MAP OF BOUNDARY SURVEY

LEGEND

- GAS METER
- CONC. = CONCRETE
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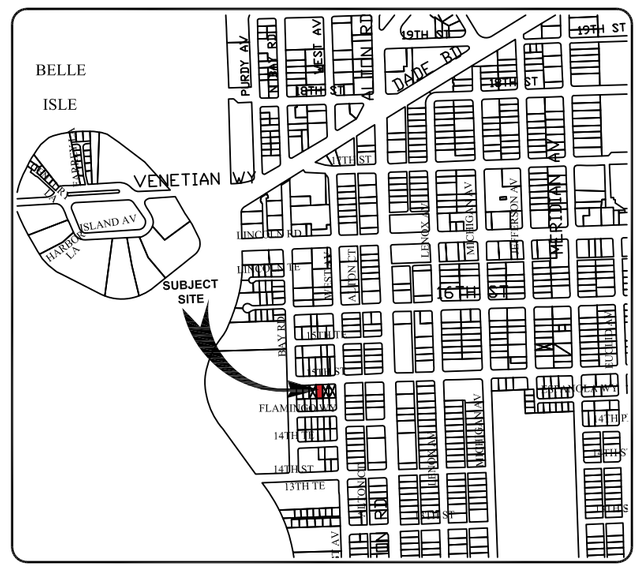
SECTION 33 - TOWNSHIP 53 SOUTH - RANGE 42 EAST
LYING AND BEING IN THE CITY OF MIAMI BEACH, FLORIDA



LOCATION MAP
(NOT TO SCALE)

PERTINENT INFORMATION USED FOR SURVEY:

North arrow direction is based on an assumed Meridian.

Bearings shown hereon are based on the centerline of Flamingo Way with an assumed bearing of S89°51'27" E said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone "AE" with the Base Flood Elevation of 8.0 feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651 (City of Miami Beach), Map No. 12086C0317, Suffix L, Map Revised Date: September 11, 2009.

All elevations shown hereon are based on the National Geodetic Vertical Datum of 1929 (N.G.V.D. '29), and a Benchmark supplied by the Public Works and Waste Management Department of Miami-Dade County, Florida.

Benchmark: D-149
Elevation: + 2.62 Feet (NAVD 88) + 1.56(CONVERSION)= 4.18 FEET (N.G.V.D. 29)
15 STREET –– 37' South of C/L
Meridian Avenue — 32' West of C/L
Description: PK Nail and Brass Washer in concrete gutter.

(Warranty Deed, recorded on February 22, 1983 in Official Records Book 11706 at Page 1871, of the Public Records of Miami-Dade County, Florida.)

Legal Description was furnished by client.

RESTRICTIONS:

Since no other information were furnished other than that is cited under pertinent information, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

PURPOSE OF SURVEY:

The purpose of this survey is for permit.

CLIENT INFORMATION:

This Boundary Survey was prepared at the insistence of and certified to:

Rock Soffer

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the Standards of Practice for Land Surveying in the State of Florida, pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS LLC., a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335

By: Eduardo M Suarez Digitally signed by Eduardo M Suarez Date: 2021.01.14 05:01:39 -05'00'

Eduardo M. Suarez, PSM
Registered Surveyor and Mapper LS6313
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

LEGAL DESCRIPTION:

Lot 4, Block 79B of Re-subdivision of Blocks 67 and 79 of ALTON BEACH REALTY CO'S BAY FRONT SUBDIVISION,according to the Plat thereof, as recorded in Plat Book 16 at Page 1 of the Public Records of Miami Dade County, Florida.

SURVEYOR'S NOTES:

DATE OF FIELD SURVEY:

The date of completion of the original field Survey was on-November 1, 2014.

SURVEY ADDRESS:

Property Address and Tax Folio Number:
1320 Flamingo Way, Miami Beach, Florida 33139
Folio No. 02-3233-016-0340

Containing 5,000 square feet or 0.11 acres, more or less, by calculations.

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for Suburban Area (Linear: 1 foot in 7,500 feet) as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of One inch equals Twenty feet or smaller.

LONGITUDE SURVEYORS
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DORAL, FLORIDA
33166
PH: (305) 463-0912
FAX: (305) 513-5680
FLORIDA CERTIFICATE OF AUTHORIZATION
LB 7335
WWW.LONGITUDESURVEYORS.COM

RECORD OF REVISION

No.:	Date:	Description	By:
1	10-31-16	Revision	RE
2	08-01-19	Update and Tree Survey	MG

Project Name: **FLAMINGO WAY** 1320 FLAMINGO WAY

Type of Project: **BOUNDARY SURVEY**

Scale:	AS SHOWN
Drawn By:	MG
Checked By:	G.S.
Managed By:	G.S.
Date:	08-01-2019
Project No.:	14582.1.00

Sheet 1 of 2

MAP OF BOUNDARY SURVEY

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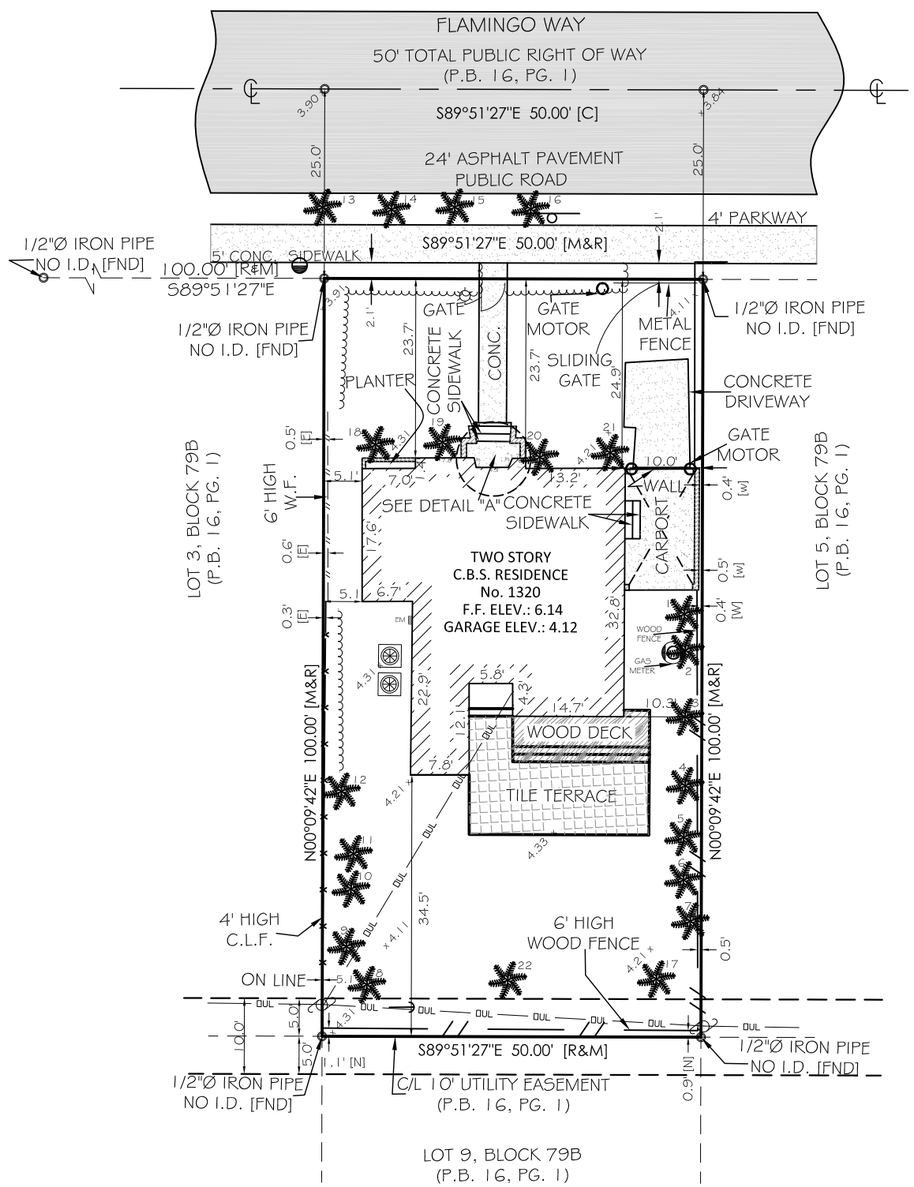
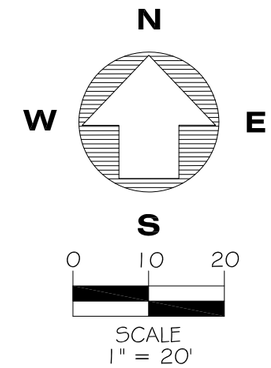
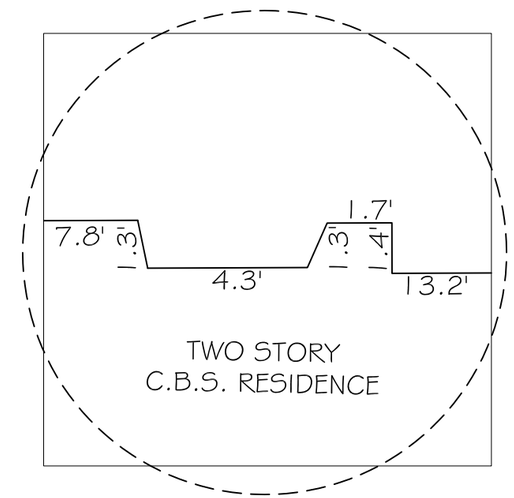




DETAIL "A"
NOT TO SCALE



TREE TABLE					
No.	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT	SPREAD
1	PTYCHOSPERMA MACARTHURII	MACARTHUR PALM (CLUSTER)	0.2'	4'	8'
2	PTYCHOSPERMA MACARTHURII	MACARTHUR PALM (CLUSTER)	0.2'	4'	8'
3	PTYCHOSPERMA MACARTHURII	MACARTHUR PALM (CLUSTER)	0.2'	4'	8'
4	PTYCHOSPERMA MACARTHURII	MACARTHUR PALM (CLUSTER)	0.2'	4'	8'
5	LIVISTONA CHINENSIS	FAN PALM (CLUSTER)	1'	15'	12'
6	PTYCHOSPERMA MACARTHURII	MACARTHUR PALM (CLUSTER)	0.2'	4'	8'
7	PTYCHOSPERMA MACARTHURII	MACARTHUR PALM (CLUSTER)	0.2'	4'	8'
8	COCOS NUCIFERA	COCONUT PALM	1'	20'	15'
9	PTYCHOSPERMA MACARTHURII	MACARTHUR PALM (CLUSTER)	0.2'	4'	8'
10	PTYCHOSPERMA MACARTHURII	MACARTHUR PALM (CLUSTER)	0.2'	4'	8'
11	PTYCHOSPERMA MACARTHURII	MACARTHUR PALM (CLUSTER)	0.2'	4'	8'
12	PTYCHOSPERMA MACARTHURII	MACARTHUR PALM (CLUSTER)	0.2'	4'	8'
13	ADONIDIA MERRILLII	CHRISTMAS PALM	.5'	18'	6'
14	ADONIDIA MERRILLII	CHRISTMAS PALM	.42'	16'	6'
15	ADONIDIA MERRILLII	CHRISTMAS PALM	.42'	17'	6'
16	ADONIDIA MERRILLII	CHRISTMAS PALM	.42'	18'	6'
17	COCOS NUCIFERA	COCONUT PALM	1'	20'	15'
18	RAVENALA	TRAVELLER'S PALM (CLUSTER)	.42'	20'	10'
19	RAVENALA	TRAVELLER'S PALM (CLUSTER)	.42'	20'	8'
20	RAVENALA	TRAVELLER'S PALM (CLUSTER)	.42'	5'	20'
21	RAVENALA	TRAVELLER'S PALM (CLUSTER)	.25'	15'	10'
22	COCOS NUCIFERA	COCONUT PALM	1'	20'	15'

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