

PROPERTY ADDRESS: 730 71 ST., MIAMI BEACH, FL. 33141

LEGAL DESCRIPTION: ALL OF THAT PORTION OF LOTS 1 AND 2, IN BLOCK 16, OF NORMANDY BEACH SOUTH, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A POINT OF BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 16, NORMANDY BEACH SOUTH, RUN WEST FOR A DISTANCE OF 45 FEET ALONG THE NORTH LINE OF SAID LOT 1; THENCE RUN SOUTH, AT AN ANGLE OF 90 DEGREES, FOR A DISTANCE OF 101.40 FEET TO THE SOUTH LINE OF LOT 2 OF SAID BLOCK 16; THENCE RUN EAST FOR A DISTANCE OF 107.55 FEET ALONG SAID SOUTH LINE OF LOT 2 TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE RUN IN A NORTHWESTERLY DIRECTION ON THE DIVIDING LINE BETWEEN LOTS 2 AND 11 AND LOTS 1 AND 12 RESPECTIVELY, FOR A DISTANCE OF 119.14 FEET BACK TO THE POINT OF BEGINNING; SITUATE IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

PLUS:

ALL OF THAT PORTION OF LOTS 11 AND 12, BLOCK 16, NORMANDY BEACH SOUTH, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE AFORESAID LOT 12 AND RUN EASTERLY ALONG THE NORTHERLY LINE OF LOT 12, A DISTANCE OF 52.63 FEET TO A POINT; THENCE DEFLECTING 90 DEGREES TO THE RIGHT, RUN ALONG A LINE THAT RUNS ALONG THE CENTERLINE OF A 4-INCH BRICK PARTITION WALL, A DISTANCE OF 85.32 FEET, TO A POINT ON THE DIVIDING LINE BETWEEN LOT 11 AND LOT 2 OF BLOCK 16 OF THE ABOVE MENTIONED SUBDIVISION; THENCE RUN NORTHERLY ALONG THE DIVIDING LINE BETWEEN LOTS 2 AND 11 AND LOTS 1 AND 12 RESPECTIVELY OF THE ABOVE MENTIONED SUBDIVISION, A DISTANCE OF 100.24 FEET TO THE POINT OF BEGINNING, SITUATE IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

EASEMENT LEGAL DESCRIPTION: THAT PERPETUAL EASEMENT DESCRIBED IN THE WARRANTY DEED FROM L.B. JACKSON & COMPANY, A FLORIDA CORPORATION, TO PHIL-CLAIRE REALTY CO., INC., A FLORIDA CORPORATION DATED MAY 20, 1952 RECORDED IN OFFICIAL RECORDS BOOK 3599, PAGE 430 AS MODIFIED BY OFFICIAL RECORDS BOOK 7311, PAGE 163 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THE LEGAL DESCRIPTION OF SAID EASEMENT BEING:

FROM A POINT OF BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 16, NORMANDY BEACH SOUTH, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, RUN EAST ALONG THE SOUTH LINE OF SAID LOT 2 FOR A DISTANCE OF 22.37 FEET; THENCE RUN NORTH, AT AN ANGLE OF 90 DEGREES FOR A DISTANCE OF 15 FEET; THENCE RUN WEST, AT AN ANGLE OF 90 DEGREES FOR A DISTANCE OF 31.62 FEET TO THE WESTERLY LINE OF SAID LOT 2; THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE WESTERLY LINE OF SAID LOT 2 FOR A DISTANCE OF 17.62 FEET, BACK TO A POINT OF BEGINNING; SITUATE IN THE CITY OF MIAMI BEACH, 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 THIS COUNTY.
- 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 B.M. L-313-R LOC# 3221 ELEV. 11.72'

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING 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: 21 PG: 54

SINCE 1987

Blanco Surveyors Inc.

