

BOUNDARY & TOPOGRAPHIC SURVEY

LYING IN SECTION 3, TOWNSHIP 54 SOUTH, RANGE 42 EAST,
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

SURVEYOR'S NOTES:

- THIS SITE LIES IN SECTION 3, TOWNSHIP 54 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.
- LEGAL DESCRIPTION SHOWN HEREON AS PER OFFICIAL RECORD BOOK 25494, PAGE 1959 & OFFICIAL RECORD BOOK 18469, PAGE 4345 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- RIGHT-OF-WAY LINES DO NOT REPRESENT AN OPINION OF OWNERSHIP BY THE SURVEYOR.
- SURVEY LIMITS WERE DETERMINED BY THE CLIENT.
- BEARINGS SHOWN HEREON WERE DERIVED FROM COORDINATES RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07) OBTAINED BY USING TRIMBLE VRS NETWORK VIA WIRELESS CELL PHONE LINK AND TRIMBLE GLOBAL POSITIONING SYSTEM (GPS) UNIT AND DATA COLLECTOR/CONTROLLER AND ARE REFERENCED THE CENTER LINE OF WASHINGTON AVENUE, HAVING A BEARING OF N10°47'50"E.
- THIS SURVEY DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING, SETBACKS, OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PROPERTY.
- THE CERTIFICATE OF AUTHORIZATION NUMBER OF BISCAYNE ENGINEERING COMPANY (BEC) IS LB-00129.
- DIMENSIONS AND DIRECTIONS INDICATED HEREON ARE CALCULATED FROM FIELD MEASUREMENTS USING A TOTAL STATION ELECTRONIC DISTANCE MEASUREMENT (EDM), AND A MEASURING TAPE, UNLESS OTHERWISE NOTED.
- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
- TREES SHOWN HEREON WERE LOCATED, BUT NOT MEASURED OR IDENTIFIED.
- SYMBOLS ARE NOT SHOWN TO SCALE.
- UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND SHOULD NOT BE USED FOR CONSTRUCTION. A QUALITY LEVEL B INVESTIGATION WAS PERFORMED TO IDENTIFY UTILITIES THROUGH NON-INVASIVE METHODS AND NO EXCAVATIONS OR DIRECT OBSERVATIONS WERE MADE. THE ACCURACY OF SUBSURFACE UTILITY TARGETING IS SUBJECT TO CERTAIN FACTORS, LIMITATIONS, AND SITE CONDITIONS. IT IS POSSIBLE THAT SOME EXISTING UNDERGROUND UTILITY SYSTEMS WERE NOT DETECTED DURING FIELD INVESTIGATION.
- THE ACCURACY OF THE SURVEY MEASUREMENTS SHOWN HEREON IS BASED ON THE TYPE OF SURVEY AND EXPECTED USE OF THE SURVEY. REDUNDANT MEASUREMENTS AND COMPUTATION RECORDS SUBSTANTIATE THE SURVEY MAP. REDUNDANCY OF MEASUREMENTS WAS OBTAINED BY MULTIPLE OCCUPATIONS OF FOUND AND SET CONTROL POINTS. THESE METHODS HAVE BEEN TESTED BY BE AND FOUND TO HAVE AN EXPECTED ACCURACY OF ± 0.07 FEET HORIZONTALLY, ± 0.03 FEET VERTICALLY ON HARD SURFACES, AND ± 0.1 FEET VERTICALLY ON SOFT SURFACES.
- THERE IS NO EVIDENCE OF DELINEATING WETLANDS MARKER AT THE TIME OF SURVEY. THE CLIENT SHOULD CONSULT WITH A QUALIFIED WETLANDS SPECIALIST TO DETERMINE ANY MATTERS REGARDING THE DELINEATION OF WETLANDS.
- LANDS SHOWN HEREON ARE LOCATED IN FEDERAL FLOOD ZONE AE (EL 8 FEET), PER FIRM MAP NUMBER 12086C0319, SUFFIX L, COMMUNITY NAME: CITY OF MIAMI BEACH, COMMUNITY NUMBER: 120651, REVISED: SEPTEMBER 11, 2009.
- ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AND ARE REFERENCED ON THE FOLLOWING VERTICAL BENCHMARKS:
 - i) BENCHMARK CMB-W-03: PK NAIL AND WASHER ON CONCRETE CURB, ELEVATION = 3.62' (NAVD88), NE INTERSECTION OF 3rd STREET & WASHINGTON AVENUE.
 - ii) BENCHMARK D-116: PK NAIL AND ALUMINUM WASHER IN CONCRETE CATCH BASIN, ELEVATION = 3.48' (NAVD88), 5 STREET 85' SOUTH OF CENTERLINE, AND WASHINGTON AVENUE 39' EAST OF CENTERLINE.
- THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY FOUND IN THE LAWS OF THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, AND THE STATE OF FLORIDA.

ADDITIONAL NOTE:

- LOCATIONS AND GROUND ELEVATIONS OF TEST HOLES WERE MEASURED BY BISCAYNE ENGINEERING. TEST HOLES WERE PERFORMED BY INFRAMAP CORP. AND ALL OTHER TEST HOLE INFORMATION SHOWN HEREON WAS PROVIDED IN A REPORT BY INFRAMAP CORP. (PROJECT NUMBER: PF22339, DATED 1/26/2023).

LEGEND:

- | | | | |
|---|------------------------|---|----------------------------------|
| ⊕ | BACK FLOW PREVENTER | ☼ | LIGHT POLE |
| ▬ | BENCH | ⊕ | POWER POLE |
| ⊙ | BOLLARD | ⊕ | SANITARY SEWER MANHOLE |
| ⊞ | CATCH BASIN | ⊕ | SIGN |
| ⊕ | CLEAN-OUT | ⊕ | TELEPHONE/COMMUNICATION MANHOLE |
| ⊕ | CONCRETE POWER POLE | ⊕ | WATER METER |
| ⊕ | DRAIN | ⊕ | WATER VALVE |
| ⊕ | DRAINAGE MANHOLE | ⊕ | WELL |
| ⊕ | ELECTRIC BOX | ⊕ | WIRE PULL BOX |
| ⊕ | ELECTRIC METER | ⊕ | WOOD POWER POLE |
| ⊕ | ELECTRIC TRANSFORMER | ⊕ | GROUND ELEVATION (TYPICAL) |
| ⊕ | FIRE HYDRANT | ⊕ | HARD SURFACE ELEVATION (TYPICAL) |
| ⊕ | FLOOD LIGHT | ⊕ | BENCHMARK ELEVATION (TYPICAL) |
| ⊕ | GUY WIRE | ⊕ | STRUCTURE IDENTIFIER |
| ⊕ | HANDICAP PARKING SPACE | ⊕ | BENCHMARK |



LOCATION MAP
SCALE: 1"=100'
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FL.



UNDERGROUND UTILITY LINE TYPES:

- c — c — COMMUNICATION UNDERGROUND LINE
- e — e — ELECTRIC UNDERGROUND LINE
- g — g — GAS UNDERGROUND LINE
- u — u — UNKNOWN UNDERGROUND LINE
- s — s — SANITARY SEWER UNDERGROUND LINE
- w — w — WATER UNDERGROUND LINE
- stm — stm — STORM LINE

LINE TYPES:

- — — CENTER LINE
- - - - RIGHT OF WAY LINE
- — — LOT LINE
- - - - - BUILDING OVERHANG LIMITS
- x x x CHAIN LINK FENCE
- o — o — OVERHEAD WIRE
- /// BUILDING FOOTPRINT
- /// CONCRETE WALL
- /// BUILDING LIMITS

ABBREVIATIONS:

