

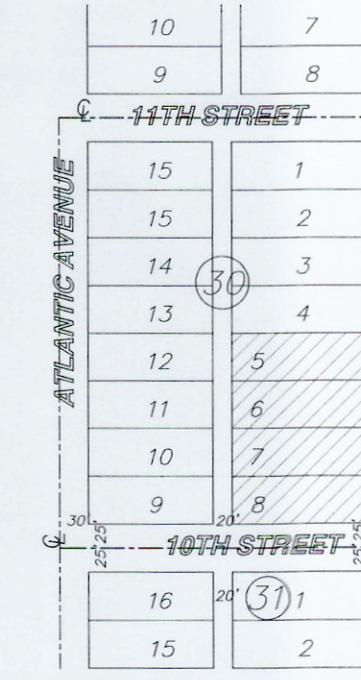
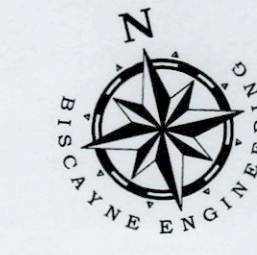
BOUNDARY SURVEY

1000-1030 COLLINS AVENUE, MIAMI BEACH, FL.



GRAPHIC SCALE
(IN FEET)
1 INCH = 20 FT.

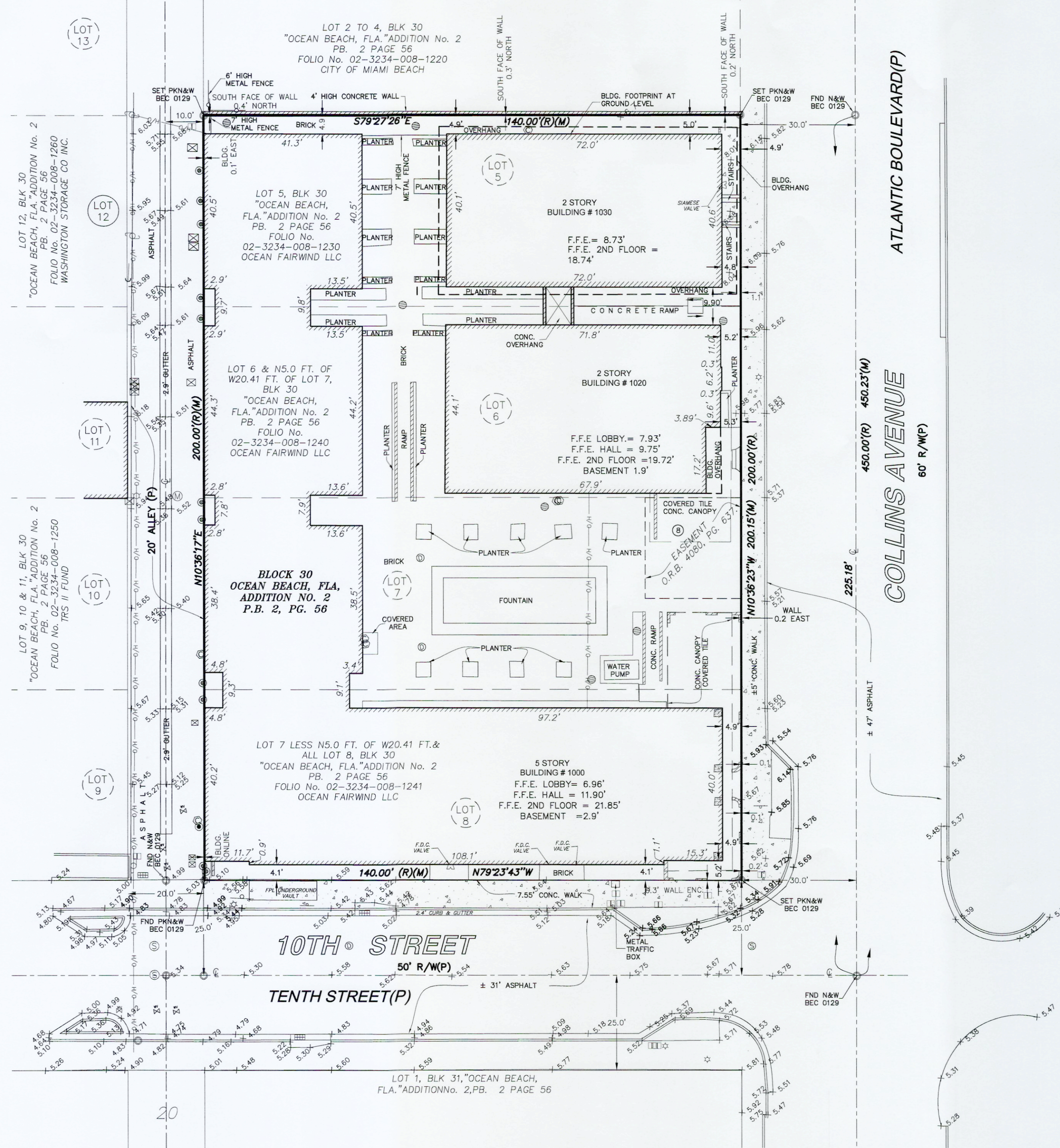
11TH STREET



LOCATION SKETCH
N.T.S.
SEC.3-54-42

ABBREVIATIONS:

- BLDG. = BUILDING
 - (C) = CALCULATED FROM FIELD MEASUREMENTS
 - C.B.S. = CONCRETE BLOCK STRUCTURE
 - CLR. = CLEAR
 - CONC. = CONCRETE
 - C.T. = CLEAR TRUNK
 - D.H. = DRILL HOLE
 - C.L.F. = CHAIN LINK FENCE
 - ENC. = ENCROACHMENT
 - FND. = FOUND
 - GND. = GROUND
 - ID. = IDENTIFICATION
 - N&D. = NAIL AND DISC
 - N.T.S. = NOT TO SCALE
 - N&W. = NAIL AND WASHER
 - O.R.B. = OFFICIAL RECORDS BOOK
 - P.B. = PLAT BOOK
 - P.G. = PAGE
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - PL. = PLANTER
 - PK&W. = PARKER KALON NAIL AND WASHER
 - R&C. = ROD AND CAP
 - R/W. = RIGHT-OF-WAY
 - SAN. = SANITARY
 - SIAMSESE VALVE = FIRE HOSE CONNECTION
 - (TYP.) = TYPICAL
 - M. = MONUMENT LINE
 - X 0.00 = ELEV
 - (R) = RECORD
 - (M) = MEASURED
 - (P) = PLAT
 - F.F.E. = FINISHED FLOOR ELEVATION
-
- ▣ CATCH BASIN
 - ⊠ WATER METER
 - ⊠ HANDICAP PARKING SPACE
 - ⊠ LIGHT POLE
 - ⊠ MANHOLE
 - ⊠ DRAIN
 - ⊠ POST
 - ⊠ POWER POLE
 - ⊠ PULL BOX
 - ⊠ SIGN
 - ⊠ SEWER MANHOLE
 - ⊠ PARKING METER
 - ⊠ TRAFFIC SIGNAL POLE
 - ⊠ WATER METER
 - ⊠ WATER VALVE
 - ⊠ A/C
 - ⊠ GAS METER
 - ⊠ GAS VALVE
 - ⊠ GUY WIRE
 - ⊠ CLEAN OUT
 - ⊠ METAL FENCE
 - ⊠ CENTER LINE
 - ⊠ MONUMENT LINE
 - ⊠ OVERHEAD WIRE



