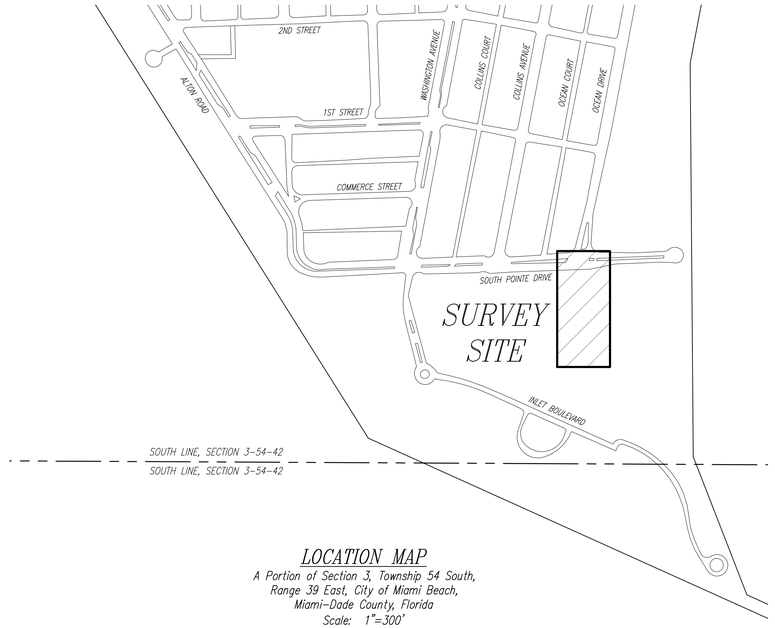
GENERAL LEGEND:

- AERIAL TARGET
- ALUMINUM LIGHT POST
- ALUMINUM LIGHT POST (SINGLE)
- ALUMINUM LIGHT POST (DOUBLE)
- ALUMINUM LIGHT POST (TRIPLE)
- ALUMINUM LIGHT POST (QUAD)
- ANCHOR/GUY WIRE
- BACKFLOW PREVENTER ASSEMBLY
- CABLE TELEVISION BOX
- CATCH BASIN
- CENTERLINE
- CHECK VALVE ASSEMBLY
- CIRCULAR DRAIN
- COLUMN (CIRCULAR)
- COLUMN (SQUARE)
- CONCRETE LIGHT POLE
- CONCRETE LIGHT POLE (DOUBLE)
- CPP CONCRETE POWER POLE
- CONTROL POINT
- SQUARE DRAINAGE INLET
- ELECTRIC BOX
- ELECTRIC HAND HOLE
- ELEVATIONS (SEE NOTES FOR DATUM)
- FIRE HYDRANT
- FLAGPOLE
- FLOW LINE
- FORCE MAIN MANHOLE
- FORCE MAIN VALVE
- F.P.L. ELECTRIC MANHOLE
- F.P.L. TRANSFORMER PAD
- FPL F.P.L. TRANSMISSION POLE
- GAS MANHOLE
- GAS METER
- GAS PUMP
- GAS VALVE
- GREASE TRAP MANHOLE
- GROUND LIGHTING
- GP GUARD POST
- IRRIGATION HAND HOLE
- IRRIGATION VALVE
- MAILBOX
- MONITOR WELL
- MONUMENT LINE
- P-5 INLET
- P-6 INLET
- PARKING METER
- PEDESTRIAN CROSSING SIGNAL
- PRM PERMANENT REFERENCE MONUMENT
- POST INDICATOR VALVE
- VACUUM BREAKER ASSEMBLY
- PROPERTY LINE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- SIAMESE CONNECTION
- SIGN POST
- SPRINKLER PUMP
- STANDPIPE
- STORM SEWER MANHOLE
- STREET LIGHT HAND HOLE
- SWALE INLET
- TELEPHONE BOX (SOUTHERN BELL)
- TELEPHONE HAND HOLE
- TELEPHONE MANHOLE (SO. BELL)
- TELEPHONE PAYPHONE
- TRAFFIC HAND HOLE
- TRAFFIC UTILITY BOX
- TRAFFIC SIGNAL POST
- UNDERGROUND UTILITY MARKER
- UNKNOWN UTILITY MANHOLE
- UNKNOWN UTILITY HAND HOLE
- WATER MANHOLE
- WM WATER METER
- WATER VALVE
- WOOD LIGHT POLE
- WOOD POWER POLE
- HANDICAP PARKING
- STROLLER PARKING