Engineers • Land Surveyors • Planners • LB # 0007059

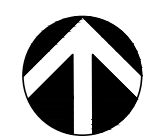
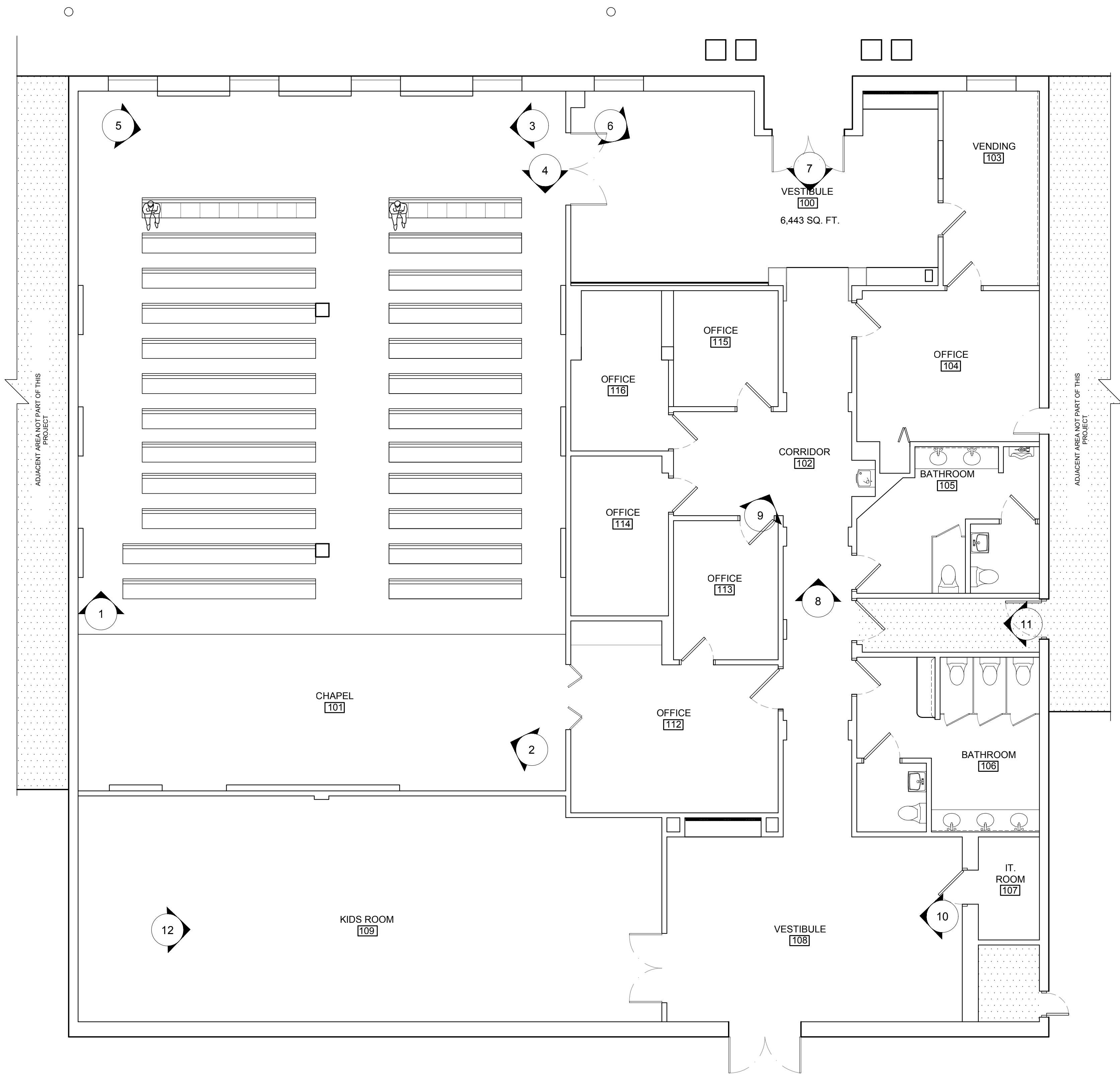
555 NORTH SHORE DRIVE
MIAMI BEACH, FL. 33141

(305) 865-1200 Email: blancosurveyorsinc@yahoo.com Fax: (305) 865-7810

NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL

FLOOD ZONE: AE		SUFFIX: L FEMA DATE: 09/11/09 BASE: 8'	
PANEL: 0307		COMMUNITY # 120651	
DATE: 03/20/20	SCALE: 1" = 20'	DWN. BY: R.BELLO	JOB No. 20 - 215

ADIS N. NUNEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #6924



INTERIOR PHOTO LOCATION PLAN

SCALE: 3/16" = 1'-0"

Carlos Pizarro, R.A.
AR - 0013079

Revisions:

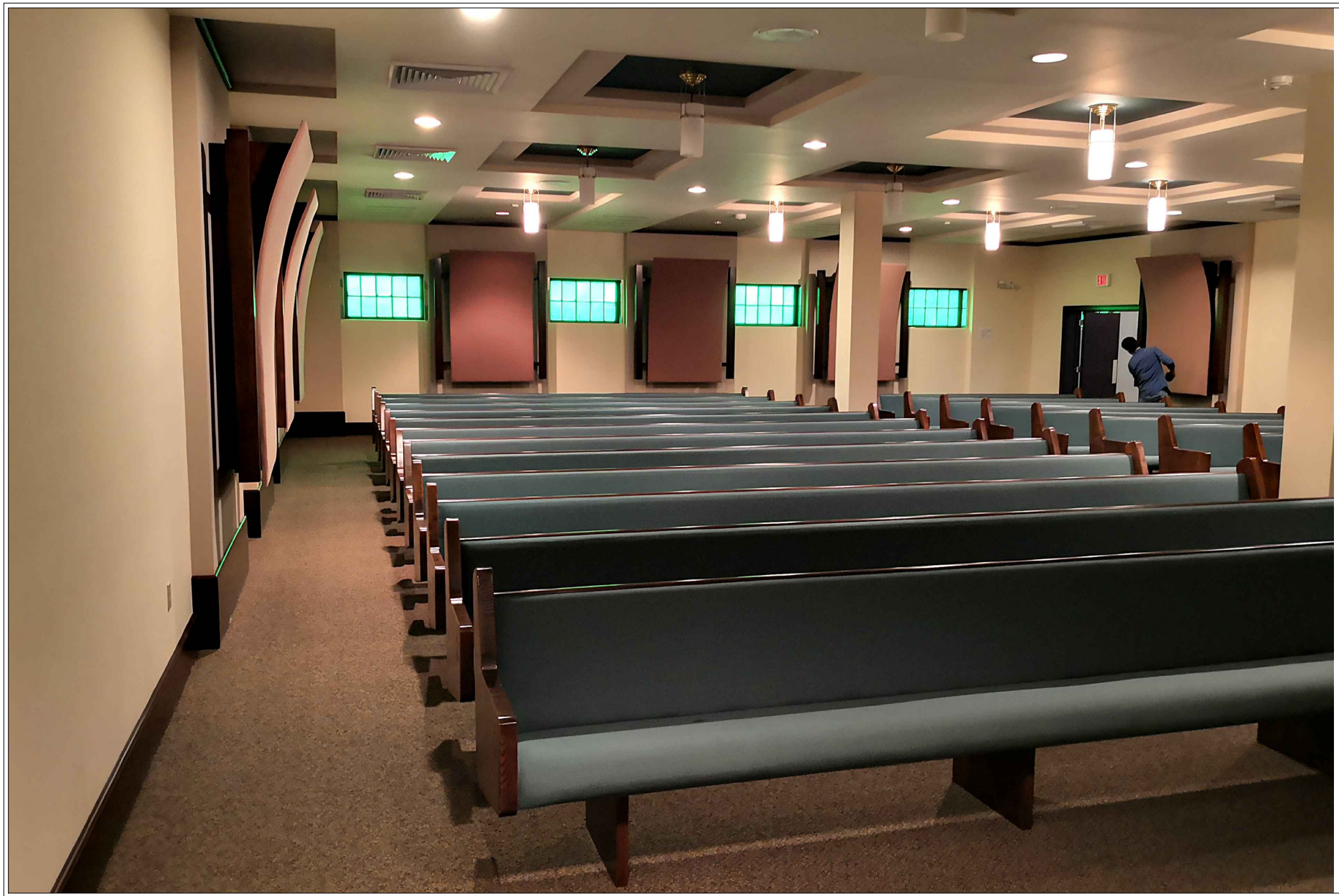
OWNER / DEVELOPER:
KING JESUS
INTERNATIONAL MINISTRY
14100 SW 144TH AVENUE MIAMI, FL 33186

PROJECT:
KING JESUS
CHURCH
PB BOARD REVIEW SUBMITTAL
730 71ST STREET MIAMI BEACH, FLORIDA 33141

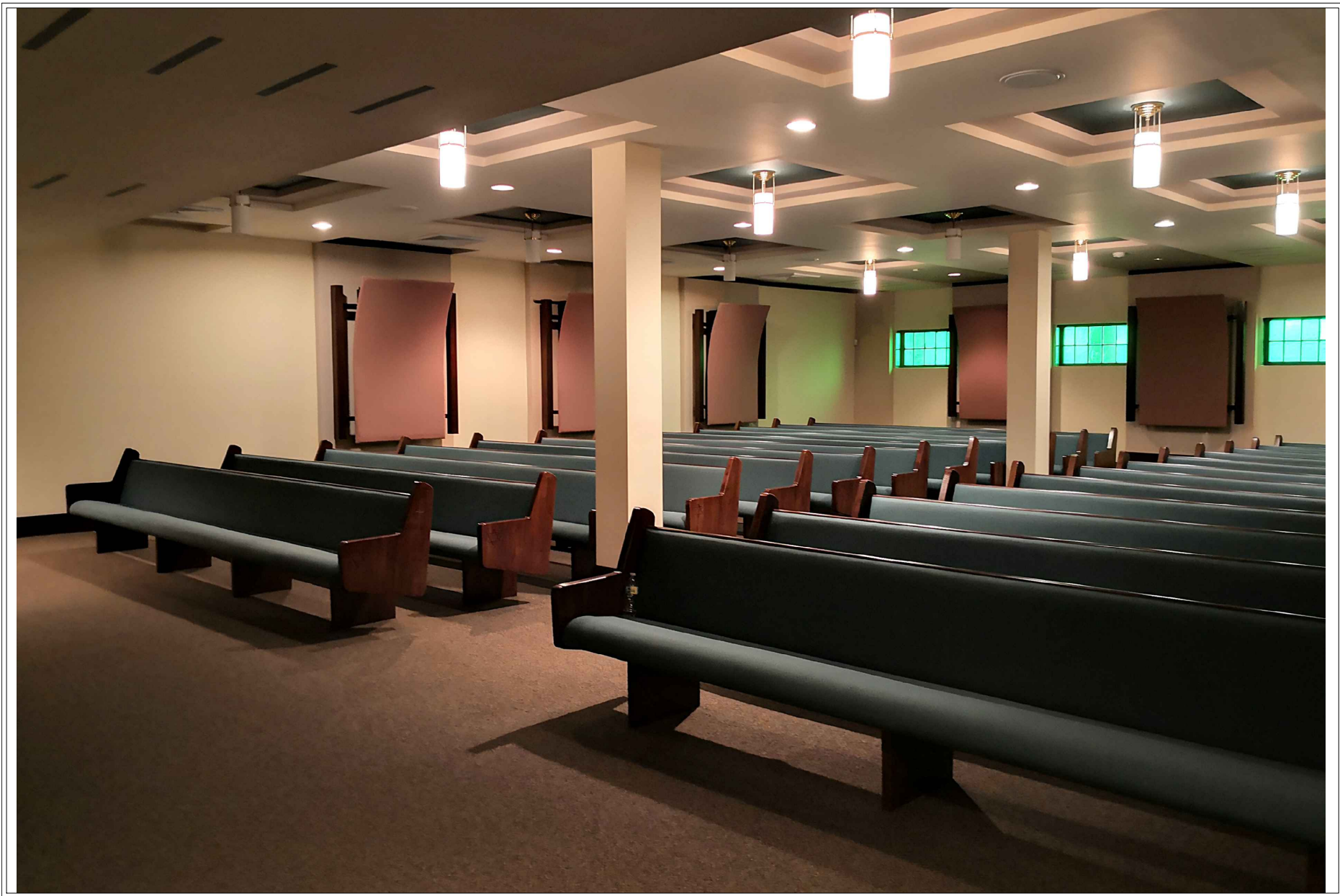
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File name:
Issued Date: 02/28/2020
Drawn by: M.Cab
Checked by: C.P.

