

GENERAL LEGEND:

ASPH. TARGET
ALUMINUM LIGHT POST (SINGLE)
ALUMINUM LIGHT POST (DOUBLE)
ALUMINUM LIGHT POST (TRIPLE)
ANCHOR/GUY WIRE
BACKFLOW PREVENTER ASSEMBLY
CATCH BASIN
CATCH BASIN F-3
COVERLINE
CHECK VALVE ASSEMBLY
COLUMN (CIRCULAR)
COLUMN (SQUARE)
CONCRETE LIGHT POLE (DOUBLE)
CONCRETE POWER POLE
CONTROL POINT
COMMUNICATION PULL BOX
CURB INLET
DOUBLE DETECTOR CHECK VALVE
DRAIN (CIRCULAR OR SQUARE)
ELECTRIC BOX (ABOVE GROUND)
ELECTRIC PULL BOX (BELOW GROUND)
ELECTRIC HAND HOLE
ELECTRIC OUTLET
ELEVATIONS (SEE NOTES FOR DATUM)
FIRE HYDRANT
FIRE LINE SHAMES CONNECTION
FIRE LINE CONNECTION
FLAGPOLE
FLOW LINE
FORCE MAIN MANHOLE
FORCE MAIN VALVE
F.P.L. ELECTRIC MANHOLE
F.P.L. FIBER NETWORK
F.P.L. TRANSMISSION POLE
GAS MANHOLE
GAS METER
GAS PUMP
GAS VALVE
GREASE TRAP MANHOLE
GROUND LIGHTING
GUARD POST
IRRIGATION HAND HOLE
IRRIGATION VALVE
MAILBOX
MONITOR WELL
MONUMENT LINE
P-5 INLET
P-8 INLET
P-8 INLET
PEDESTRIAN CROSSING SIGNAL
PERMANENT REFERENCE MONUMENT
POST INDICATOR VALVE
VACUUM BREAKER ASSEMBLY
PROPERTY LINE
ROUND CATCH BASING
SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
SIGN POST
SPRINKLER PUMP
STANDPIPE
STORM SEWER MANHOLE
STREET LIGHT BOX
SWALE INLET
TELEPHONE BOX (SOUTHERN BELL)
TELEPHONE HAND HOLE
TELEPHONE MANHOLE (SO. BELL)
TELEPHONE PAYPHONE
TRAFFIC HAND HOLE
TRAFFIC UTILITY BOX
TRAFFIC CONTROL POST
TRAFFIC SIGNAL POST
TRAFFIC SIGNAL BOX
TREE & PALM
UNDERGROUND UTILITY MARKER
UNKNOWN UTILITY MANHOLE
UNKNOWN UTILITY HAND HOLE
WATER MANHOLE
WATER METER
WATER VALVE
WOOD LIGHT POLE
WOOD POWER POLE
WOOD TELEPHONE POLE
HANDICAP PARKING
STROLLER PARKING

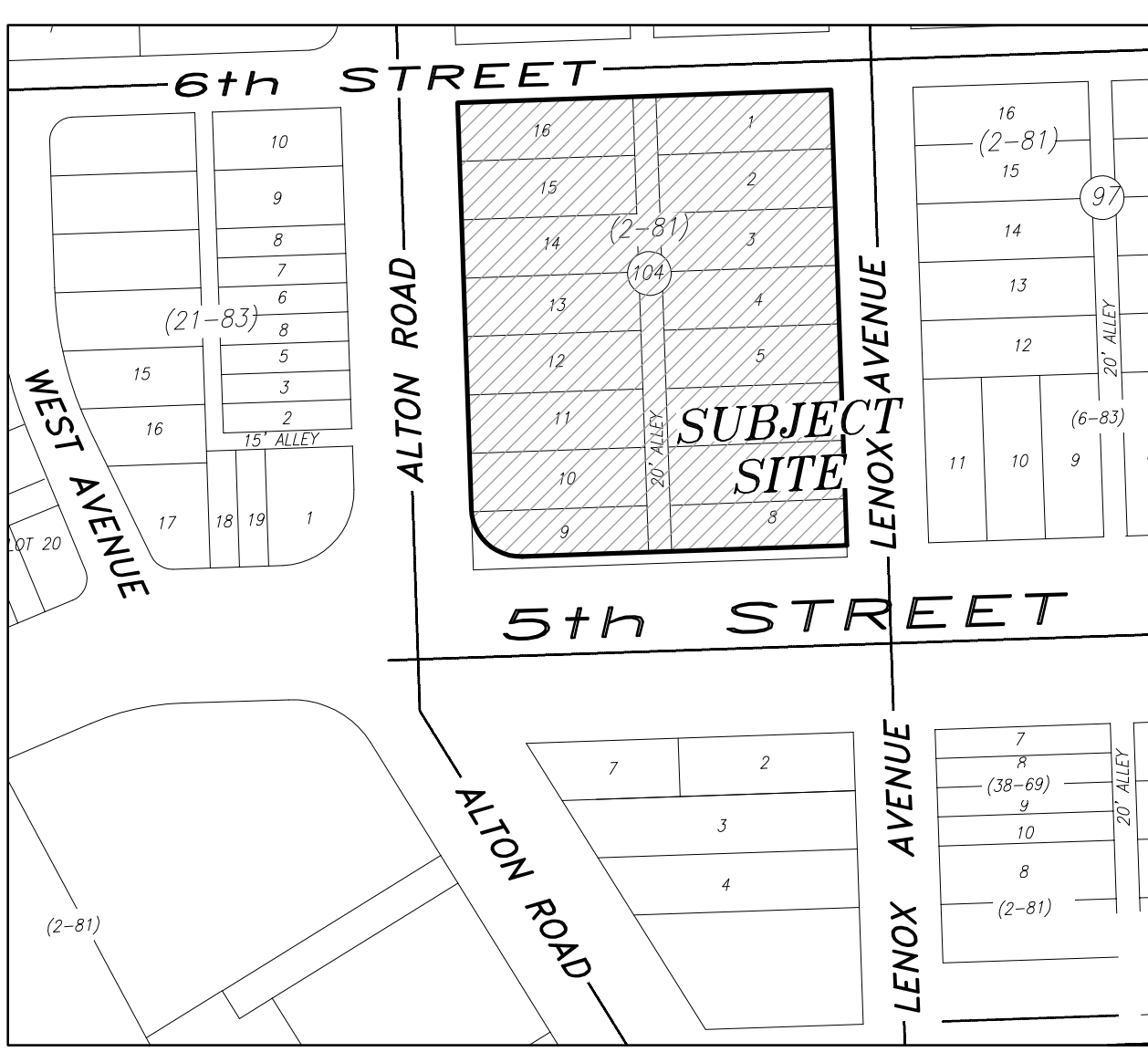
ABBREVIATIONS:

A denotes DELTA ANGLE
C denotes ARC DISTANCE
C/D denotes CHORD LENGTH or CHORD DISTANCE
C/LB denotes CHORD BEARING
T denotes TANGENT DISTANCE
P/C denotes PERMANENT CONTROL POINT
R/M denotes REFERENCE MONUMENT
P/B denotes PLAT BOOK
P/C denotes POINT OF COMMENCEMENT
P/B denotes PLAT BOOK
O/U denotes OVERHEAD UTILITY WIRES
O/R denotes OFFICIAL RECORDS BOOK
P/C denotes POINT OF CURVATURE
C.B.S. denotes CONCRETE BLOCK STRUCTURE
C/LF denotes CHAINLINK FENCE
M.F. denotes METAL FENCE
W.F. denotes WOOD FENCE
F.F. denotes FINCH ELEVATION
F.P. denotes FOUND ROW P/L
S.L.P. denotes SET LINE P/L
F.A.D. denotes FOUND NAIL & BOSS DISC
S.L. denotes SET LINE
C.P. denotes CORROGATED IRON PIPE
E.P. denotes ELECTRIC
E.T. denotes ELECTRIC TRANSFORMER PAD
ENK. denotes ENCROACHMENT
D.C. denotes DEEP CUB
P.L. denotes PLANTER
B.S. denotes BUS SHELTER
I.E. denotes INVERT ELEVATION
D.E. denotes DEED DISTANCE
L.D. denotes LEGAL DESCRIPTION
M.D. denotes MEASURED DISTANCE
R. denotes RECORD OR PLATTED DISTANCE