- | | | | |
|--------|------------------------------------|--------|---|
| BEC | = BISCAYNE ENGINEERING CO. | NW | = NORTHWEST |
| BM | = BENCHMARK | NW'LY | = NORTHWESTERLY |
| BOTTOM | = BOTTOM OF STRUCTURE | N&D | = NAIL AND DISC |
| C&G | = CURB AND GUTTER | N&W | = NAIL AND WASHER |
| CLF | = CHAIN LINK FENCE | NTT | = NAIL TIN TAB |
| COM. | = COMMUNICATION | NAVD88 | = NORTH AMERICAN VERTICAL DATUM OF 1988 |
| CONC. | = CONCRETE | O.R.B. | = OFFICIAL RECORDS BOOK |
| CB | = CATCH BASIN | (P) | = PER PLAT |
| D.B. | = DEED BOOK | P.B. | = PLAT BOOK |
| ESMT. | = EASEMENT | PG. | = PAGE |
| E/P | = EDGE OF PAVEMENT | P.C.P. | = PERMANENT CONTROL POINT |
| EB | = ELECTRIC BOX | PK | = PARKER KALON |
| ELEV. | = ELEVATION | PROP. | = PROPOSED |
| FDC | = FIRE DEPARTMENT CONNECTION | PRM | = PERMANENT REFERENCE MONUMENT |
| FND | = FOUND | PVC | = POLYVINYL CHLORIDE |
| FPL | = FLORIDA POWER AND LIGHT | R&C | = REBAR AND CAP |
| HDPE | = HIGH-DENSITY POLYETHYLENE | RD. | = ROAD |
| I.R. | = IRON ROD | R/W | = RIGHT-OF-WAY |
| L | = LENGTH (WHEN USED IN CURVE DATA) | SEC. | = SECTION |
| LB | = LICENSED BUSINESS | S'LY | = SOUTHERLY |
| LP | = LIGHT POLE | STA. | = STATION |
| MW | = MONITORING WELL | SW'LY | = SOUTHWESTERLY |
| MHD | = STORM SEWER MANHOLE | VG | = VALLEY GUTTER |
| MHS | = SANITARY SEWER MANHOLE | ⊕ | = CENTER LINE |
| NE | = NORTHEAST | | |
| NE'LY | = NORTHEASTERLY | | |
| N'LY | = NORTHERLY | | |
| NNW | = NORTH NORTHWEST | | |

LEGAL DESCRIPTION:

LOT 14, BLOCK 8, OF OCEAN BEACH FLA., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

LOT 15, IN BLOCK 8 OF OCEAN BEACH, AS RECORDED IN PLAT BOOK 2, AT PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE:

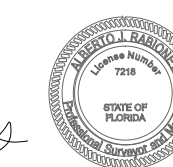
I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY AND TOPOGRAPHIC SURVEY" WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17-062, F.A.C.

BISCAYNE ENGINEERING COMPANY, INC.
529 WEST FLAGLER STREET, MIAMI, FL. 33130
305-324-7671
STATE OF FLORIDA DEPARTMENT OF AGRICULTURE
LB-0000129

SURVEY DATE: 09-01-2023

Alberto J Rabionet



Digitally signed by
Alberto J Rabionet
Date: 2026.03.10
11:47:39-04'00'

ALBERTO J. RABIONET, PSM, FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER NO. 7218
STATE OF FLORIDA

THIS ITEM HAS BEEN DIGITALLY SIGNED. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

F:\SURVEY\PROJECTS\187000\187563 JOHN MARSHALL-251 WASHINGTON AVENUE-ARQUITECTONICA\2 CAD\2.DWG\03-87563-REVISED 12-05-23.dwg [SHEET 1] Dec 05, 2023 10:42am PMIRANDA

BISCAYNE ENGINEERING
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PLANNERS
• SINCE 1898 •

251 WASHINGTON AVE., MIAMI BEACH, FL 33139
FOR: JOHN MARSHALL
SCALE: AS SHOWN
DATE: 09/01/23
DESIGNED BY: WH
DRAWN BY: KTF/RB
CHECKED BY: AJR
APPROVED BY: WH/AJR
F.B./P.G.: 3107/85-69

ORDER No.
03-87563
SHEET No.
1 of 2

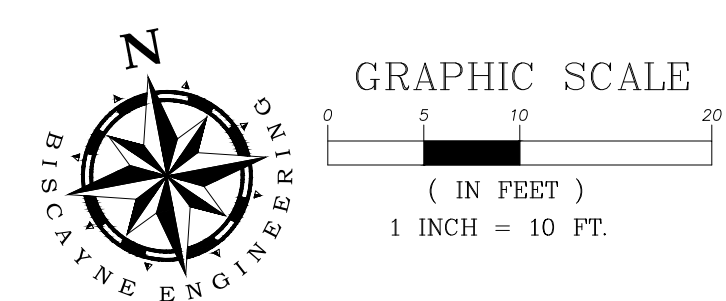
ORDER #	DATE	F.B.#	COMMENTS
87563	09/01/23	3107	ADDED TEST HOLES
87563	09/01/23	3107	LOCATE FIELD
87563	09/01/23	3107	LOCATE AND TAKE HYDRANT NORTHWEST OF BLOCK
87563	09/01/23	3107	SURVEY UPDATE

