

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY



0 10 20
SCALE: 1" = 20'



LOCATION MAP
NOT TO SCALE



LEGAL DESCRIPTION:

Lot 14, Block 11, OCEAN BEACH 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 REPORT AND GENERAL NOTES

(Not valid without the attached Survey Map)

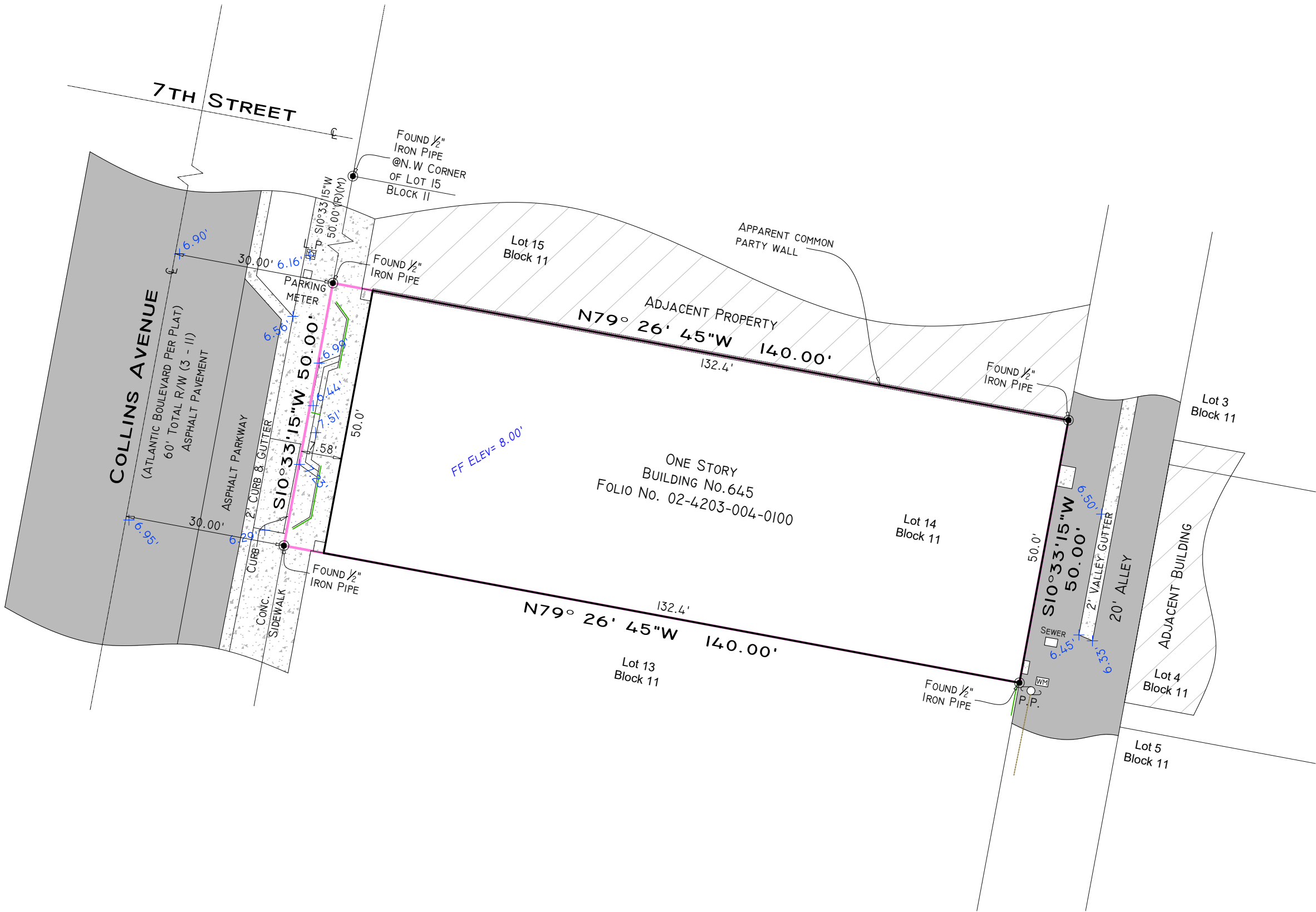
1. Legal Description has been furnished by the client.
2. References to "Deed", "Record" or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.
3. These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor. A title search has not been performed by the surveyor.
4. North arrow direction is based on an assumed Meridian. Bearings are based on an assumed meridian on a well-established line, said line is being noted as BR on the Survey Map.
5. Only above ground improvements are shown herein. Foundations, underground features and utilities have not been located.
6. Survey markers found in the field have no identification unless otherwise shown. Any survey marker set by our company is labeled LB 7262 or PSM 6169.
7. Fence ownership has not been determined. Distances from existing fences to boundary lines are approximate. Fence/walls width and conditions must be considered to determine true location. Lands located beyond perimeter fences might or might not be being used by adjoining. Adjoining parcels have not been investigated.
8. This Survey Map is intended to be displayed at the scale shown hereon. Data is expressed in U.S. Survey Foot.
9. This Survey Map is being prepared for the use of the party/parties that it is certified to and does not extend to any unnamed individual, entity or assignee.
10. **FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120651 (City of Miami Beach), Panel 0319, Suffix L, revised on Sept 11th, 2009, this real property falls in Zone "AH" with Base Flood Elevation 8 feet (NGVD 1929)
11. **HORIZONTAL ACCURACY:** Accuracy obtained thru measurements and calculations meets and exceeds the minimum horizontal feature accuracy for a Suburban area being equal to 1 foot in 7, 500 feet.
12. **VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the National Geodetic Vertical Datum of 1929 (NGVD 1929). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:
Bench Mark # 1: Miami-Dade County Public Works Department Bench Mark D-146,
Elevation = 8.84 feet
Bench Mark # 2: Miami-Dade County Public Works Department Bench Mark D-116,
Elevation = 5.03 feet

I HEREBY CERTIFY TO:

Benge Enterprise Corporation.

That this Survey conforms to the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in applicable provisions of chapter 5J-17, Florida administrative code pursuant to Section 472.027 Florida Statutes. This Survey is accurate and correct to the best of my knowledge and belief.

Odalys C. Bello-Iznaga
Professional Surveyor and Mapper LS6169 · State of Florida
Field Work Date: 10/16/2019



LEGEND & ABBREVIATIONS

	= CONCRETE (CONC.)
	= CONCRETE BLOCK WALL
	= WOOD DECK
	= COVERED AREA
	= ASPHALT
	= TILE
	= PAVERS
	= STONE
	= CHAIN LINK FENCE (CLF)
	= WOOD FENCE (WF)
	= IRON METAL BARS FENCE (IF)
	= OVERHEAD WIRES
	= WATER VALVE (WV)
	= POWER POLE (PP)
	= GUY ANCHOR
	= WATER METER (WM)
	= CONC. LIGHT POLE (LP)
	= WELL
	= STREET SIGN
	= SANITARY MANHOLE
	= DRAINAGE MANHOLE
	= MANHOLE
	= FIRE HYDRANT
	= CABLE BOX (CATV)
	= FPL TRANSFORMER
	= CATCH BASIN OR INLET
	= EXISTING ELEVATION
	= PERMANENT REFERENCE MONUMENT (PRM)
	= PROPERTY CORNER
	= PERMANENT CONTROL POINT (PCP)
	PT = POINT OF TANGENCY
	PC = POINT OF CURVATURE
	PCC = POINT OF COMPOUND CURVE
	PRC = POINT OF REVERSE CURVE
	BM = BENCH MARK
	BR = BEARING REFERENCE
	TBM = TEMPORARY BENCH MARK
	PL = PROPERTY LINE
	CL = CENTER LINE
	ML = MONUMENT LINE
	BL = BASE LINE
	MEAS = FIELD MEASURED
	P = PER PLAT
	PSM = PROFESSIONAL SURVEYOR AND MAPPER
	A/C = AIR CONDITIONER PAD
	ENCR = ENCROACHMENT
	FF ELEV = FINISHED FLOOR ELEVATION
	(XX-XX) = DENOTES PLAT BOOK XX - PAGE XX
	ORB = OFFICIAL RECORD BOOK
	CBS = CONCRETE BLOCK STRUCTURE
	R/W = RIGHT OF WAY
	ELEV = ELEVATION
	SEC = SECTION
	T = TOWNSHIP
	R = RANGE
	CALC = CALCULATED

BELLO & BELLO LAND SURVEYING
12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186
Phone: 305.251.9606 • Fax: 305.251.6057 • LB#7262
e-mail: info@belloland.com • www.bellolandsurveying.com

Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

Property Address:
645 Collins Avenue, Miami Beach, Florida 33139
Project No. 20177

PAGE 1 OF 1

