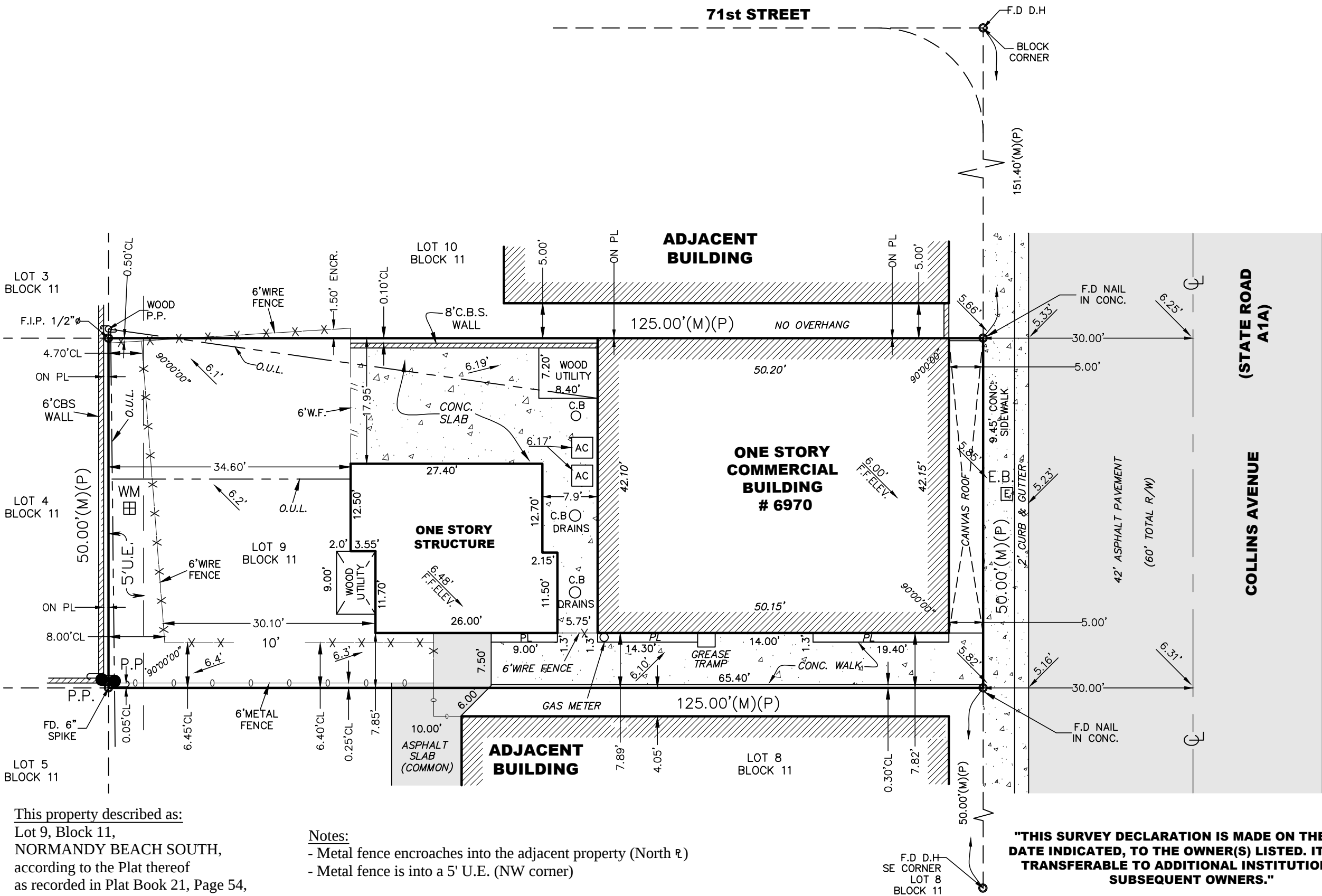




This property described as:

Lot 9, Block 11,
NORMANDY BEACH SOUTH,
according to the Plat thereof
as recorded in Plat Book 21, Page 54,
of the Public Records of Miami-Dade
County, Florida.