COMM. denotes COMMUNICATION
DRAIN denotes DRAINAGE
F.P.L. denotes FIBER NETWORK
F.M. denotes FORCE MAIN
GAS denotes GAS
H.W. denotes HANDICAP WALK
I.R. denotes IRRIGATION
O.U. denotes OVERHEAD UTILITY WIRES
P.L. denotes PERMANENT PLANT
S.W. denotes SANITARY SEWER
U.A. denotes LIMITED ACCESS RIGHT OF WAY LINE

PLAN

DENOTES STREET SIGNAL LIGHT
DENOTES 3" PLANTER
DENOTES EXISTING CONCRETE
DENOTES EXISTING ASPHALT
2" C&G denotes CURB & GUTTER
2" VG denotes VALLEY GUTTER



OVERALL LOCATION MAP
A PORTION OF SECTION 03, TOWNSHIP 54 S., RANGE 42 E.
SCALE 1" = 150'

- NOTES:
- 1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF S 01°57'11" E, ALONG THE EAST RIGHT OF WAY LINE OF ALTON ROAD.
 - 2) LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
 - 3) THE AREA OF PROPERTY SHOWN HEREON= 2.86± ACRES (124,425 Sq. Ft.)
 - 4) UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
 - 5) PREPARED FOR: AR & J SOBE
 - 6) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
 - 7) PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE AE BASE FLOOD ELEV. 8 PER F.I.R.M. COMMUNITY PANEL NO. 120651 0192 J OF MAP DATED 03-02-94
 - 8) VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
 - 9) DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND MEASURED, UNLESS OTHERWISE STATED.
 - 10) THIS SURVEY IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY THAT WOULD BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT LANDS.
 - 11) ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.).
 - 12) BENCHMARKS
A) DADE COUNTY BENCHMARK D-151, PK NAIL AND BRASS WASHER IN CONC. SLAB OF TWO TRAFFIC SIGNAL CONTROL BOXES, LOCATED IN THE NORTH BULLNOSE OF INTERSECTION, 58.0 FEET NORTH OF CENTERLINE INTERSECTION OF 5TH STREET AND ALTON ROAD. ELEVATION 3.72 (2005 BENCHMARK BOOK NGVD)
B) DADE COUNTY BENCHMARK W-238, STATE ROAD DISC ON TOP OF NORTH END OF EAST CONC. ABUTMENT OF LONG CAUSEWAY BRIDGE, LOCATED AT 10' NORTH OF NORTH CURB OF BRIDGE OF MACARTHUR CAUSEWAY, 375' WEST OF INTERSECTION OF ALTON RD AND 0.3' SOUTH OF NORTH END OF ABUTMENT. ELEVATION 8.08 (2008 BENCHMARK BOOK NGVD)
 - 13) BUILDING CONTAINS VARIOUS ARCHITECT FACADE DETAILS WHICH PROJECT INTO THE RIGHT OF WAY AND MAY NOT BE DEPICTED HEREON.

