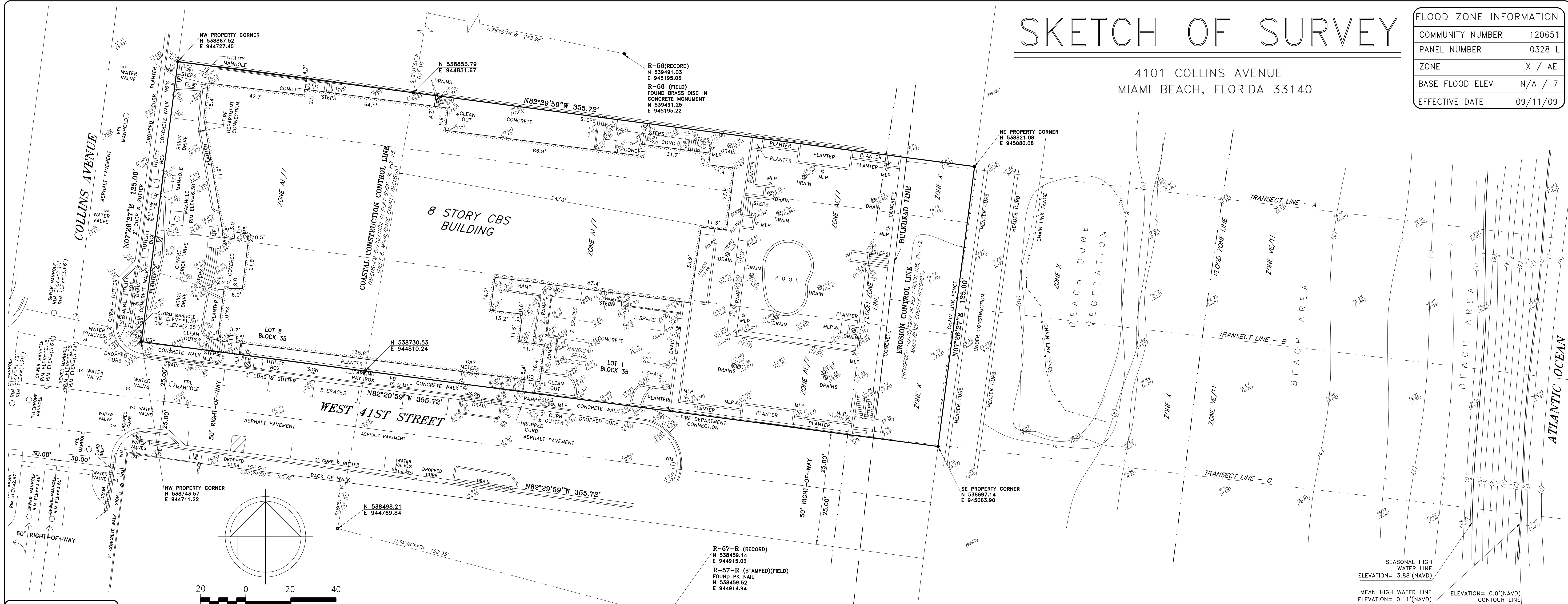


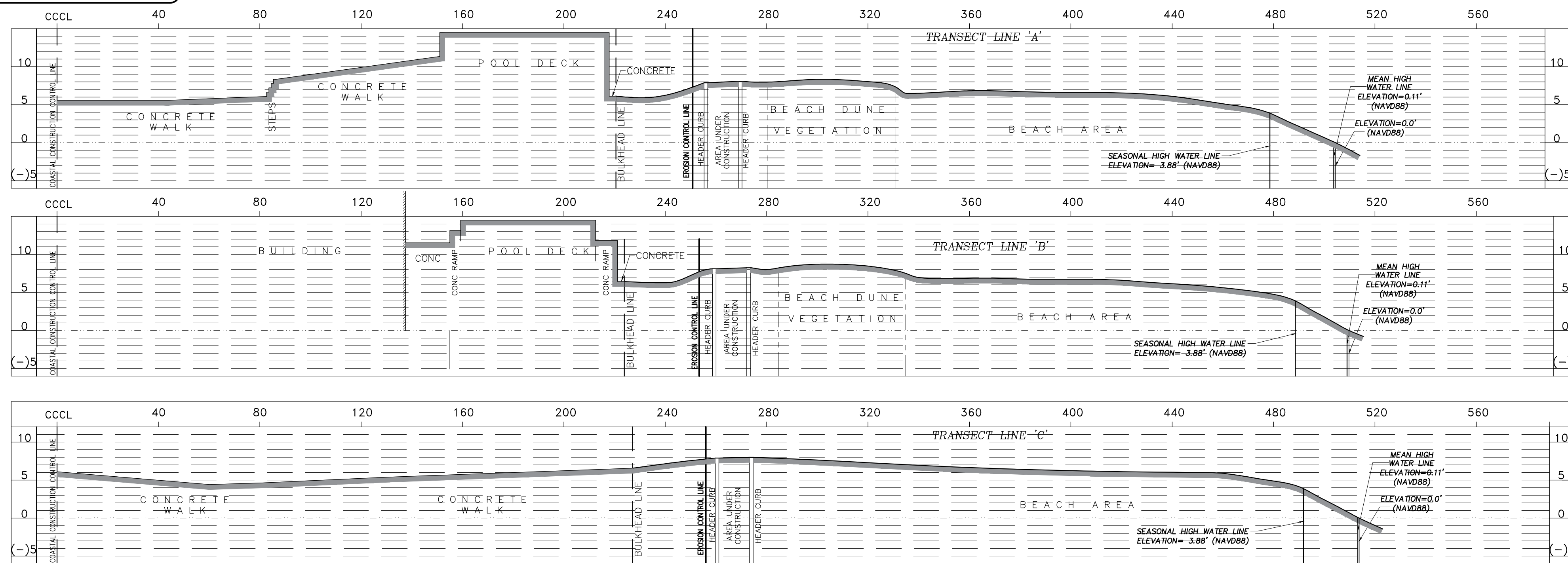
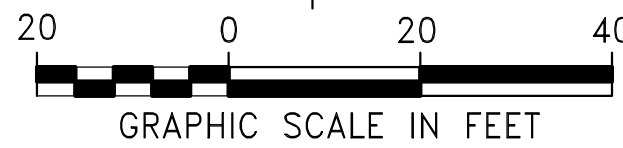
SKETCH OF SURVEY

4101 COLLINS AVENUE
MIAMI BEACH, FLORIDA 33140

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120651
PANEL NUMBER	0328 L
ZONE	X / AE
BASE FLOOD ELEV	N/A / 7
EFFECTIVE DATE	09/11/09



SECTION SCALE
SCALE : 1" = 10' VERTICAL
SCALE : 1" = 30' HORIZONTAL



LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8" IRON ROD & CAP #6448
SNC	SET NAIL & CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL & CAP
FND	FOUND NAIL & DISK
PRM	PERMANENT REFERENCE MONUMENT
P.B.	PLAT BOOK
(P)	PLAT
ORB	OFFICIAL RECORDS BOOK
M/D.C.R.	MIAMI/DADE COUNTY RECORDS
FPL	FLORIDA POWER & LIGHT
-X-	CHAIN LINK / WOOD FENCE
-E-	OVERHEAD UTILITY LINES
CBS	CONCRETE BLOCK STRUCTURE
A/C	AIR CONDITIONER