ORDER #	DATE	F.B.#	COMMENTS
87563	09/01/23	3107	ADDED TEST HOLES
87563	09/01/23	3107	LOCATE FIELD
87563	09/01/23	3107	LOCATE AND TAKE HYDRANT NORTHWEST OF BLOCK
87563	09/01/23	3107	SURVEY UPDATE

MIAMI-DADE
529 W. FLAGLER ST. MIAMI, FL 33130
TEL (305) 324-7671 FAX (305) 324-0809
449 NW 35TH ST. FDC PLAZA TALLON, FL 33411
TEL (861) 609-2329
E-MAIL: INFO@BISCAYNEENGINEERING.COM
WEB: WWW.BISCAYNEENGINEERING.COM

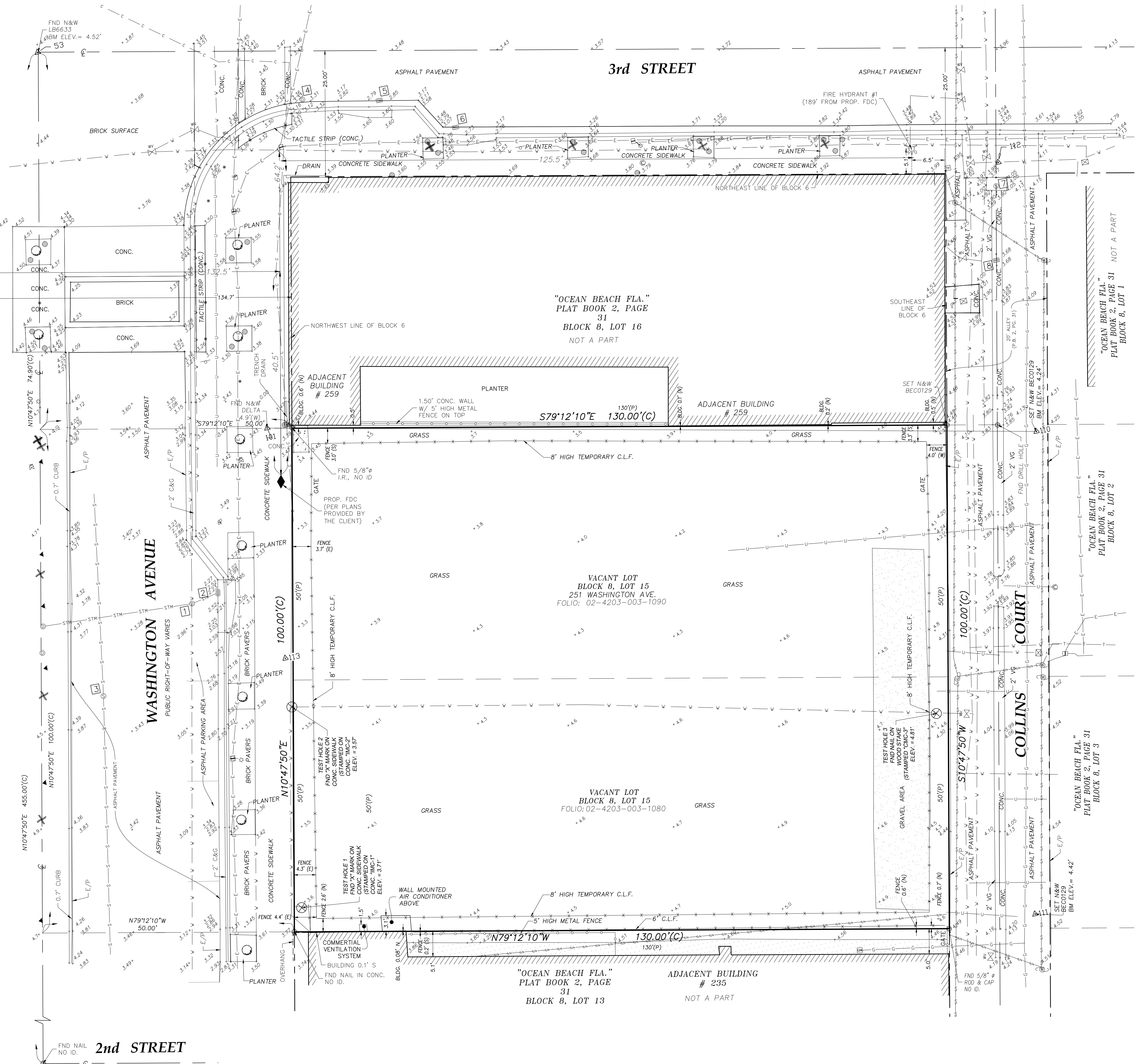
BOUNDARY & TOPOGRAPHIC SURVEY

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CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA



TEST HOLES TABLE				
DESCRIPTION	GROUND ELEVATION	DEPTH	INVERT ELEVATION	NOTES
TEST HOLE 1	3.71'	0.55'	3.16'	TEST HOLE REVEALED A CONCRETE SLAB, POSSIBLE PROTECTIVE COVERING, OVER REQUESTED WATER MAIN. DID NOT CONTINUE DIGGING DUE TO POSSIBLE DAMAGE TO UTILITY.
TEST HOLE 2	3.57'	0.43'	3.14'	TEST HOLE REVEALED A CONCRETE SLAB, POSSIBLE PROTECTIVE COVERING, OVER REQUESTED WATER MAIN. DID NOT CONTINUE DIGGING DUE TO POSSIBLE DAMAGE TO UTILITY.
TEST HOLE 3	4.81'	1.33'	3.48'	TEST HOLE REVEALED A CONCRETE SLAB, POSSIBLE PROTECTIVE COVERING, OVER REQUESTED WATER MAIN. DID NOT CONTINUE DIGGING DUE TO POSSIBLE DAMAGE TO UTILITY.

STRUCTURES TABLE NAVD-88							