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INTERIOR
PHOTO
LOCATION
PLAN

SHEET NUMBER
A-2.0



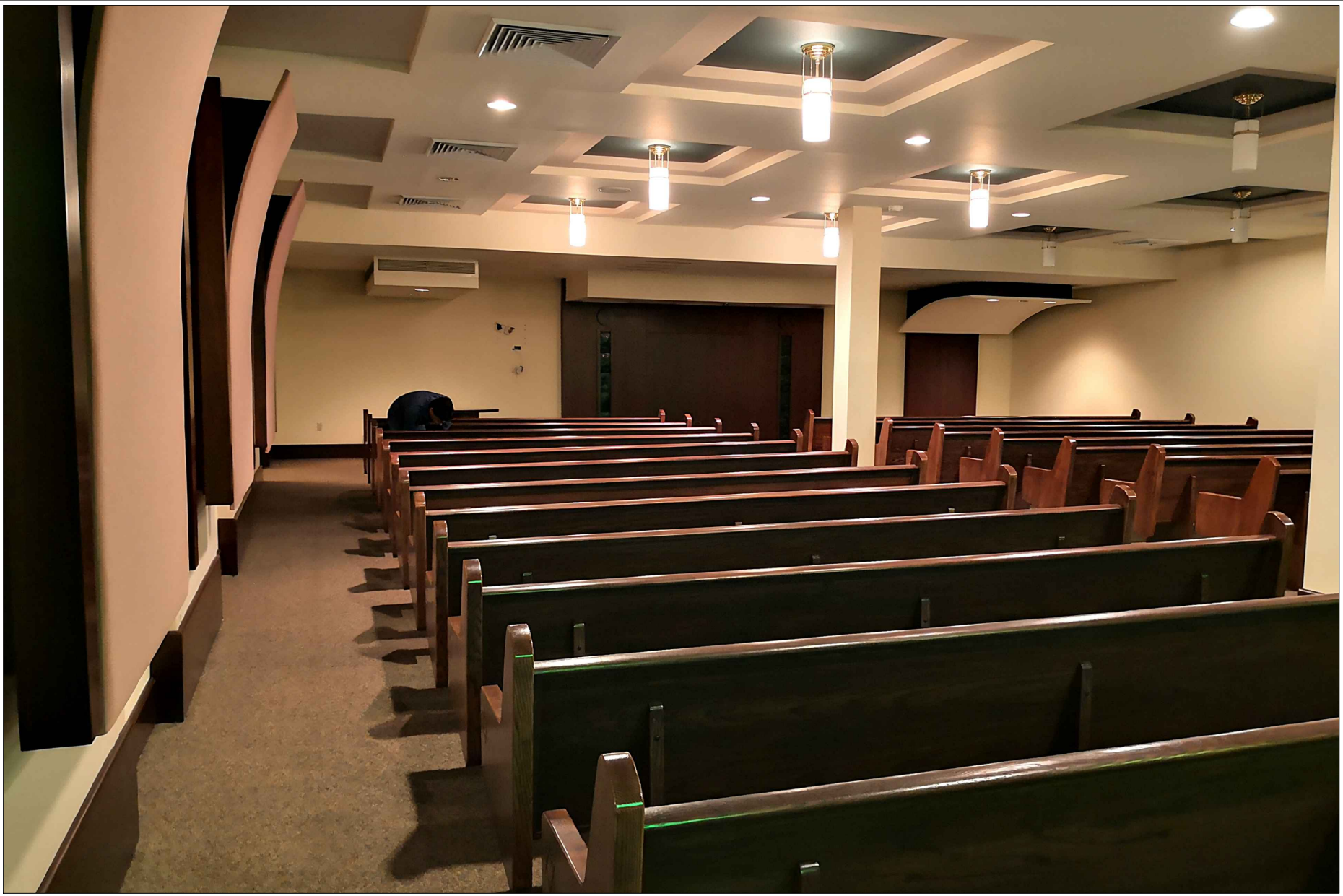
1 PHOTO



2 PHOTO



3 PHOTO



4 PHOTO



5 PHOTO



6 PHOTO

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SHEET NAME
INTERIOR
PHOTOS

SHEET NUMBER
A-2.1

Carlos Pizarro, R.A.
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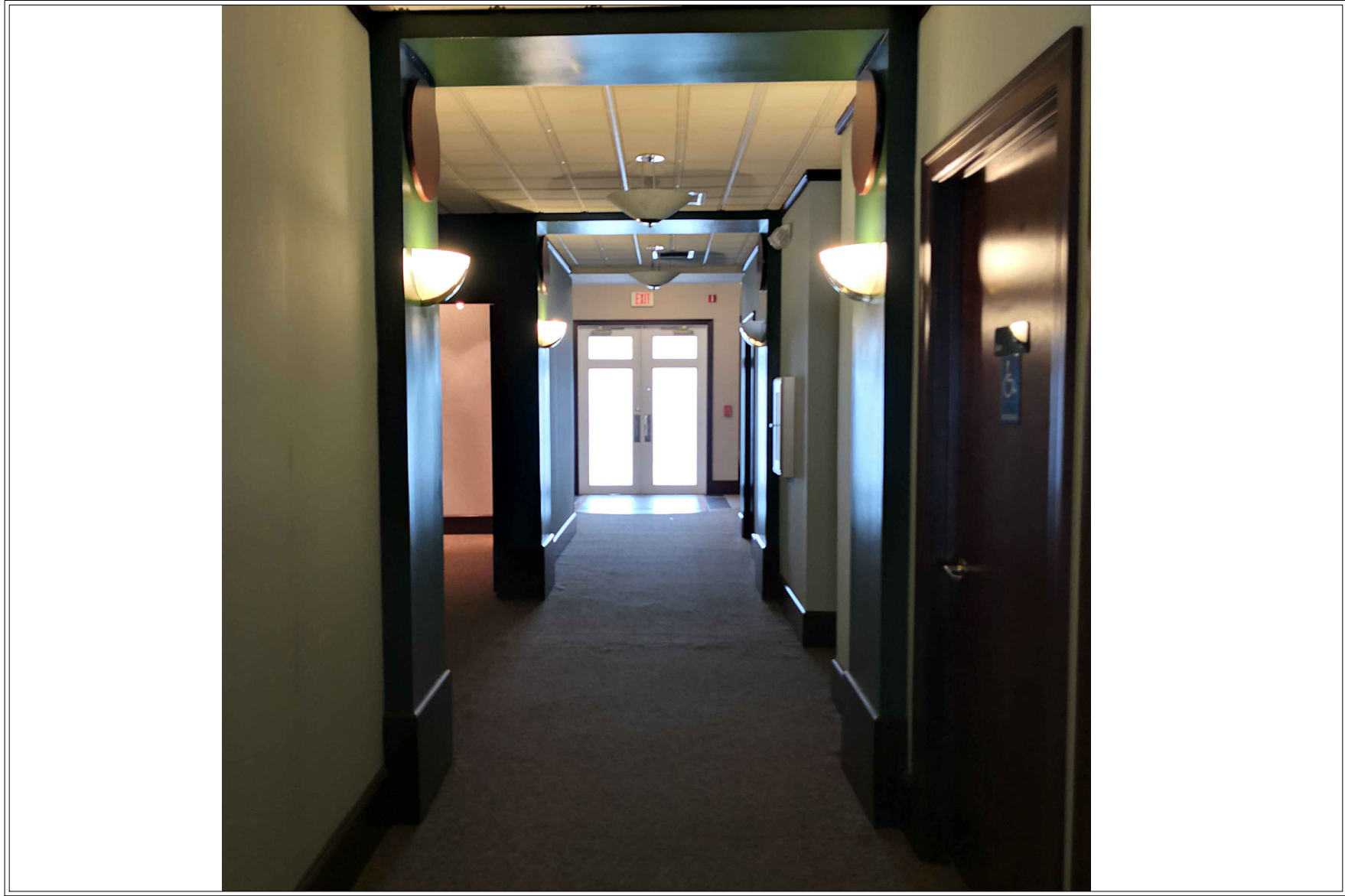
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