

PROPERTY ADDRESS: 1438 COLLINS AVE., MIAMI BEACH, FL. 33139

LEGAL DESCRIPTION: THE EAST 17.5 FEET OF LOT 3, AND ALL OF LOTS 1 AND 2, BLOCK 2, ESPANOLA VILLAS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, AT PAGE 45, 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.

SINCE 1987

- 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-148-R LOC# 3220 N ELEV. 6.35'

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 TO AN ASSUMED VALUE OF SAID PB: 7 PG: 45

BOUNDARY SURVEY

LEGEND & ABBREVIATIONS:

R/W = RIGHT OF WAY

- B.C.= BLOCK CORNER = CONCRETE
 = CONC. BLOCK WALL = CONC. BLOCK WA = PROPERTY LINE C = CENTER LINE

 M = MONUMENT LINE

 CALC.= CALCULATED = ASPHALT M.= FIELD MEASURED
 P. = PER PLAT
 TYP. = TYPICAL PRM = PERMANENT
- X X = CHAIN LINK FENCE (CLI / / = WOOD FENCE (WF) 0 0 = IRON FENCE (IF) A = ARC DISTANCE L= LENGTH

- REFERENCE MONUMENT
 P.C.P.= PERMANENT CONTROL L= LENGTH
 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 C.B.= CATCH BASIN CATV = CABLE UTILITY BOX
- U.E.= UTILITY EASEMENT A.E. = ANCHOR EASEMENT D.E. = DRAINAGE EASEMENT
 - ENCR.= ENCROACHEMENT F.F. ELEV. = FINISHED FLOOR ELEVATION N.T.S.= NOT TO SCALE
 P.B.= PLAT BOOK
 O.R.B.= OFFICIAL RECORD
 - P.C.P.= PERMANENT CONTROL
 BOOK
 POINT
 FD. NAIL = FOUND NAIL
 FD. D/H = FOUND DRILL HOLE
 STRUCTURE
 - 2" I.P. = FOUND IRON | BLDG = BUILDING | V2" DIAMETER | O.H.L. = OVERHEAD UTILITY | UINES | 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.O.B.= T.B.M.=

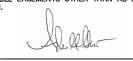
FD. I.R. = FOUND IRON REBAR
FD. P.K.NAIL = FOUND PARKER-KALON NAIL
P.S.M.= PROFESSIONAL SURVEYOR AND MAPPER
A/C = AIR CONDITIONER PAD
TX= TRANSFORMER
D.B. = CONTINUE PAD

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

0.0' = EXISTING ELEVATION

ELEV.= ELEVATION
SEC.= SECTION
TWS. = TOWNSHIP
RG. = RANGE
SWK= SIDEWALK

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 STATUTES. THERE ARE NO ENCROACHMENTS,
OVERLAPS, EASEMENTS APPEARING ON THE PLAT
OR VISIBLE EASEMENTS OTHER THAN AS SHOWN



ADIS N. NUNEZ REGISTERED LAND SURVEYOR STATE OF FLORIDA #5924

BLANCO SURVEYORS INC. Engineers • Land Surveyors • Planners • LB # 0007059 555 NORTH SHORE DRIVE MIAMI BEACH, FL 33141 (305) 865-1200

Email: blancosurveyorsinc@yahoo.com Fax: (305) 865-7810

FLOOD ZONE: FEMA DATE: 09 / 11 / 09 SUFFIX: L PANEL: 0317 **COMMUNITY # 120651** DATE SCALE: DWN. BY JOB No. 19 - 742 11/27/19 1" = 30' R.BELLO



NOT VALID UNLESS EMBOSSED WITH

REVISED: