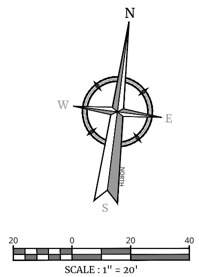

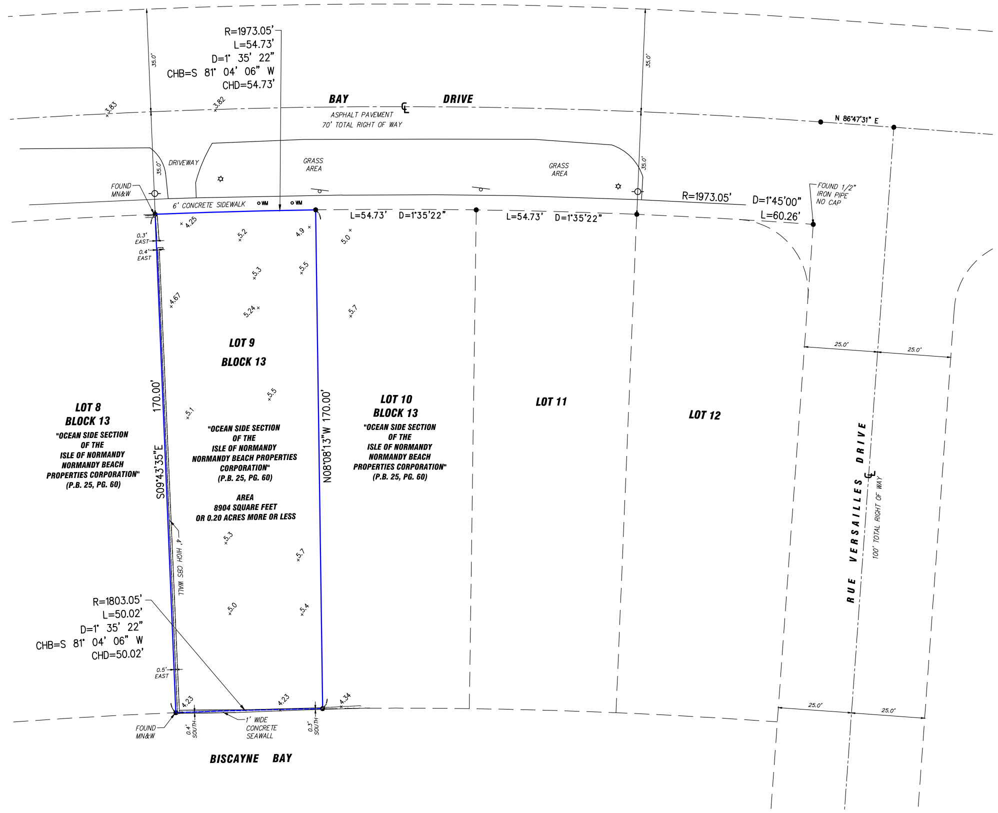

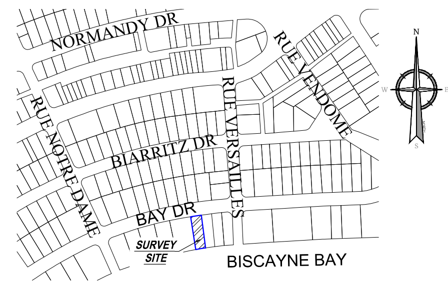

LOCATION MAP
NOT TO SCALE

LEGEND:

CBS	CONCRETE BLOCK STRUCTURE
℄	CENTERLINE
CO	CLEAN OUT VALVE
CONC.	CONCRETE
LB	LICENSE BUSINESS
MN&W	MAGNETIC NAIL AND WASHER
(C)	CALCULATED
(P)	PLATTED
R/W	RIGHT OF WAY LINE
MW	MONITORING WELL
WM	WATER METER
PB	PLAT BOOK
PG.	PAGE
	SIGN
	WOOD POWER POLE
R	RADIUS
L	LENGHT
Δ	CENTRAL ANGLE
CHB	CHORD BEARING
CHD	CHORD DISTANCE
	TREE
	PALM
	LIGHT POLE
ICV	IRRIGATION VALVE
TYP.	TYPICAL
	MAILBOX
	FOUND 1/2" IRON PIPE

LEGAL DESCRIPTION:

LOT 9 OF OCEAN SIDE SECTION OF THE ISLES OF NORMANDY, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 60, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

THE PURPOSE OF THIS SURVEY IS TO SHOW THE RECORDED GEOMETRY INFORMATION OF THE PROPERTY DESCRIBED ABOVE AND GROUND SPOT ELEVATIONS WITHIN THE LOT.

ALL MEASUREMENTS ARE IN U.S. SURVEY FOOT.

NO UNDERGROUND FOOTERS WERE LOCATED.

BEARINGS AND NORTH ARROW DIRECTION SHOWN HEREON ARE BASED ON THE CENTERLINE OF BAY DRIVE, HAVING A BEARING OF N86°47'31"E, A WELL-ESTABLISHED AND MONUMENTED LINE. THIS BEARING IS REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), TRANSVERSE MERCATOR PROJECTION. DATUM: NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011).

ELEVATIONS ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD 29).

ELEVATIONS ARE BASED ON A CITY OF MIAMI BEACH BENCHMARK THE SAME BEING A BRASS DISC, LOCATED ON NORMANDY DRIVE AND RUE VENDOME, SET IN TOP OF THE SW CORNER OF A SEWER PUMPING STATION, 44' SOUTH OF THE SOUTH CURB LINE OF NORMANDY DRIVE, 23.4 FEET EAST OF THE EAST CURB OF RUE VENDOME, ELEVATION 2.93 FEET NAVD'88 AND 4.48 FEET NGVD'29.

THIS SKETCH SHOWN HEREON IN ITS GRAPHIC FORM, IS THE RECORD DEPICTION OF THE SURVEYED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORMAT OF THIS SURVEY. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=20' OR SMALLER. AT THE MAXIMUM INTENDED DISPLAYED SCALE THE SURVEY AND SKETCH'S POSITIONAL ACCURACY VALUE OCCUPIES 1/20" ON THE DISPLAY.

ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS DOCUMENT CONSISTS OF 1 SHEET.

THIS SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE GRAPHIC AND STATED SCALES IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS DIRECTED TO THE FACT THAT SAID SURVEY MAP MAY BE ALTERED IN SCALE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

LAST DATE OF FIELD SURVEY: AUGUST 7TH, 2022.

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REV	DATE	DRAWN BY	DESCRIPTION

SPECIFIC PURPOSE SURVEY

FOR

1120 BAY DRIVE
MIAMI BEACH
FLORIDA 33141

LOT 9
BLOCK 13
PLAT BOOK 25
PAGE 60

MIAMI-DADE COUNTY
FLORIDA

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COLLIERS ENGINEERING & DESIGN, INC.
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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	05/07/25	MCH	MC

PROJECT NUMBER:	DRAWING NAME:
22009890A	22009890A BNDY SURVEY WITH TREES

SHEET TITLE:
SPECIFIC PURPOSE SURVEY

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.