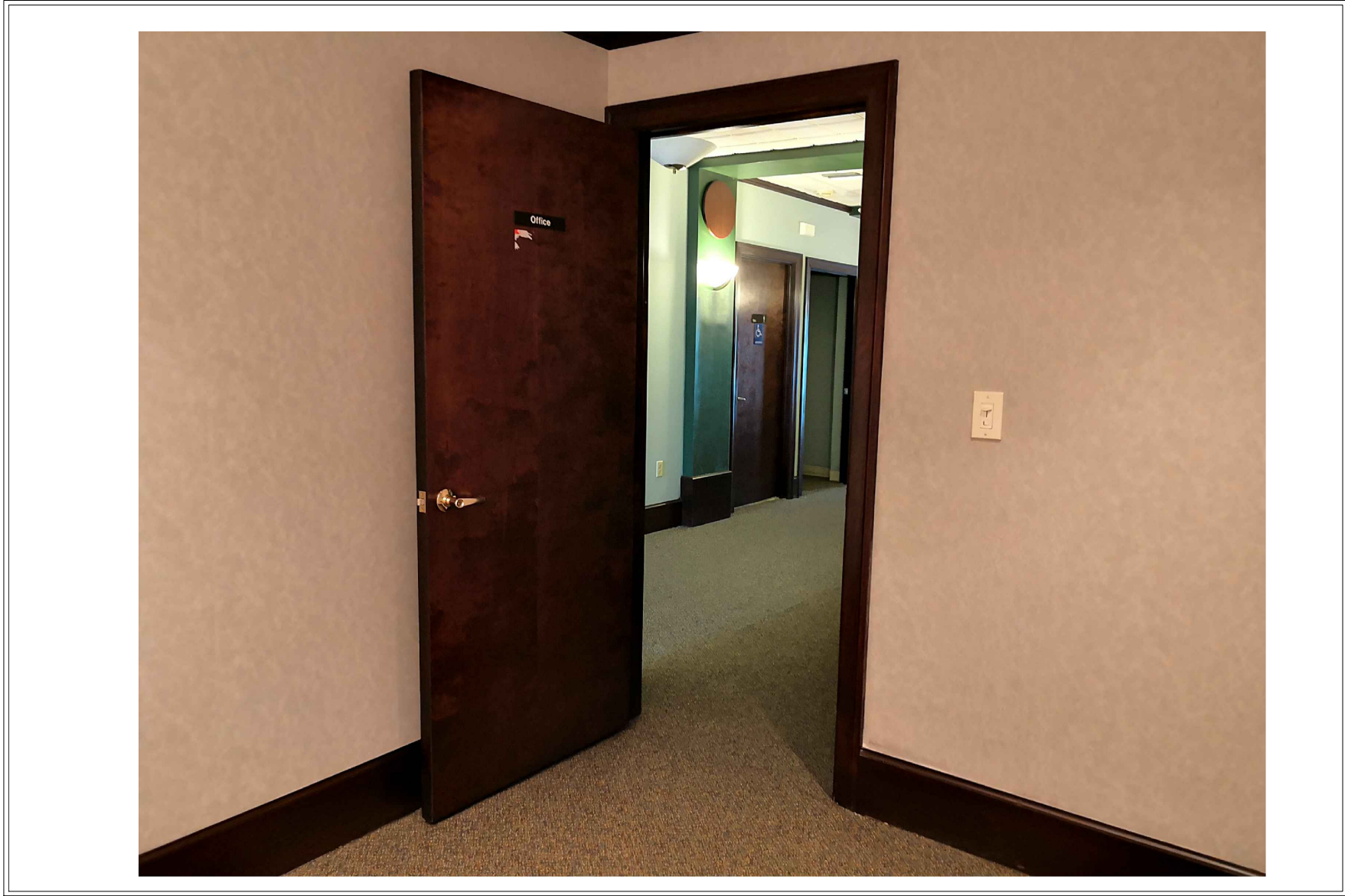
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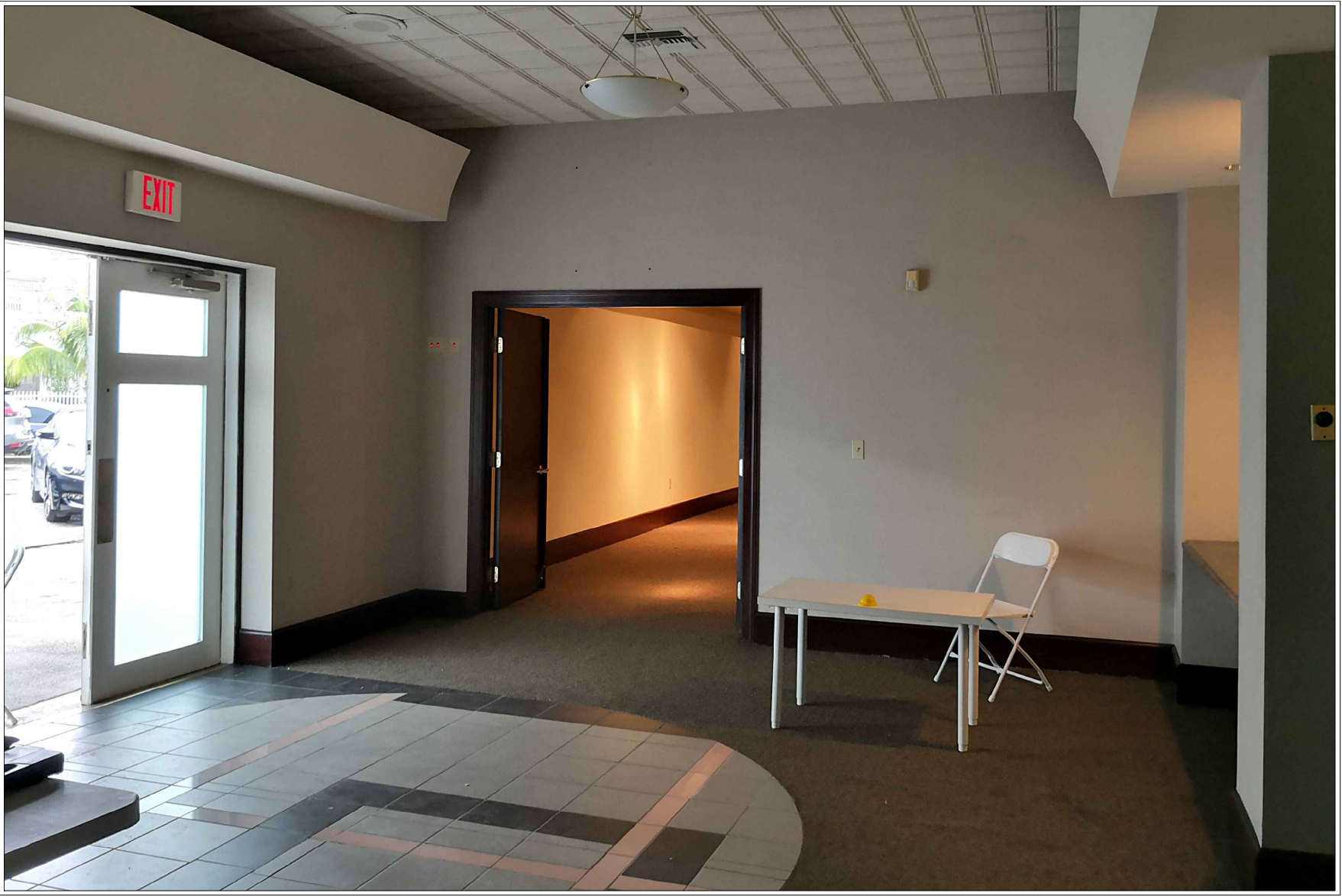
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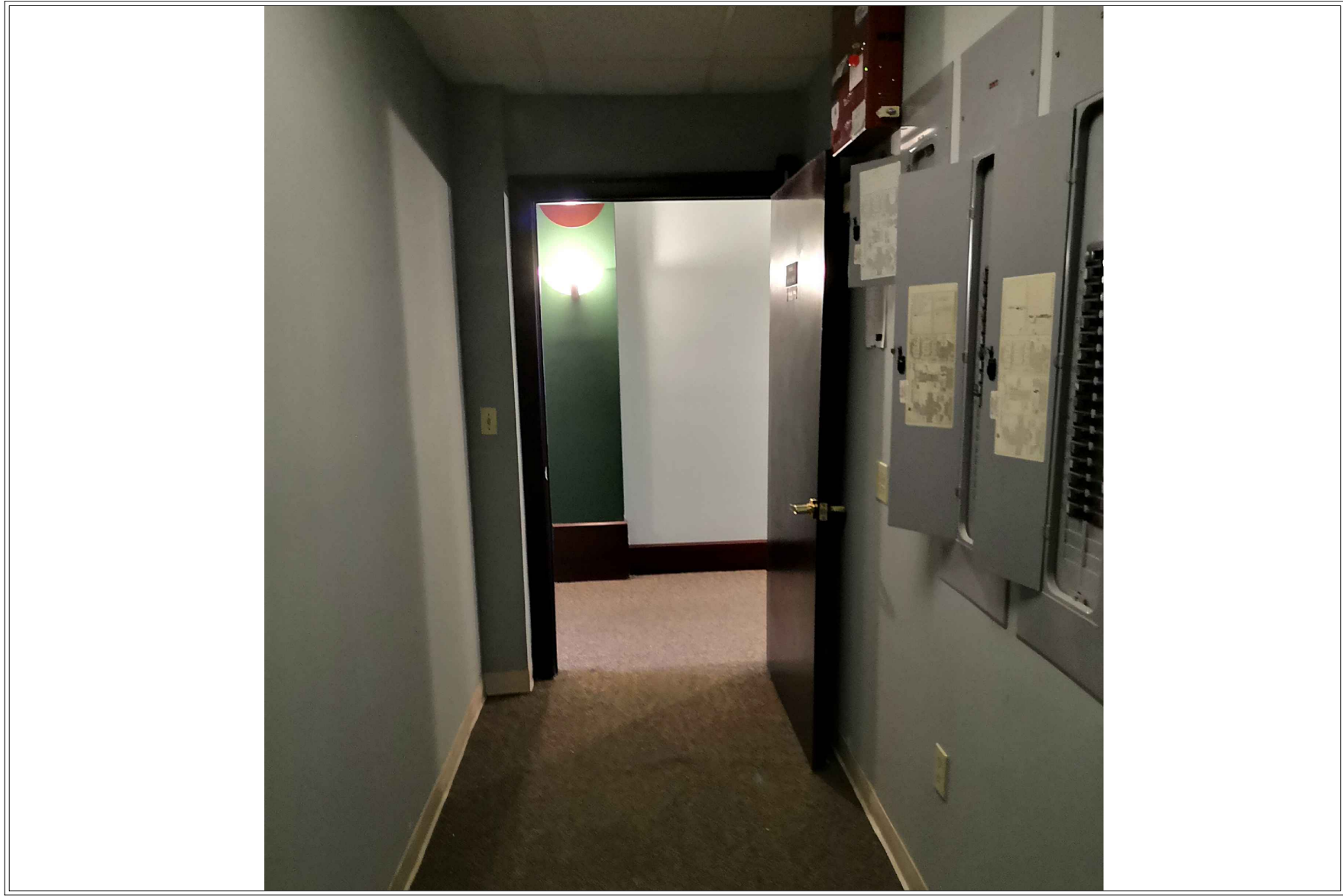
8 **PHOTO**



