

LEGEND AND ABBREVIATIONS

	CONCRETE POLE		HANDICAP PAINT MARK
	CONCRETE POWER POLE		BABY STROLLER PAINT MARK
	CONCRETE LIGHT POLE		UNKNOWN MANHOLE
	ALUMINUM POLE		WATER MANHOLE
	ALUMINUM LIGHT POLE		SEWER MANHOLE
	WOOD POLE		PHONE MANHOLE
	WOOD POWER POLE		IRRIGATION MANHOLE
	WOOD LIGHT POLE		GAS MANHOLE
	TRAFFIC BOX		FOREMAN MANHOLE
	STREET LIGHT BOX		ELECTRICITY MANHOLE
	PHONE BOX		DRAINAGE MANHOLE
	IRRIGATION BOX		COMMUNICATION MANHOLE
	ELECTRIC BOX		BELL SOUTH MANHOLE
	COMMUNICATION BOX		PARKING METER
	CABLE T.V. BOX		PARKING KIOSK
	UNKNOWN BOX		WATER VALVE
	TRAFFIC CONTROL BOX		SEWER VALVE
	CLEARCUT		IRRIGATION VALVE
	BOLLARD		GAS VALVE
	ARM GATE		FORCE MAIN VALVE
	ANCHOR		VACUUM BREAKER ASSEMBLY
	WATER METER		SHIMASE CONNECTION
	IRRIGATION METER		POST INDICATOR VALVE
	GAS METER		FIRE HYDRANT
	ELECTRIC METER		DOUBLE DETECTOR CHECK VALVE
	SQUARE COLUMN		BACK FLOW PREVENTER
	ROUND COLUMN		PROPERTY LINE
	MALE BOX		CENTERLINE
	IRRIGATION PUMP		RIGHT-OF-WAY
	CURB POST		RADIUS
	CLEAROUT		DELTA ANGLE
	FLAG POLE		ARC DISTANCE
	DRAINAGE WELL		PERMANENT CONTROL POINT
	SQUARE DRAINAGE		PERMANENT REFERENCE MONUMENT
	PG INLET		3/4" BORE AND RISE
	PS INLET		OVERHEAD UTILITY WIRES
	CURB INLET		OFFICIAL RECORDS BOOK
	CIRCULAR DRAINAGE		CONCRETE BLOCK STRUCTURE
	CATCH BASIN		CONCRETE
	ACCESS MANHOLE		CHAINLINK FENCE
	TRAFFIC SIGNAL POLE		WOOD POLE
	TRAFFIC SIGNAL		WOOD PIPE
	PEDESTRIAN CROSS SIGNAL		FOUND NAIL & BRASS DISC
	PAVEMENT ASPHALT		CLEAR ENCROACHMENT
	CURB & GUTTER		DEAD OR LEGAL DISTANCE
	VALLEY GUTTER		MEASURED DISTANCE
	CONCRETE		RECORD OR PLATTED DISTANCE
			RECORD CALCULATED
			UTILITY EASEMENT

