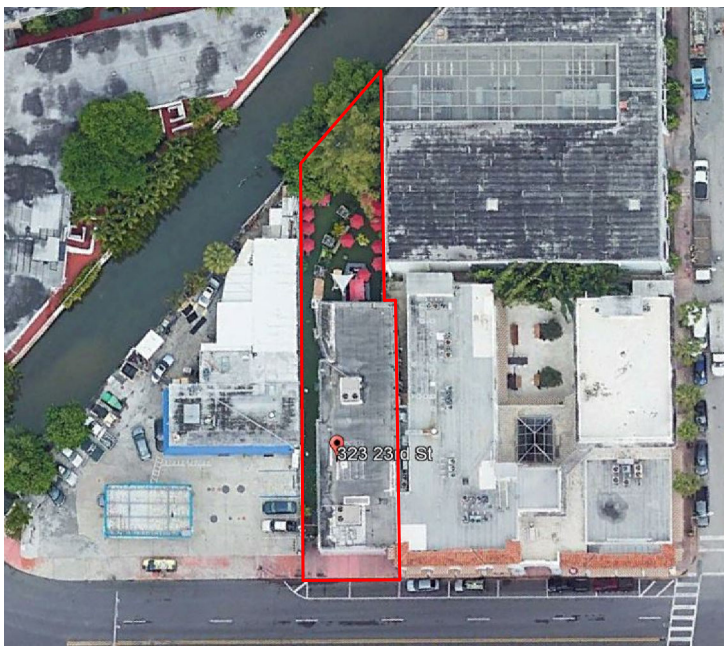
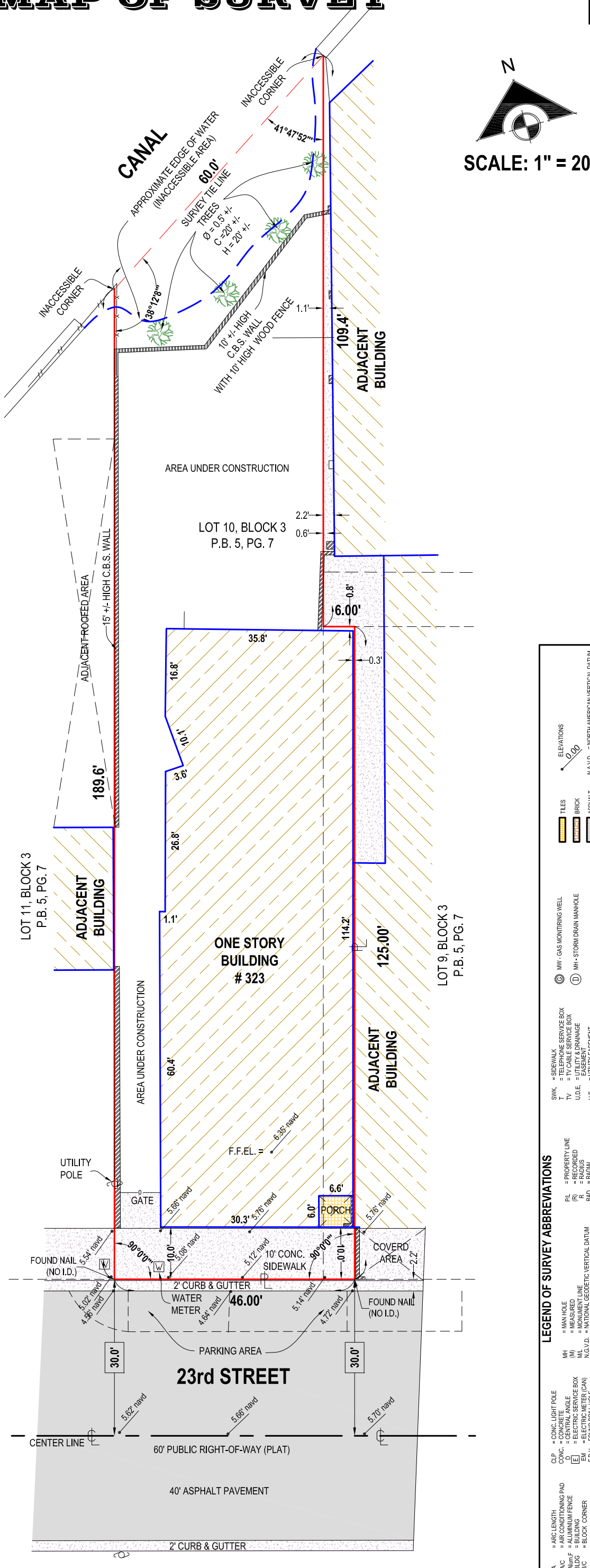
MAP OF SURVEY

SHEET 1/1



LOCATION MAP
(NOT TO SCALE)

N



N

SCALE: 1" = 20'

TYPE OF SURVEY: **BOUNDARY SURVEY** ONLY

PROPERTY ADDRESS:
323 23rd STREET MIAMI BEACH, FL. 33139

LEGAL DESCRIPTION:
LOT 10 AND THE WEST 6 FEET OF LOT 9, BLOCK 3, OF "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:
COMMUNITY NO. **120651** PANEL NO. **0317** SUFFIX: **L**
FIRM DATE: **09-11-2009** FLOOD ZONE: **AE** BASE FLOOD: **8' (NGVD)**

SURVEYOR'S NOTES:
LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.

LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR RECORDED EASEMENTS.

THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.2 FOOT FOR NATURAL GROUND SURFACES AND 0.1 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENTS, CURBS AND OTHER MAN-MADE FEATURES AS MAY EXIST.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.1 FOOT UNLESS OTHERWISE SHOWN.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS BROUGHT TO THE FACT THAT SAID DRAWING MAY BE ALTERED IN SCALE BY THE REPRODUCTION PROCESS

ALL MEASUREMENTS SHOWN ARE IN THE UNITED STATES STANDARD FEET SHOWN ELEVATIONS ARE REFERRED TO N.A.V.D. OF 1988

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

SUBSURFACE IMPROVEMENTS AND/OR ENCROACHMENTS WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN.

NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND DIGITAL SEAL AND /OR THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO THIS MAP OF SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

CERTIFY TO:
323 SOBE LLC

SURVEYOR'S CERTIFICATION:
IN MY PROFESSIONAL OPINION, THIS "**BOUNDARY SURVEY**" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

OSCAR E. BAEZ-CUSIDO LICENSE NO. LS 5034 STATE OF FLORIDA REGISTERED LAND SURVEYOR

360° SURVEYING AND MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6356

Oscar E Baez Digitally signed by Oscar E Baez Date: 2025.06.22 12:59:46 -04'00'

OSCAR E. BAEZ-CUSIDO, P.L.S.
REGISTERED SURVEYOR AND MAPPER NO. 5034
STATE OF FLORIDA.

LEGEND OF SURVEY ABBREVIATIONS

A	= ARC LENGTH	CLP	= CONC. LIGHT POLE	MH	= MAN HOLE
A/C	= AIR CONDITIONING PAD	CONC.	= CONCRETE	(M)	= MEASURED
Alum.F	= ALUMINIUM FENCE	Δ	= CENTRAL ANGLE	M/L	= MONUMENT LINE
BLDG	= BUILDING	E	= ELECTRIC SERVICE BOX	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
B/C	= BLOCK CORNER	EM	= ELECTRIC METER (CAN)	N.T.S.	= NOT TO SCALE
C.B.	= CATCH BASIN	F.D.H.=	FOUND DRILL HOLE	O/E	= OVERHEAD ELECTRIC LINES
C.B.S.	= CONCRETE BLOCK STRUCTURE	F.H.	= FIRE HYDRANT	P.B.	= PLAT BOOK
CH.	= CHORD DISTANCE	F.I.P.	= FOUND IRON PIPE	P.C.P.	= PERMANENT CONTROL POINT
CL.	= CLEAR	F.R.	= FOUND REBAR	PG.	= PAGE
C/L	= CENTER LINE	F.N.	= FOUND NAIL	PRKW.	= PARKWAY
CLF	= CHAIN LINK FENCE	G	= GAS METER	P.R.M.	= PERMANENT REFERENCE MONUMENT
		L.P.	= LIGHT POLE	P/L	= PROPERTY LINE
				(R)	= RECORDED
				R	= RADIUS
				RAD.	= RADIAL
				RES.	= RESIDENCE
				R/W	= RIGHT OF WAY
				S	= SEWER MANHOLE
				SEC.	= SECTION
				S.I.P.	= SET IRON PIPE No ____
				S/L	= SET BACK LINE
				STY.	= STORY
SWK.	= SIDEWALK	MW	= GAS MONITRING WELL	ELEVATIONS	0.00
T	= TELEPHONE SERVICE BOX	MH	= STORM DRAIN MANHOLE	N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
TV	= TV CABLE SERVICE BOX	UP	= WOOD UTILITY POLE	TILES	
U.D.E.	= UTILITY & DRAINAGE EASEMENT	CUP	= CONC. UTILITY POLE	BRICK	
U.E.	= UTILITY EASEMENT	CB	= CATCH BASIN	ASPHALT	
U.M.E.	= UTILITY & MAINTENANCE EASEMENT			BLDG.	
U.P.	= UTILITY POLE			CONC.	
W	= WATER WELL			WALL	
W/M	= WATER METER				

REVISIONS AND/OR UP-DATES
06-21-2025 UP-DATE SURVEY

360° SURVEYING AND MAPPING, LLC
Land Surveyors - Land Planners
P.O.BOX 558981 MIAMI, FLORIDA 33255-8981
PHONE: (305) 265-1002

ORIGINAL FIELD DATE 08-26-2023

JOB NO. **2308-0058A**