9 **PHOTO**



10 **PHOTO**



11 **PHOTO**



12 **PHOTO**



1 PHOTO



2 PHOTO



3 PHOTO



4 PHOTO



5 PHOTO



6 PHOTO

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SHEET NAME
**EXTERIOR
PHOTOS**

SHEET NUMBER
A-3.1



7 **PHOTO**



8 **PHOTO**



9 **PHOTO**



10 **PHOTO**



11 **PHOTO**



12 **PHOTO**

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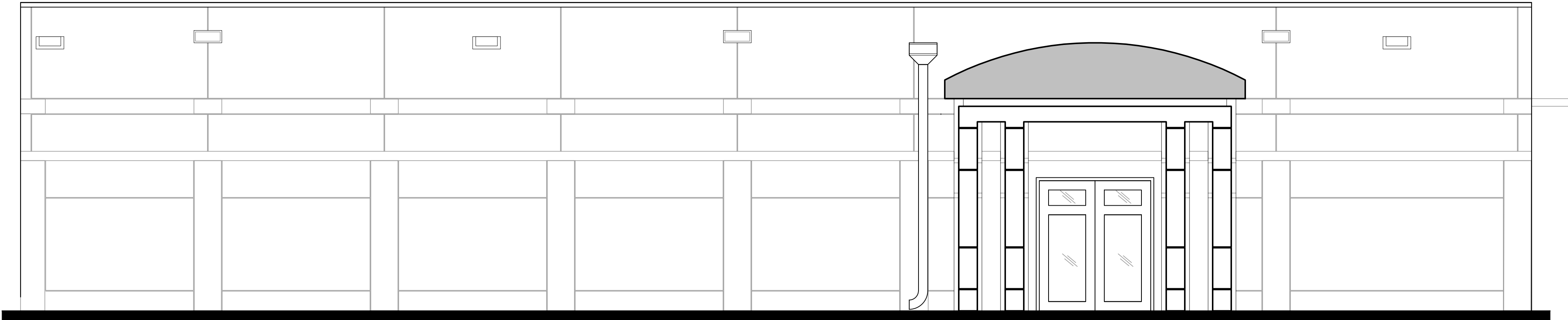
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PHOTOS

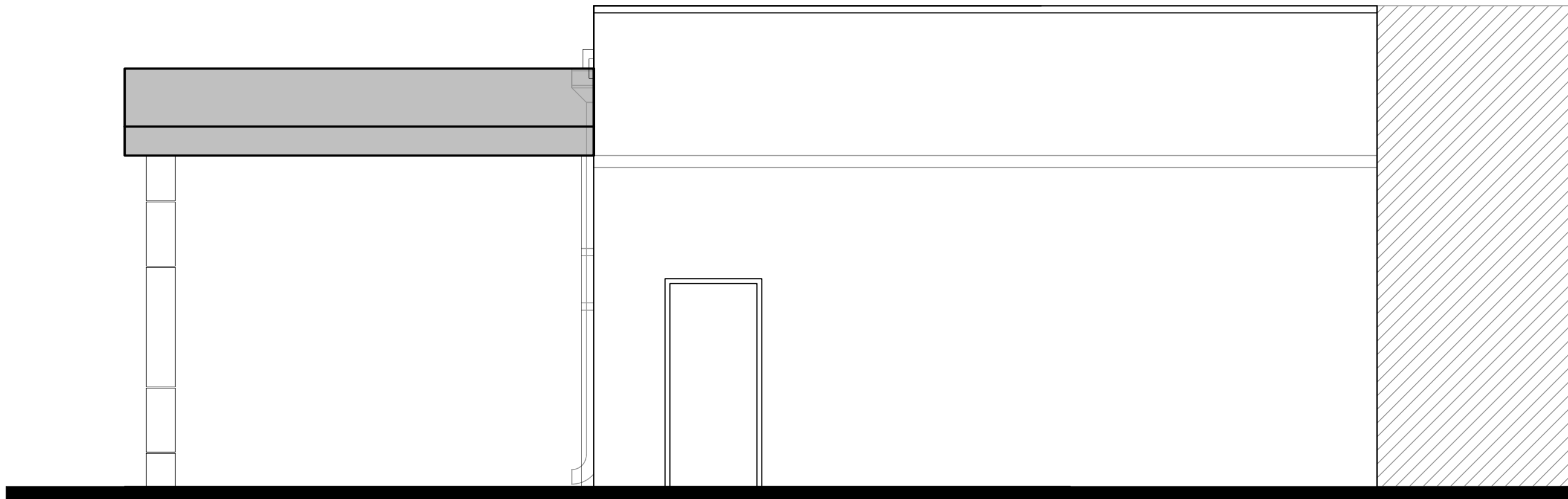
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A-3.2



