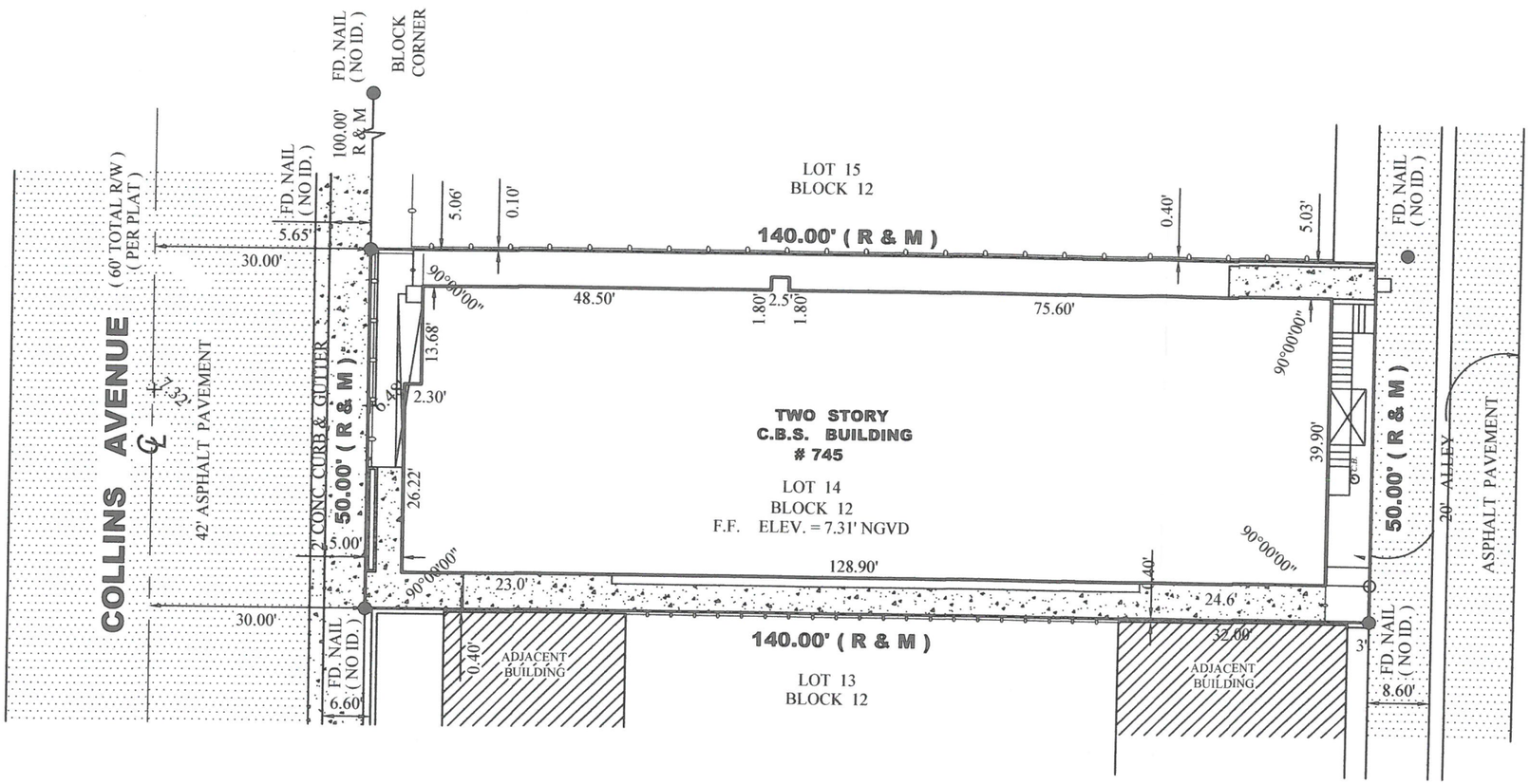
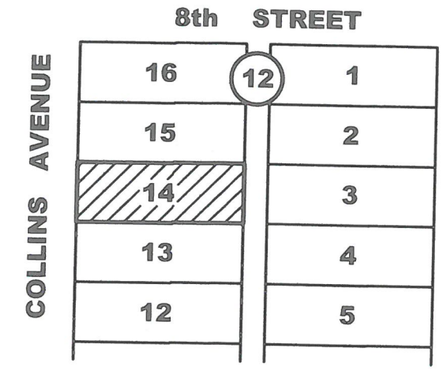