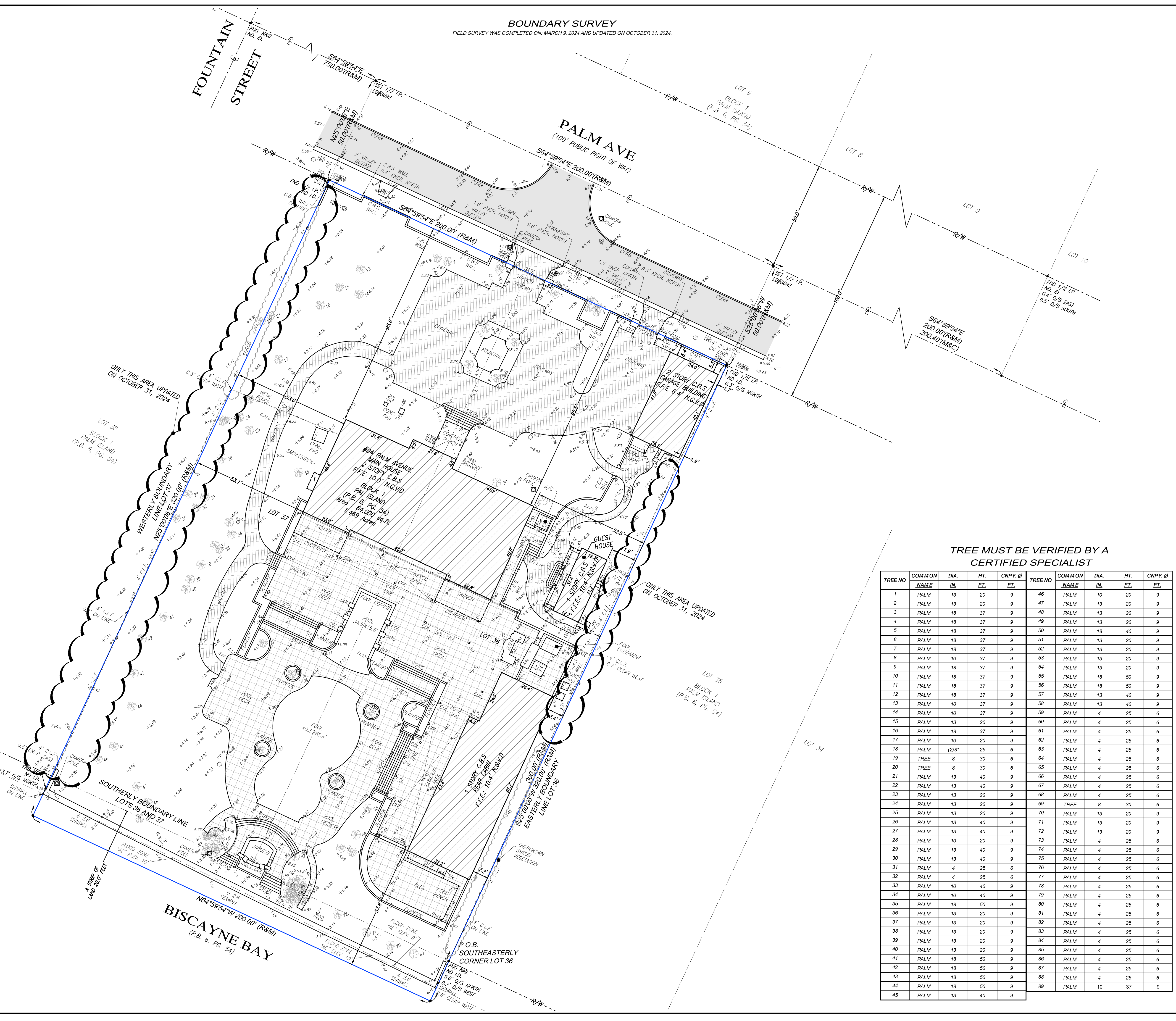
LOCATION MAP

A PORTION OF SECTION 05, TOWNSHIP 54 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA
SCALE 1:300

GRAPHIC SCALE
0 10 20 40
1 INCH = 20 FEET

REVISIONS

DATE	JOB No.	REV.	BY
11/04/2024	154688	UPDATE BOUNDARY SURVEY (MD-73, PG. 39)	C.A.F.



BOUNDARY SURVEY

PREPARED FOR:
CENTNER DEVELOPMENT
LYING AND BEING IN SECTION 05, TOWNSHIP 54 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

J. Hernandez & Associates Inc.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 12th AVE., SUITE #10, MIAMI, FL 33172
(P) 305-526-0606 (E) info@jhasurveys.com

DRAWN BY: C.A.F. CHECKED BY: J.G.H. JOB NUM.: 154198
DATE: 03/13/24 DATE: 03/13/24 F.B. MD-55, PG. 73

LEGAL DESCRIPTION

LOTS 36 AND 37, IN BLOCK 1, OF PALM ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ALSO:
A STRIP OF LAND 20 FEET WIDE LYING SOUTHERLY OF AND CONTIGUOUS TO THE SOUTHERLY BOUNDARY LINE OF LOTS 36 AND 37, IN BLOCK 1, OF PALM ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID 20 FOOT STRIP OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 36, THENCE SOUTHERLY ALONG THE EASTERLY BOUNDARY LINE OF LOT 36 EXTENDED SOUTHERLY FOR A DISTANCE OF 20 FEET; THENCE WESTERLY ALONG A LINE PARALLEL WITH THE SOUTHERLY BOUNDARY LINE OF LOTS 36 AND 37 TO A POINT WHERE THE WESTERLY BOUNDARY LINE OF LOT 37 EXTENDED SOUTHERLY INTERSECTS SAID LINE; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENDED BOUNDARY LINE OF LOT 37 FOR A DISTANCE OF 20 FEET TO THE SOUTHWESTERLY CORNER OF LOT 37; THENCE EASTERLY ALONG THE SOUTHERLY BOUNDARY LINE OF LOTS 36 AND 37 TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

- FIELD SURVEY WAS COMPLETED ON: MARCH 9, 2024 AND UPDATED ON OCTOBER 31, 2024.
- LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.
- SUBJECT PROPERTY AREA: 64,000± Sq. Ft. (1.469 ACRES)
- BEARINGS BASED ON AN ASSUMED BEARING OF S64°59'54"E ALONG THE CENTERLINE OF PALM AVENUE.
- DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
- INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSES ONLY, UNLESS OTHERWISE NOTED.
- UNDERGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
- ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
- SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM PALM AVENUE AND BISCAYNE BAY, PUBLIC DEDICATED RIGHT-OF-WAYS.
- THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
- THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

PROPERTY INFORMATION

- PROPERTY ADDRESS: 94 PALM AVENUE MIAMI BEACH, FL 33139
- FOLIO NUMBER: 02-4205-001-0330

CERTIFY TO:

- CENTNER DEVELOPMENT

DATUM AND BENCHMARKS

- ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 1929) AND ARE EXPRESSED IN FEET.
- BENCHMARK MIAMI BEACH, CMB PALM 04 R3, ELEVATION: 4.10' N.A.V.D. +1.58"±5.66" N.G.V.D. PK NAIL & WASHER ON EDGE OF PAVEMENT.

FLOOD ZONE INFORMATION

- SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "AE" (EL 9 FEET) AND "AE" (EL 10 FEET) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12086C0318L, DATED SEPTEMBER 11, 2009.
- ELEVATION REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND IS EXPRESSED IN FEET.

POSSIBLE ENCROACHMENTS

- A PORTION OF CHAIN LINK FENCE, ALONG THE WEST BOUNDARY LINE, ENCR OACH 0.6' FROM ADJOINING LAD ONTO SUBJECT PROPERTY.
- A PORTION OF C.B.S. WALL, ALONG THE NORTH BOUNDARY LINE, ENCR OACH 0.4'; FROM SUBJECT PROPERTY ONTO RIGHT OF WAY.
- COLUMN ALONG THE NORTH BOUNDARY LINE, ENCR OACH 1.6' FROM SUBJECT PROPERTY ONTO RIGHT OF WAY.
- A PORTION OF DRIVEWAY, ALONG THE NORTH BOUNDARY LINE, ENCR OACH 9.6' FROM SUBJECT PROPERTY ONTO RIGHT OF WAY.
- THERE ARE NO ADDITIONAL, OBSERVED, ENCROACHMENTS ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS, UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

BY:
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952
STATE OF FLORIDA.

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 6952 OF THE STATE OF FLORIDA ON NOVEMBER 5, 2024.

THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: MD-684
SHEET NUMBER: 1 OF 1

TREE MUST BE VERIFIED BY A CERTIFIED SPECIALIST

TREE NO	COMMON NAME	DIA. IN.	HT. FT.	CNPY. Ø FT.	TREE NO	COMMON NAME	DIA. IN.	HT. FT.	CNPY. Ø FT.
1	PALM	13	20	9	46	PALM	10	20	9
2	PALM	13	20	9	47	PALM	13	20	9
3	PALM	18	37	9	48	PALM	13	20	9
4	PALM	18	37	9	49	PALM	13	20	9
5	PALM	18	37	9	50	PALM	18	40	9
6	PALM	18	37	9	51	PALM	13	20	9
7	PALM	18	37	9	52	PALM	13	20	9
8	PALM	10	37	9	53	PALM	13	20	9
9	PALM	18	37	9	54	PALM	13	20	9
10	PALM	18	37	9	55	PALM	18	50	9
11	PALM	18	37	9	56	PALM	18	50	9
12	PALM	18	37	9	57	PALM	13	40	9
13	PALM	10	37	9	58	PALM	13	40	9
14	PALM	10	37	9	59	PALM	4	25	6
15	PALM	13	20	9	60	PALM	4	25	6
16	PALM	18	37	9	61	PALM	4	25	6
17	PALM	10	20	9	62	PALM	4	25	6
18	PALM	(2)8"	25	6	63	PALM	4	25	6
19	TREE	8	30	6	64	PALM	4	25	6
20	TREE	8	30	6	65	PALM	4	25	6
21	PALM	13	40	9	66	PALM	4	25	6
22	PALM	13	40	9	67	PALM	4	25	6
23	PALM	13	20	9	68	PALM	4	25	6
24	PALM	13	20	9	69	TREE	8	30	6
25	PALM	13	20	9	70	PALM	13	20	9
26	PALM	13	40	9	71	PALM	13	20	9
27	PALM	13	40	9	72	PALM	13	20	9
28	PALM	10	20	9	73	PALM	4	25	6
29	PALM	13	40	9	74	PALM	4	25	6
30	PALM	13	40	9	75	PALM	4	25	6
31	PALM	4	25	6	76	PALM	4	25	6
32	PALM	4	25	6	77	PALM	4	25	6
33	PALM	10	40	9	78	PALM	4	25	6
34	PALM	10	40	9	79	PALM	4	25	6
35	PALM	18	50	9	80	PALM	4	25	6
36	PALM	13	20	9	81	PALM	4	25	6
37	PALM	13	20	9	82	PALM	4	25	6
38	PALM	13	20	9	83	PALM	4	25	6
39	PALM	13	20	9	84	PALM	4	25	6
40	PALM	13	20	9	85	PALM	4	25	6
41	PALM	18	50	9	86	PALM	4	25	6
42	PALM	18	50	9	87	PALM	4	25	6
43	PALM	18	50	9	88	PALM	4	25	6
44	PALM	18	50	9	89	PALM	10	37	9
45	PALM	13	40	9					