LEGAL DESCRIPTION:
Lots 5, 6, 7 and 8, Block 30, OCEAN BEACH, FLA. ADDITION NO. 2, according to the Plat thereof, as recorded in Plat Book 2, at Page 56, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- THIS SITE LIES IN THE SECTION 3, TOWNSHIP 54 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA.
- LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- SITE ADDRESS IS 1000-1030 COLLINS AVENUE, MIAMI, FLORIDA 33133; FOLIO # 02-3234-008-1230, 02-3234-008-1240 AND 02-3234-008-1241. (FOLIO NUMBER PER THE MIAMI-DADE COUNTY PROPERTY APPRAISER'S WEBSITE).
- BEARINGS SHOWN HEREON ARE ASSUMED, AND REFERENCE TO THE BEARING BASIS, BEING N10°36'23"E ON EAST LINE OF LOT 5, 6, 7 AND 8 BLOCK 30, PLAT BOOK 2 PAGE 56, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- THIS SITE WAS NOT ABSTRACTED FOR EASEMENTS OR RIGHTS-OF-WAY OF RECORD. CLIENT IS ADVISED TO GET A COMMITMENT FOR TITLE INSURANCE THAT SHOW ALL MATTERS OF RECORD. SURVEYOR MAKES NO STATEMENT AS TO OWNERSHIP WHICH IS SUBJECT TO AN OPINION OF TITLE BY A LICENSED FLORIDA ATTORNEY.
- THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- 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.
- THIS SURVEY DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING OR DEVELOPMENTS RESTRICTIONS ON THE SUBJECT PARCEL.
- NO ATTEMPT WAS MADE BY THE SURVEYOR TO DETERMINE MINERAL RIGHTS OWNERSHIP AND/OR RIGHTS-OF-ENTRY APPURTENANT THERETO.
- NOTED RECORDED REFERENCES ARE FROM THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.
- IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PARCEL HAVE NOT BEEN LOCATED EXCEPT AS SHOWN. NO SUB-SURFACE FOUNDATIONS HAVE BEEN LOCATED AS PART OF THIS SURVEY.
- UNDERGROUND IMPROVEMENTS AND/OR UNDERGROUND ENCROACHMENTS, WHERE THEY ARE NOT VISIBLE AT SURFACE GROUND LEVEL, ARE NOT SHOWN INCLUDING BUT NOT LIMITED TO BUILDINGS, STRUCTURAL APPURTENANCES, STORM DRAINAGE SYSTEMS, TANKS OR RUBBISH FILLS.
- DIMENSIONS INDICATED HEREON ARE FIELD MEASURED USING A TOTAL STATION ELECTRONIC DISTANCE MEASUREMENT (EDM), UNLESS OTHERWISE NOTED.
- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
- SYMBOLS SHOWN HEREON ARE FOR REFERENCE AND ARE NOT SHOWN TO SCALE.
- THE LOCATION OF VISIBLE UTILITIES SHOWN HEREON WERE FIELD LOCATED.
- NO ATTEMPT WAS MADE BY THE SURVEYOR TO LOCATE UNDERGROUND UTILITIES.
- THE CERTIFICATE OF AUTHORIZATION NUMBER OF BISCAYNE ENGINEERING COMPANY (BE) IS LB-00129.
- 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 WAS REDUNDANT 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.
- ELEVATIONS SHOWN ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29)
- FLOOD ZONE INFORMATION:
COMMUNITY NUMBER: 120635, COMMUNITY NAME: CITY OF MIAMI BEACH, FLOOD ZONE: "AE", BASE FLOOD ELEVATION = 8', MAP NUMBER: 12086C0317L, MAP REVISED: SEPTEMBER 11, 2009.
- BENCHMARKS: PUBLISHED BENCHMARKS (NGVD 29)
i) D-116, PK NAIL & WASHER IN CONC. CATCH BASIN, SE CORNER OF INTERSECTION OF WASHINGTON AVENUE & 5 STREET. ELEVATION= 5.03'.
ii) X-310-R, US C & G BRASS DISC IN CORAL ROCK OF AMERICAN LEGION WAR MEMORIAL. ELEVATION= 8.12'.
- THE SUBJECT PROPERTY CONTAINS 28,013 SQUARE FEET OR 0.64 ACRE MORE OR LESS.

SURVEYOR'S CERTIFICATION:

I hereby certify that the attached "BOUNDARY SURVEY" complies with the Standards of Practice for Surveying and Mapping 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.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Biscayne Engineering Company, Inc.
529 West Flagler Street, Miami, FL. 33130
305-324-7871
State of Florida Department of Agriculture
LB-0000129

SURVEY DATE: 04-17-19

SELVIN BRUCE, PSM For the Firm
Professional Surveyor and Mapper No. 5290
State of Florida

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BISCAYNE ENGINEERING
SURVEYORS • ENGINEERS
PLANNERS
• SINCE 1888 •

1000-1030 COLLINS AVENUE

FOR: TAL ANON
SCALE: 1" = 20'
DATE: 04/17/19

DESIGNED BY: S.B.
DRAWN BY: R.C.
CHECKED BY: S.B.

APPROVED BY: S.B.
F.B./P.C.: 2997-02

ORDER No.
03-86513

SHEET No.
1 of 1