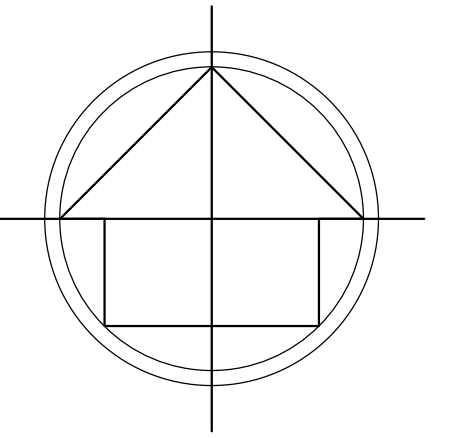




LEGEND:

- CKD CHECKED BY
CONC CONCRETE
DWN DRAWN BY
FB/PG FIELD BOOK AND PAGE
SIR SET 5/8" IRON ROD
& CAP #6448
SNC SET NAIL AND CAP #6448
FIR FOUND IRON ROD
FIP FOUND IRON PIPE
FNC FOUND NAIL AND CAP
FND FOUND NAIL & DISC
P.B. PLAT BOOK
M/D.C.R. MIAMI/DADE COUNTY RECORDS
-X- CHAIN LINK/ WOOD FENCE
CBS CONCRETE BLOCK STRUCTURE
A/C AIR CONDITIONER
FPL FLORIDA POWER & LIGHT
HANDICAP PARKING
CLP CONCRETE LIGHT POLE
ELEVATION
SQ.FT. SQUARE FEET
CO CLEAN OUT
GTMH GREAS TRAP MANHOLE
STMH STORM MANHOLE
BFP BACK FLOW PREVENTER
DDCV DOUBLE DETECTOR CHECK VALVE
WPP WOOD POWER POLE
WM WATER METER
PIV PRESSURE INDICATOR VALVE
OI OIL INTERCEPTOR
CB CATCH BASIN
EB ELECTRIC BOX
FDC FIRE DEPARTMENT CONNECTION
DC DROPPED CURB
BOS BOTTOM OF STRUCTURE
RIM RIM/GRATE ELEVATION
INV INVERT ELEVATION

LOT 11
BLOCK 2

LOT 12
BLOCK 2

LOT 10
BLOCK 2

3 STORY
CBS BUILDING

2 STORY
CBS BUILDING

LOT 5
BLOCK 2

A PORTION OF
LOT 4
BLOCK 2
AREA= 9554 SQ.FT.

5 STORY CBS
BUILDING
AND GARAGE
LOWEST FLOOR =4.96'
NEXT HIGHEST FLOOR=6.52'

17 STORY CBS
BUILDING

18TH STREET

COLLINS AVENUE

NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- BENCHMARK DESCRIPTION : MIAMI/DADE COUNTY BENCHMARK Y-310 R ELEVATION=5.62'

LEGAL DESCRIPTION:

LOT 4, LESS THE WEST 25 FEET, BLOCK 2, "FISHER'S FIRST SUBDIVISION OF ALTON BEACH", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 77 OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION

COMMUNITY NUMBER	120651
PANEL NUMBER	0317 L
ZONE	AE
BASE FLOOD ELEVATION	8
EFFECTIVE DATE	09/11/09

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN FEBRUARY, 2023.
I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: _____

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 02/16/23

UPDATE SURVEY	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	05/05/09	SKETCH	AV	REC
REDUCED ELEVATIONS BY 10"	05/06/09	-----	JD	REC
REVISED SHEET SIZE TO 24" X 36"	06/04/09	-----	AV	REC
UPDATED AND REVISED SURVEY	01/11/10	SKETCH	AV	REC
LABELLED CENTERLINE OF COLLINS & R/W/L OF 18TH STREET	01/21/10	-----	AV	REC
FINAL SURVEY	03/07/12	DATA COLL	AV	REC
ADDED INVERT INFORMATION TO DRAINAGE STRUCTURE	08/06/12	SKETCH	JD	REC

PROJECT NUMBER : 6278-09

SCALE : 1" = 10'

SHEET
1
OF
1
SHEET

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766

CLIENT :

DIANA CRUZ

1826 COLLINS AVENUE
MIAMI BEACH, FLORIDA 33139

SKETCH OF SURVEY