Certified to:

Las Vegas Beach, Inc.

Address:

6970 Collins Avenue, Miami Beach, FL 33141

Notes:

- Metal fence encroaches into the adjacent property (North E)
- Metal fence is into a 5' U.E. (NW corner)

Elevations shown refer to N.G.V.D. 1929.
BM # CMB 69 11 (CITY OF MIAMI BEACH)
Elevation = 4.27 ft (N.G.V.D.)
2.72 ft (N.A.V.D.)

REVISIONS:				
FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX:	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
AE	120651	0326	L	
F.I.R.M.DATE	F.I.R.M.INDEX	BASE ELEV.		
09 / 11 / 09	09 / 11 / 09	+ 8 FT N.G.V.D.		

TOPOGRAPHIC SURVEY.
I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

René Aiguesvives
RENE AIGUESVIVES 06/19/18
PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

Alvarez, Aiguesvives and Associates, Inc.
Surveyors, Mappers and Land Planners
9789 Sunset Drive, Miami, FL 33173
Ph. 305-385-0385 ~ 305.220.2424 L.B. No. 6867
fastsurvey@aol.com ~ aaasurvey@aol.com

Field Date	Scale:	Drawn by:	Drwg. No.
06/17/18	1"= 15'	I.C.	18-23640

NOTE:

a) All clearances and/or encroachments shown hereon are of the apparent nature, fence legal ownership not determined.

b) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.

c) Code restrictions and title search not reflected in this survey

d) Underground utilities, improvements, footings and encroachments, if any not located.

e) The flood information shown hereon does not imply that the subject property will or will not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any damage that occurs from reliance on said information.

f) Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.

g) All roads shown hereon are public unless otherwise noted.

h) No identification cap found on property corners unless otherwise noted.

i) Distance along boundary are record and measured unless otherwise noted.

j) The graphic portions of this document are intended to be displayed at the graphic/name scales as depicted. Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.

k) Accuracy: The expected use of land as classified in the minimum technical standards 5J17-FAC), is "Suburban". The Minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.

l) Contact the appropriate authorities prior to any design work or excavation on the herein described parcel for building, zoning information and utilities location.

LEGEND

A = Arc
ASPH = Asphalt
BM = Bench Mark
BRG = Bearing
CB = Catch basin
CBS = Concrete Block Structure
CH = Chord
Chatta = Chattahoochee
CL = Center Line
CLF = Chain Link Fence
CL = Clear
CONC = Concrete
D = Delta
Ø = Diameter
DH = Drill Hole
DME = Drainage & Maintenance Easement
E.B. = Electric Box
Enc. = Encroachment
F.F. = Finish Floor
F.H. = Fire Hydrant
F.I.R. = Found Iron Rebar
FPL = Florida Power & Light
F.I.P. = Found Iron Pipe
FD. = Found
L.P. = Light Pole
M = Measured
M.F. = Metal Fence
M.H. = Manhole
ML = Monument Line
MON. = Monument
N/A = Not Applicable
N/D = Nail & Disc
NTS = Not to Scale
O/S = Offset
O.U.L. = Overhead Utility Lines
OH = Overhang
P = Plat
PB = Plat Book
PC = Point of Curvature
P.C.C. = Point of Compound Curvature
PCP = Permanent Control Point
PG = Page
P.I. = Point of Intersection
PL = Property Line
PL = Planter
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
P.P. = Power Pole
P.R.M. = Permanent Reference Monument
P.R.C. = Point of Reverse Curvature
PT = Point of Tangency
R = Radius
R/R = Railroad
PSM = Professional Surveyor Mapper
R/W = Right-of-Way
SWK = Sidewalk
Sec. = Section
(TYP) = Typical
T = Tangent
U.E. = Utility Easement
W.F. = Wood Fence
W.M. = Water Meter
W.V. = Water Valve
++ = Denotes Spot Elevations Taken

Bearing, if any, shown based on N/A (reference) N/A