LEGAL DESCRIPTION

LOT 1 THROUGH 16 IN BLOCK 104, OF OCEAN BEACH FLORIDA, ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA LESS THE SOUTH 10 FEET OF LOT 8 AND LOT 9 IN BLOCK 104 OF OCEAN BEACH, AND ALSO LESS A PORTION OF SAID LOT 9, AS SHOWN ON RIGHT OF WAY MAP, SECTION 87060-2202, ROAD NO. A-1-A, DATED 3-8-57, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.W. CORNER OF SAID LOT 9, THENCE NORTH 01 DEGREES 57 MINUTES 11 SECONDS WEST FOR 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01 DEGREES 57 MINUTES 11 SECONDS WEST, LAST MENTIONED TWO COURSES BEING COINCIDENT WITH THE EAST RIGHT OF WAY LINE OF ALTON ROAD, AS SHOWN ON SAID RIGHT OF WAY MAP, SECTION 87037-2507, FOR 41.32 FEET TO A POINT OF CUSP WITH A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 42.00 FEET, SAID POINT BEARING SOUTH 88 DEGREES 42 MINUTES 49 SECONDS WEST FROM THE CENTER OF SAID CURVE; THENCE SOUTHEASTERLY ALONG SAID CIRCULAR CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 79 DEGREES 40 MINUTES 43 SECONDS FOR AN ARC DISTANCE OF 58.41 FEET TO A POINT OF CUSP; THENCE SOUTH 88 DEGREES 02 MINUTES 35 SECONDS WEST, ALONG THE NORTH LINE OF THE SOUTH 10 FEET OF LOT 9, FOR 34.47 TO A POINT OF BEGINNING.

AND TOGETHER WITH

THAT CERTAIN 20 FOOT WIDE ALLEY, BOUNDED ON THE EAST BY THE WEST BOUNDARY OF LOTS 1 THROUGH 8, BLOCK 104, OCEAN BEACH FLORIDA ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 81 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; BOUNDED ON THE WEST BY THE EAST LINE OF LOTS 9 THROUGH 16, OF SAID BLOCK 104; BOUNDED ON THE NORTH BY THE NORTH LINE OF LOT 1 OF SAID BLOCK 104 PROJECTED WESTERLY; AND BOUNDED ON THE SOUTH BY THE NORTH LINE OF THE SOUTH 10 FEET OF LOT 8 OF SAID BLOCK 104 PROJECTED WESTERLY.

LYING AND BEING IN SECTION 03, TOWNSHIP 54 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI- DADE COUNTY, FLORIDA.