ABBREVIATIONS:

R	denotes RADIUS
Δ	denotes DELTA ANGLE
L	denotes ARC DISTANCE
T	denotes TANGENT DISTANCE
PCP	denotes PERMANENT CONTROL POINT
PRM	denotes PERMANENT REFERENCE MONUMENT
PB	denotes PLAT BOOK
PG	denotes PAGE
POC	denotes POINT OF COMMENCEMENT
POB	denotes POINT OF BEGINNING
OHW	denotes OVERHEAD UTILITY WIRES
ORB	denotes OFFICIAL RECORDS BOOK
PC	denotes POINT OF CURVATURE
CBS	denotes CONCRETE BLOCK STRUCTURE
CONC	denotes CONCRETE
C.L.F.	denotes CHAINLINK FENCE
WF	denotes WOOD FENCE
F.I.P.	denotes FOUND IRON PIPE
S.I.P.	denotes SET IRON PIPE & LB-87 CAP
F.N.D.	denotes FOUND NAIL & BRASS DISC
S.N.D.	denotes SET LB-87 NAIL & BRASS DISC
CL	denotes CLEAR
ENCR.	denotes ENCROACHMENT
B.E.C.	denotes BISCAYNE ENGINEERING COMPANY
(D)	denotes DEED DISTANCE
(L)	denotes DISTANCE BY LEGAL DESCRIPTION
(M)	denotes MEASURED DISTANCE
(R)	denotes RECORD OR PLATTED DISTANCE

- COMM — COMMUNICATION
- DRAIN — DRAINAGE
- F/L — ELECTRIC
- F/M — FORCE MAIN
- IRRIG. — IRRIGATION
- GAS — NATURAL GAS
- OHW — OVERHEAD WIRES
- SM — SANITARY SEWER
- WM — WATER



LOCATION MAP

A Portion of Section 3, Township 54 South,
Range 39 East, City of Miami Beach,
Miami-Dade County, Florida
Scale: 1"=300'

LEGAL DESCRIPTION:

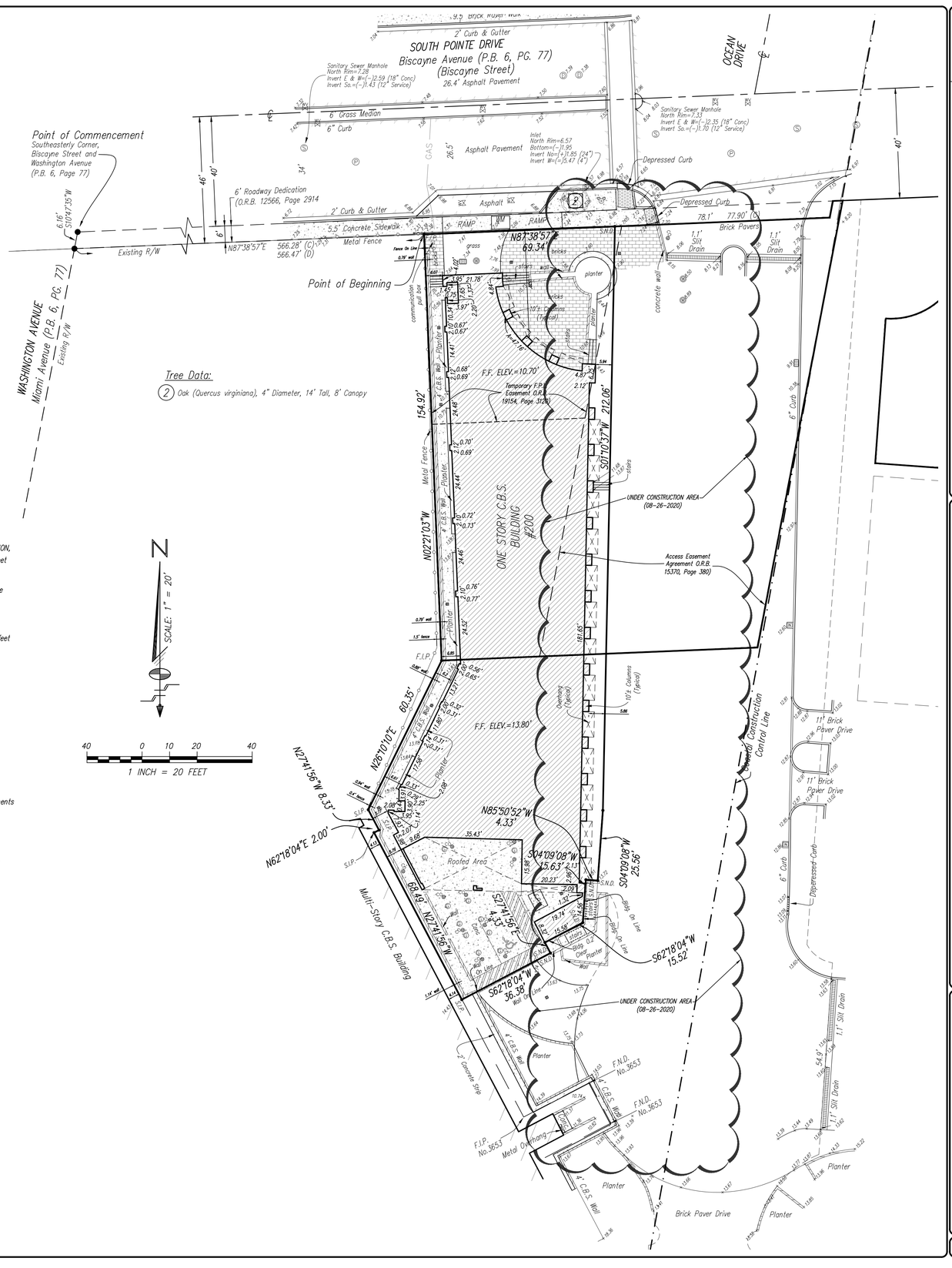
LEGAL DESCRIPTION:

Commence (P.O.C.) at the Southeasterly corner of Biscayne Street (formerly Biscayne Avenue) and Washington Avenue, as said Street and Avenue are shown on the SOUTH BEACH PARK SUBDIVISION, recorded in Plat Book 6 at Page 77, of the Public Records of Miami-Dade County, Florida, and run South 10°47'35" West, along the Easterly line of said Washington Avenue, a distance of 6.16 feet to a point on the Southerly line of a 6.00 foot Roadway Dedication, said Dedication recorded in Official Records Book 12566, at page 2914, of the Public Records of Miami-Dade County, Florida; thence run North 87°38'57" East, along the Southerly line of said 6.00 foot Dedication, for a distance of 566.28 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue North 87°38'57" East, along the last described course, for a distance of 69.34 feet to a point; thence run South 01°10'37" West for a distance of 212.06 feet to a point; thence run South 04°09'08" West for a distance of 25.56 feet to a point; thence run North 85°50'52" West for a distance of 4.33 feet to a point; thence run South 04°09'08" West for a distance of 15.63 feet to a point; thence run South 62°18'04" West for a distance of 15.52 feet to a point; thence run South 27°41'56" East for a distance of 4.33 feet to a point; thence run South 62°18'04" West for a distance of 36.38 feet to a point; thence run North 27°41'56" East for a distance of 68.49 feet to a point; thence run North 62°18'04" East for a distance of 2.00 feet to a point; thence run North 27°41'56" West for a distance of 8.33 feet to a point; thence run North 26°10'10" East for a distance of 60.35 feet to a point; thence run North 02°21'03" West for a distance of 154.92 feet to the POINT OF BEGINNING.

Said lands lying and being in Section 3, Township 54 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida, and contains 17,861 square feet net, more or less (0.41 acres net, more or less).

SURVEYOR'S NOTES:

1. This sketch represents a "Boundary Survey" with elevations.
2. There are no visible encroachments, other than those shown hereon.
3. The elevations shown hereon relate to National Geodetic Vertical Datum (N.G.V.D.) of 1929.
4. Visible indicators of utilities are shown hereon, however, the surveyor has made no attempt to as-built any underground utilities either servicing or appurtenant to any of the utility improvements serving the subject site. (water, sewer, drainage or site lighting).
5. No attempt was made by this firm to locate wall or fence footers/foundations.
6. The distances shown along the property lines hereon are record and measured, unless noted otherwise.
7. The property shown hereon falls within Federal Flood Zone "AE" (Base Flood Elevation 8) per Flood Insurance Rate Map No. 12086C0319L, Community No. 120651, Panel No. 0319, Suffix L, of map dated September 11, 2009.
8. This sketch has been prepared for the exclusive use of the entity (entities) named hereon. The certification shown hereon does not extend to any unnamed parties.
9. This sketch is subject to easements, rights-of-way and other matters that may be reflected by a search of title to the subject lands.
10. Any applicable building setback lines affecting the subject property are not shown hereon.
11. Benchmark A: Miami-Dade County benchmark no. "D-145" being a PK nail & brass washer in concrete curb of handicap ramp at the Northeast corner of Ocean Drive & South Pointe Drive. Elevation=6.64 N.G.V.D. 1929.
12. Benchmark B: Miami-Dade County benchmark no. "D-142-R" being a PK nail & brass washer in concrete catch basin 80' South of the centerline of South Pointe Drive & 35' West of the centerline of Washington Avenue. elevation=3.94 N.G.V.D. 1929.
13. Unless stated otherwise, this firm does not certify to the extent to which the subject property complies with applicable zoning requirements, regulations and/or restrictions.
14. The property shown hereon contains 17,861 square feet net, more or less (0.41 acres net, more or less).
15. The bearings shown hereon relate to an assumed bearing (N87°38'57"E) along the existing Southerly right-of-way line of South Pointe Drive.
16. The type/species of trees as indicated hereon are subject to revision pursuant to a site inspection by a qualified botanist or other individual with similar expertise.



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE "BOUNDARY AND TOPOGRAPHIC 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. THIS SURVEY COMPLIES WITH THE STANDARD OF PRACTICE REQUIREMENTS AS SET FORTH IN RULES 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Schwebke-Shiskin & 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
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA.

REGISTERED PROFESSIONAL SURVEYOR AND MAPPER LICENSE No. 4775 STATE OF FLORIDA

Mark S Johnson

Digitally signed by Mark S Johnson
DN: c=US, o=BellSouth,
ou=ACS0100000000BCE28326A00003EED,
cn=Schwebke Shiskin and Associates, C=US
Location: Miramar, FL
Reason: THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, PSM 4775 ON THE DATE BELOW.
Contact Info: 954-435-7010
Date: 2020.08.27 12:52:17-04'00'

CERTIFICATE OF AUTHORIZATION No. LB-87

Schwebke-Shiskin & Associates, Inc.
LAND SURVEYORS
ENGINEERS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025
TEL: (954) 435-7010 FAX: (954) 438-3588

Drawn By: Gino	Checked By: MSJ
Order No.: 199991	Scale: AS SHOWN
Survey Date: 6-14-2012	Sheet: 1 of 1 Sheet(s)
F.B. No.: 211/89 Pg.53	
File No.: AJ-4957B	

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 a "Boundary Survey."

REVISIONS

Date:	Order No.	Field Book	Remarks:	By:
6-5-2012	201003	211/89, Pg.54	Additional Topography Along South Pointe Drive	GINO
7-16-2012	201004	211/89, Pg.53	Update Survey	J.L.C.
8-26-2020	212412	Sketch	Update Survey	J.L.C.

BOUNDARY AND TOPOGRAPHIC SURVEY

Section 3, Township 54 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida

FILE NO. AJ-4957A

K:\03442\CONTINUUM RESTAURANT\SURVEY\DWG\CONTINUUM RESTAURANT UPDATE SURVEY 08-26-2020.dwg