

Property Address: 743-755 Washington Ave., Miami Beach, FL. 33139.

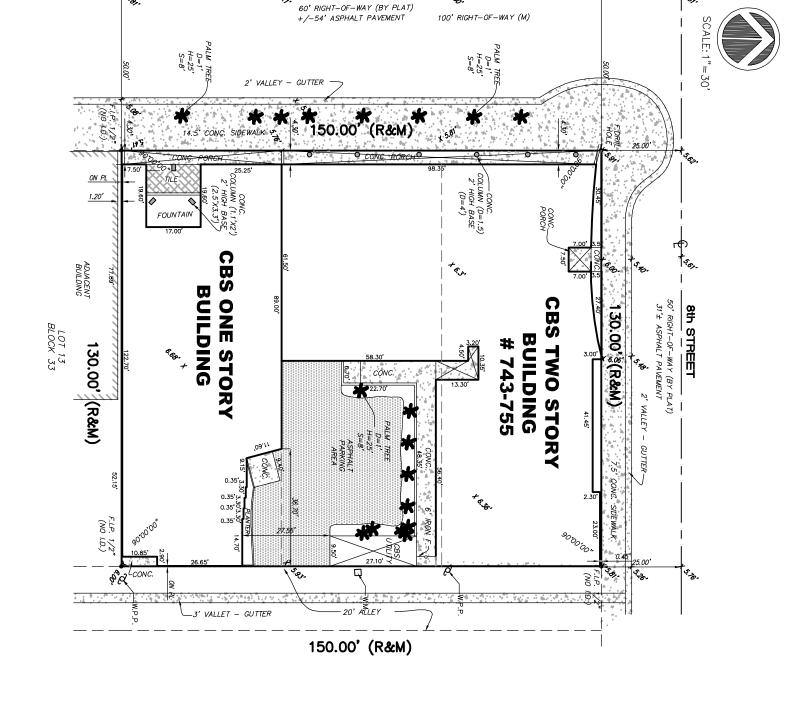
Certified To: Jamestown Premier 755 Washington Avenue, LLC

Legal Description: Lots 14, 15 and 16, Block 33, of OCEAN BEACH, FLA, ADDITION NO. 1, according to the plat thereof, as recorded in Plat Book 3, Page 11, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- 1) OWNERSHIP SUBJECT TO OPINION OF TITLE.
- 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 4) LEGAL DESCRIPTION PROVIDED BY CLIENT.
- 5) UNDERGROUND ENCROACHMENTS NOT LOCATED.
- 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 7) OWNERSHIP OF FENCES ARE UNKNOWN
- 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF
- 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.
- 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- 11) ELEVATIONS BASED OFF OF BM# D-116 LOC# 4231 NE ELEV.5.03' NGVD

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNNG PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. BEARINGS WHEN SHOWN ARE REFERRED TP AM ASSUMED VALUE OF SAID PB: 3 PG: 11



WASHINGTON AVENUE

BOUNDARY SURVEY

<u>LEGEND & ABBREVIATIONS:</u>

3.C.= BLOCK CORNER = CONCRETE = CONC. BLOCK WALL = CONC. BLOCK W. PROPERTY LINE CALC.= CALCULATED = ASPHALT

CALCULATED
M.= FIELD MEASURED
P. = PER PLAT
TYP. = TYPICAL
P.R.M.= PERMANENT
REFERENCE MONUMENT
P.C.P.= PERMANENT CONTROL P.C.P.= PERMANENT CONTROL BOOK
POINT M.H.= MAN HOLE
FD. NAIL = FOUND NAIL C.B.S.= CONCRETE
FD. D/H = FOUND DRILL HOLE
STRUCTURE L= LENGHI
A= CENTRAL ANGLE / DELTA
R = RADIUS
T = TANGENT
P.T. = POINT OF TANGENCY
P.C. = POINT OF CURVATURE
P.C.C.= POINT OF COMPOUND
CURVE FD. 1/2" I.P. = FOUND IRON PIPE 1/2" DIAMETER W.M.= WATER METER

U.E.= UTILITY EASEMENT

ENCR.= ENCROACHEMENT F.F. ELEV. = FINISHED FLOOR ELEVATION N.T.S.= NOT TO SCALE
P.B.= PLAT BOOK
O.R.B.= OFFICIAL RECORD

THE FOUND DRILL HOLE STRUCTURE

2" I.P. = FOUND IRON

2" DIAMETER

CONCRETE MONUMENT

LINES

TEL. = TELEPHONE FACILITIES

P.R.C.= POINT OF REVERSE CURVE CH = CHORD CH. BRG.= CHORD BEARING BENCH MARK
BEARING REFERENCE
POINT OF COMMENCEMENT
POINT OF BEGINNING
TEMPORARY BENCH MARK
POINT OF BEGINNING
TEMPORARY BENCH MARK

P.P.= POWER POLE
D.M.E.= DRAINAGE & MAINTENANCE EASEMENT

0.0' = EXISTING ELEVATION

ELEV.= ELEVATION
SEC.= SECTION
TWS. = TOWNSHIP
RG. = RANGE
SWK= SIDEWALK I.D.M.= IEMFURARY BENCH MARK

FD. I.R. = FOUND IRON REBAR

FD. P.K.NAIL = FOUND PARKER-KALON NAIL

P.S.M.= PROFESSIONAL SURVEYOR AND MAPPER

A/C = AIR CONDITIONER PAD

TX = TRANSFORMER

HEREBY CERTIFY THAT THE SURVEY REPRESENTED THEREON MEETS THE MINIMUM TECHNICAL REQUIREMENTS ADOPTED BY THE STATE OF FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA PURSUANT IO SECTION 47.2.027 FLORIDA STATUTES. THERE ARE NO ENCROACHMENTS, OVERLAPS, EASEMENTS APPEARING ON THE PLAT OR VISIBLE EASEMENTS OTHER THAN AS SHOWN HEREON.

REGISTERED LAND SURVEYOR STATE OF FLORIDA #5924

SINCE 1987 BLANCO SURVEYORS INC. Engineers • Land Surveyors • Planners • LB # 0007059

555 NORTH SHORE DRIVE MIAMI BEACH, FL 33141

Email: blancosurveyorsinc@yahoo.com Fax: (305) 865-7810 (305) 865-1200 FLOOD ZONE: AE SUFFIX: L FEMA DATE: 09 / 11 / 09 BASE: 8' **COMMUNITY # 120651** PANEL: 0319 SCALE: DWN. BY: DATE: JOB No. 19 - 462 6/13/19 1'' = 30'R.BELLO



REVISED: