNDARY SURVEY of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17.051, Florida Administrative Code, and conforms to the Standards of Practices set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes.

FORD, ARMENTEROS & FERNANDEZ, INC. LB 6557

Original Field Work Survey Date: January 24, 2025

By: ______________________
Omar Armenteros, P.S.M., For the Firm
Professional Surveyor and Mapper
State of Florida, Registration No. 3679

FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805
L.B. No. 6557

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF FORD, ARMENTEROS & FERNANDEZ, INC. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY OWNER ON OTHER PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO FORD, ARMENTEROS & FERNANDEZ, INC.

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.

COLLINS PLAZA SHOPPING CENTER

TYPE OF PROJECT:	BOUNDARY SURVEY
SHEET NAME:	LOCATION MAP, LEGEND, SKETCH OF SURVEY & SURVEYOR'S NOTES
CLIENT:	1135 97TH ST LLP
CLIENT ADDRESS:	1951 NE 149 ST NORTH MIAMI, FL 33181
PROJECT LOCATION:	SECTION 11, TOWNSHIP 53 SOUTH, RANGE 42 EAST MIAMI DADE, FLORIDA
SCALE:	1" = 20'
DRAWN BY:	E.R/J.J.
DWG. CHECKED BY:	
QUALITY CONTROL:	
DATE:	01-27-2025
PROJECT No.	04A192
SHEET:	1 of 1 SHEETS

CAD FILE: Q:\FORD COMPANIES\Engineering & Surveying\Survey\Alta Survey\04a192-5400 Dunkin Donuts\04-192-5402 UPDATE.dwg