1
A-2.0
EXISTING FRONTAL ELEVATION
SCALE:1/4" = 1'-0"



2
A-2.0
EXISTING BACK ELEVATION
SCALE:1/4" = 1'-0"



3
A-2.0
EXISTING BACK ELEVATION
SCALE:1/4" = 1'-0"

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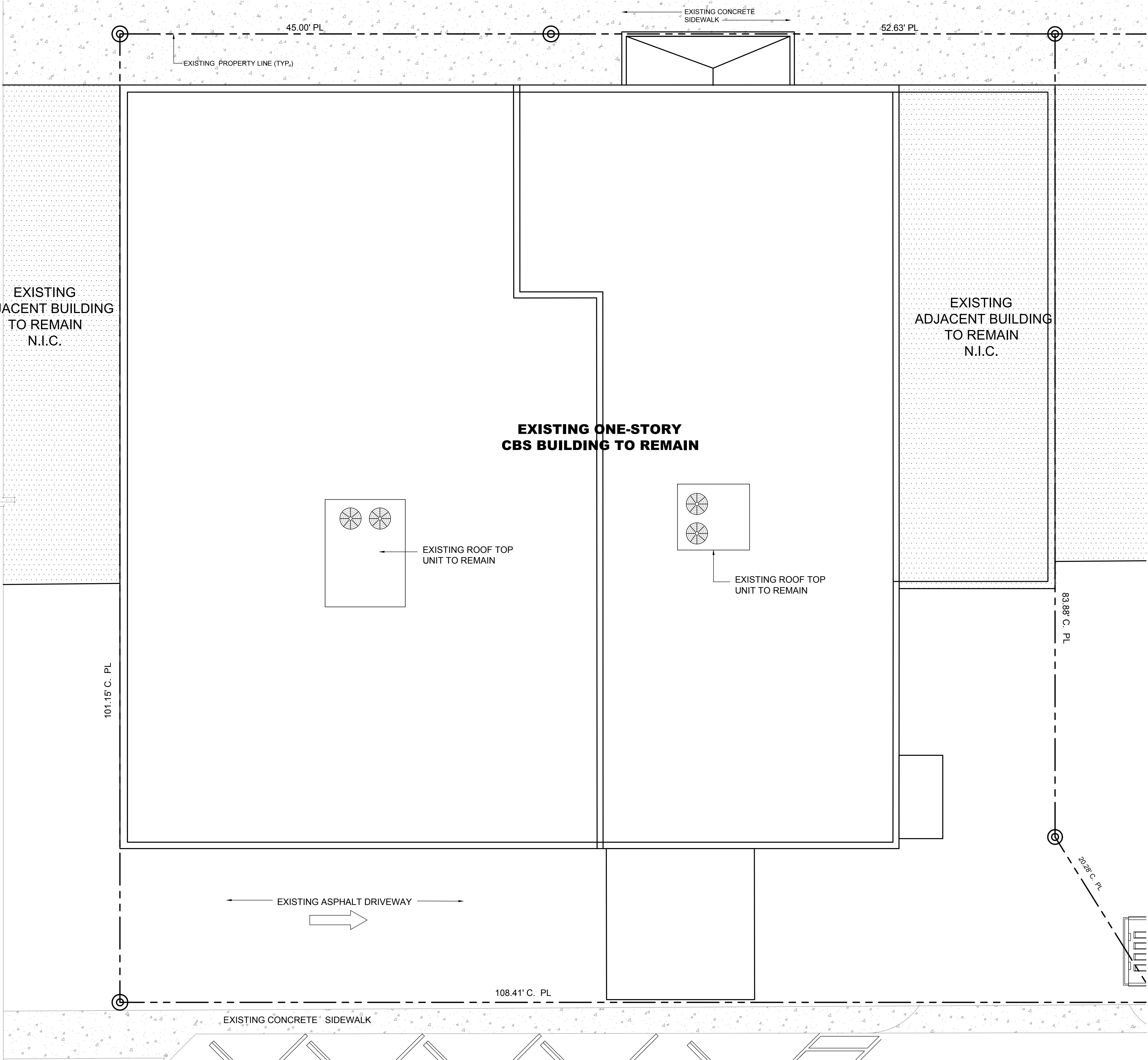
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SHEET NAME
EXISTING ELEVATIONS

SHEET NUMBER
A-4.0



EXISTING ROOF PLAN
SCALE: 3/16" = 1'-0"



KEY PLAN
SCALE: N.T.S.

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SHEET NAME
EXISTING
ROOF
PLAN

SHEET NUMBER
A-5.0