NUMBER	STRUCTURE	RIM ELEV (FEET)	INVERT ELEV (FEET)	PIPE DIAM (INCH)	MATERIAL	DIRECTION	DESCRIPTIONS
1	MHD	2.84	-0.76	15	HDPE	EAST	
			-0.92	15	HDPE	WEST	
			-2.60			BOTTOM	
2	CB	2.57	-0.55	15	HDPE	WEST	
			-2.28			BOTTOM	
			-8.70	24	PVC	SOUTH	
3	MHS	3.64	-0.96	12	CLAY	NORTH	
			-2.06	12	CLAY	EAST	
			1.39	6	PVC	SOUTH	
4	MHD	3.39	-2.06	12	CLAY	WEST	
			-2.06			BOTTOM	
			N/A	N/A	N/A	WEST	
5	CB	3.23	-4.22			WEST	WEST PIPE CLOSED, STRUCTURE FULL OF WATER
6	CB	3.12				BOTTOM	STRUCTURE FULL OF WATER
7	MHS	3.86	-0.19	12	PVC	NORTH	
			-0.24	122	PVC	SOUTH	
8	CB	3.67	2.22	12	CONC	NORTH	
			2.17			BOTTOM	



F:\SURVEY\PROJECTS\187563\187563 JOHN MARSHALL - 251 WASHINGTON AVENUE-ARQUITECTONICA\2. CAD\2. DWG\03-87563-REVISED 12-05-23.dwg [SHEET 2] Dec 05, 2023 10:42am PHIRANDA

ORDER NO.	03-87563	DATE:	09/01/23	APPROVED BY:	WH/AJR
FOR:	JOHN MARSHALL	DESIGNED BY:	WH	CHECKED BY:	AJR
SCALE:	AS SHOWN	DRAWN BY:	KTF/RB	DATE:	3107/85-69
251 WASHINGTON AVE., MIAMI BEACH, FL 33139					
2 of 2					

BISCAYNE ENGINEERS
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• SINCE 1898 •

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529 W. FLAGLER ST. MIAMI, FL 33130
TEL (305) 324-7671, FAX (305) 324-0809
449 NW 35TH ST. FDC BLDG PATTON, FL 33411
TEL (661) 693-2329
E-MAIL: INFO@BISCAYNEENGINEERING.COM
WEB: WWW.BISCAYNEENGINEERING.COM