LOCATION MAP
NOT TO SCALE



BOUNDARY SURVEY

PROPERTY ADDRESS: 745 COLLINS AVE., MIAMI BEACH, FL. 33139

LEGAL DESCRIPTION: LOT 14, BLOCK 12, OCEAN BEACH, FLA. ADDITION NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORED IN PLAT BOOK 3, PAGE 11, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1) OWNERSHIP SUBJECT TO OPINION OF TITLE.
2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
4) LEGAL DESCRIPTION PROVIDED BY CLIENT.
5) UNDERGROUND ENCROACHMENTS NOT LOCATED.
6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
7) OWNERSHIP OF FENCES ARE UNKNOWN.
8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.
10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
11) ELEVATIONS BASED OFF OF BM# D-146 LOC# 4221 NW ELEV. 8.80' NGVD

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNNG PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES
BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB: 3 PG: 11

LEGEND & ABBREVIATIONS:

= CONCRETE
= CONC. BLOCK WALL
= WOOD DECK
= COVERED AREA
= ASPHALT
— X — X — = CHAIN LINK FENCE (CLF)
—/—/— = WOOD FENCE (WF)
—O—O— = IRON FENCE (IF)
A = ARC DISTANCE
L= LENGTH
Δ= CENTRAL ANGLE / DELTA
R = RADIUS
T = TANGENT
P.T. = POINT OF TANGENCY
P.C. = POINT OF CURVATURE
P.C.C.= POINT OF COMPOUND CURVE
C.B.= CATCH BASIN
CATV = CABLE UTILITY BOX

B.C.= BLOCK CORNER
℄ = PROPERTY LINE
℄ = CENTER LINE
⊠= MONUMENT LINE
CALC.= CALCULATED
M.= FIELD MEASURED
P. = PER PLAT
TYP. = TYPICAL
P.R.M.= PERMANENT REFERENCE MONUMENT
P.C.P.= PERMANENT CONTROL POINT
FD. NAIL = FOUND NAIL
FD. D/H = FOUND DRILL HOLE
FD. 1/2" I.P. = FOUND IRON PIPE 1/2" DIAMETER
C.M. = CONCRETE MONUMENT
W.M.= WATER METER
R/W = RIGHT OF WAY

U.E.= UTILITY EASEMENT
A.E. = ANCHOR EASEMENT
D.E. = DRAINAGE EASEMENT
ENCR.= ENCROACHEMENT
F.F. ELEV. = FINISHED FLOOR ELEVATION
N.T.S.= NOT TO SCALE
P.B.= PLAT BOOK
O.R.B.= OFFICIAL RECORD BOOK
M.H.= MAN HOLE
C.B.S.= CONCRETE BLOCK STRUCTURE
BLDG = BUILDING
O.H.L.= OVERHEAD UTILITY LINES
TEL.= TELEPHONE FACILITIES

P.R.C.= POINT OF REVERSE CURVE
CH = CHORD
CH. BRG.= CHORD BEARING
B.M.= BENCH MARK
B.R.= BEARING REFERENCE
P.O.C.= POINT OF COMMENCEMENT
P.O.B.= POINT OF BEGINNING
T.B.M.= TEMPORARY BENCH MARK
P.O.B.= POINT OF BEGINNING
T.B.M.= TEMPORARY BENCH MARK
FD. I.R. = FOUND IRON REBAR
FD. P.K.NAIL = FOUND PARKER-KALON NAIL
P.S.M.= PROFESSIONAL SURVEYOR AND MAPPER
A/C = AIR CONDITIONER PAD
TX= TRANSFORMER
P.P.= POWER POLE
D.M.E.= DRAINAGE & MAINTENANCE EASEMENT
+ 0.0'= EXISTING ELEVATION

ELEV.= ELEVATION
SEC.= SECTION
TWS. = TOWNSHIP
RG. = RANGE
SWK= SIDEWALK

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED THEREON MEETS THE MINIMUM TECHNICAL REQUIREMENTS ADOPTED BY THE STATE OF FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES.THERE ARE NO ENCROACHMENTS, OVERLAPS, EASEMENTS APPEARING ON THE PLAT OR VISIBLE EASEMENTS OTHER THAN AS SHOWN HEREON.

ADIS N. NUNEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #5924

SINCE 1987
BLANCO SURVEYORS INC.
Engineers • Land Surveyors • Planners • LB # 0007059
555 NORTH SHORE DRIVE
MIAMI BEACH, FL 33141
(305) 865-1200 Email: blancosurveyorsinc@yahoo.com Fax: (305) 865-7810

NOT VALID UNLESS EMBOSSED WITH
SURVEYOR'S SEAL

FLOOD ZONE:AE		SUFFIX: L	FEMA DATE: 09 / 11 / 09 BASE: 8'
PANEL: 0319		COMMUNITY # 120651	
DATE: 04/14/23	SCALE: 1" = 20'	DWN. BY: R.BELLO	JOB No. 23-201

REVISED: