

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.

BAYSHORE GOLF COURSE NOT SUBDIVIDED (NOT INCLUDED)

TWO-STORY GUEST RESIDENCE

LOT 3 BLOCK 5 (NOT INCLUDED)

FOUND PIPE, LOCATION GOOD

FOUND DETERIORATED 3/4" IRON PIPE, NO CAP, DEEP, 0.1' NORTH

FOUND 1/2" IRON REBAR, 0.1' WEST, 0.1' SOUTH

TWO-STORY C. B. S. RESIDENCE #3114

LOT 1 BLOCK 5 (NOT INCLUDED)

31ST STREET

PRAIRIE AVENUE

LEGEND:

- C CENTERLINE
- R/W RIGHT-OF-WAY
- WUP WOOD UTILITY POLE
- WM WATER METER
- OW OVERHEAD WIRES
- C. B. S. CONCRETE, BLOCK & STUCCO
- XMAS CHRISTMAS PALM
- R ROBELLINI OR PYGMY DATE PALM
- CP CABBAGE PALM
- COCO COCONUT PALM
- SP SABAL PALM
- A/C AIR-CONDITIONING EQUIPMENT
- UB UTILITY BOX
- NP NORFOLK PINE
- AP ALEXANDER PALM
- P PLANTER
- L LANDSCAPED AREA
- CLF CHAIN LINK FENCE
- EB ELECTRIC BOX

This survey or copies thereof are not valid without the signature and seal of the named Florida licensed surveyor and mapper

LEGAL DESCRIPTION:

Lot 2, Block 5, "FIRST ADDITION TO MID-GOLF SUBDIVISION OF THE MIAMI BEACH BAY SHORE COMPANY", according to the Plat thereof, as recorded in Plat Book 7, Page 161 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

1. Bearings and North arrow are based upon the plat of "FIRST ADDITION TO MID-GOLF SUBDIVISION OF THE MIAMI BEACH BAY SHORE COMPANY", and are referenced to the platted East line of Block 5, assumed bearing = N17°16'00"E.
2. Recording references, if any, refer to the Public Records of Miami-Dade County, Florida.
3. Underground utilities were not investigated. Only visible utilities have been located unless otherwise shown.
4. Date of survey/latest revision represents most recent date survey was performed in the field, which is not necessarily the same date as survey issuance.
5. An examination of the Abstract of Title will have to be performed to determine the recorded instruments, if any, affecting this property.
6. This survey meets the requirements found in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
7. Horizontal accuracy is measured to the nearest 1/100th of a foot (0.01') utilizing in this case traditional horizontal measuring (total-station traversing). Horizontal calculations are based upon existing horizontal control deemed to be original platted control as well as subsequently placed horizontal control, all as shown hereon.
8. The purpose of this survey is for a proposed new residence.
9. Vertical accuracy is measured to the nearest 1/100th of a foot (0.01'), utilizing, in this case traditional vertical measuring (vertical leveling).
10. SET PIPE denotes set 1/2" iron pipe & cap stamped "CSA, Inc. LB-1678".
11. FOUND PIPE denotes found 1/2" iron pipe, no cap, location deemed good unless otherwise noted.
12. According to the National Flood Program's Flood Insurance Rate Map Number 12086C, Panel 0317, Suffix "L", as revised 9-11-2009, Community Number 120651 (City of Miami Beach, Florida), this property lies in Zone "AE", Base Flood Elevation 8 feet.
13. Elevations are in National Geodetic Vertical Datum of 1929 (NGVD29) and are referenced to Miami-Dade County Benchmark "D-183", elevation 1.62 North American Vertical Datum of 1988 (NAVD88). A conversion to NGVD has been made for the purposes of this survey.
14. SET N&D denotes set nail and disk stamped "LB-1678".
15. Property contains 9,750 square feet.

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No.	DATE	REVISION DESCRIPTION	BY	CHK.	APV.

The seal appearing on this document was authorized by Nicholas Campanile, PSM #4605 on 9/4/20. The signature and seal satisfy the requirements per Chapter 5J-17.060 & 5J-17.062, Florida Administrative Code



PROJECT# 5267	DATE 9-4-2020
DRAWN AC	CHECKED NC
FIELD BOOK; 330	PAGES 74-76
CADD FILE 5267	SCALE 1" = 30'

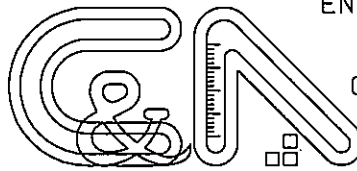
SKETCH OF SURVEY

OF
3114 Prairie Avenue
Miami Beach, Florida

FOR

Lonnie Richardson and Dale Rosen

CAMPANILE & ASSOCIATES, INC.



ENGINEERS PLANNERS SURVEYORS

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LB-1678