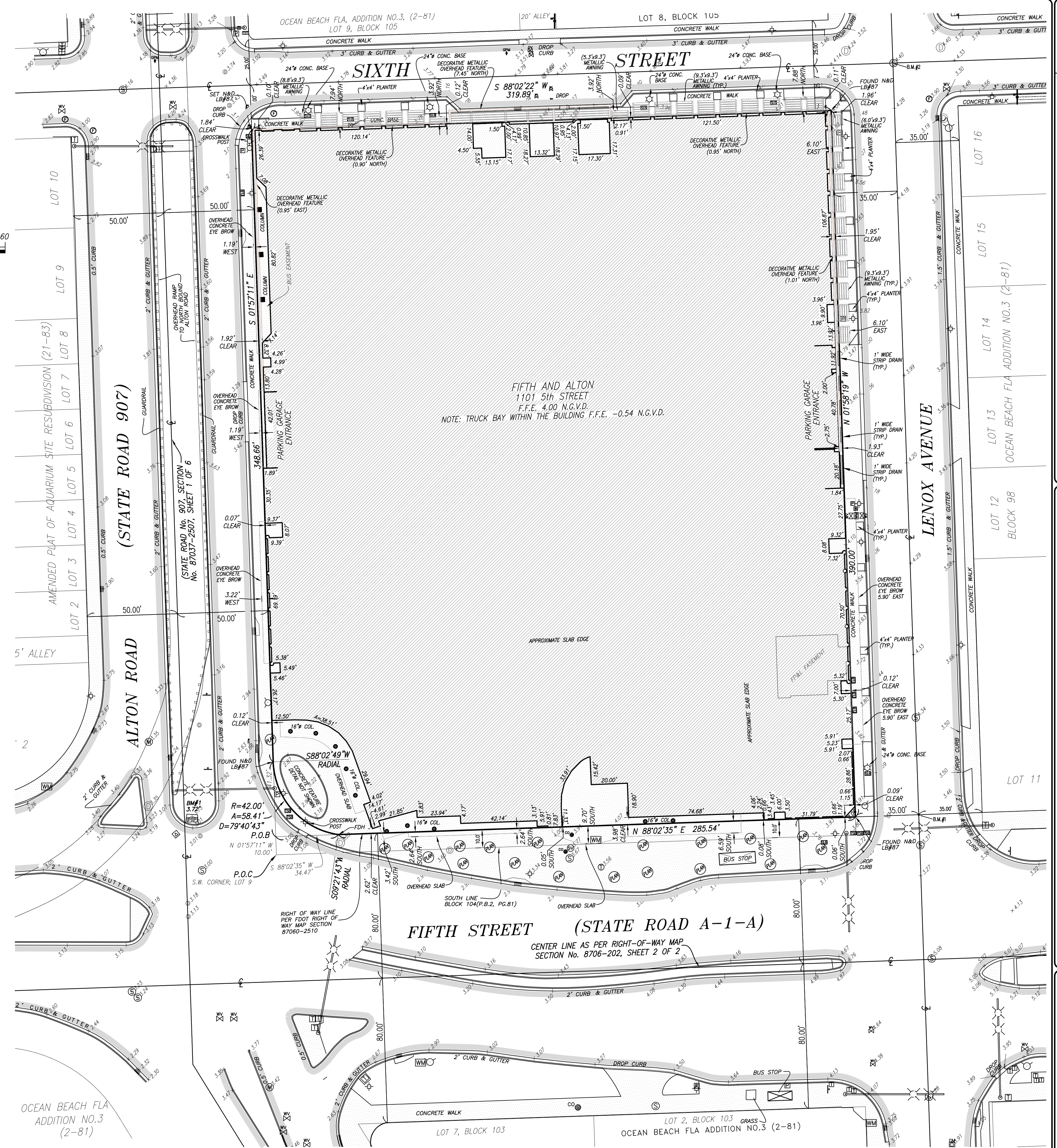
SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION ON 06-01-2009. THIS SURVEY COMPLIES WITH THE STANDARD OF PRACTICE REQUIREMENTS AS SET FORTH IN RULES 54-17.051 AND 54-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Schwelke-Shishin & Associates, Inc.
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

BY: **Mark Steven Johnson**
MARK STEVEN JOHNSON, PRINCIPAL RIDG
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA.

Mark S Johnson
DATE: 2009/06/14 07:36:04-0700
DATE: 2009/06/14 07:36:04-0700



Schwelke-Shishin & Associates, Inc.
LAND PLANNERS
ENGINEERS
3240 CORPORATE WAY, MIAMI, FLORIDA 33105 TEL: (954) 435-7010 FAX: (954) 438-1888

CERTIFICATE OF AUTHORIZATION
No. LB-87

Surveyed By: M.S.J. Date: 06-01-09
Checked By: M.S.J. Date: 06-01-09
Scale: AS SHOWN
Order No. 186733
F.B. No. 2189
Pg. 39

File No. AJ-4387K
Sheet 1 of 1

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This is / is Not a "Boundary Survey."

BOUNDARY SURVEY
FIFTH & ALTON

Section 03, Township 54 South, Range 42 East, Miami-Dade County, Florida.

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	06/01/09	MSJ	INITIAL SURVEY
2	06/01/09	MSJ	REVISIONS
3	06/01/09	MSJ	REVISIONS
4	06/01/09	MSJ	REVISIONS
5	06/01/09	MSJ	REVISIONS
6	06/01/09	MSJ	REVISIONS
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100	06/01/09	MSJ	REVISIONS

FILE NO. AJ-4387K