WM	WATER METER
WV	WATER VALVE
DDCV	DOUBLE DETECTOR CHECK VALVE
CR	CABLE RISER
EB	ELECTRIC BOX
CO	CLEAN OUT
WPP	WOOD POWER POLE
MLP	METAL LIGHT POLE
CLP	CONCRETE LIGHT POLE
SEC	SECTION
SO.FT.	SQUARE FEET
PLAN.	PLANTER
(TYP)	TYPICAL
R.O.W.	RIGHT OF WAY
CCCL	COASTAL CONSTRUCTION CONTROL LINE
ENCR.	ENCROACHMENT
+0.00	NAV88 ELEVATION
(0.00)	NGVD29 ELEVATION
---/---	NON-VEHICULAR ACCESS LINE
♿	HANDICAP PARKING SPACE

NOTES:

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AND ALSO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
CONVERSION: (NGVD29 - 1.56' = NAV88) EXAMPLE (10.00' NGVD29 - 1.56' = 8.44' NAV88)
- BENCHMARK REFERENCE: MIAMI/DADE COUNTY BENCHMARK D-160 ELEVATION=5.35'(NGVD29)
- MEAN HIGH WATER LINE AND SEASONAL HIGH WATER LINE ARE BASED ON THE TIDAL DATUMS AND RANGES FOR OPEN COAST GAUGES OF COASTAL FLORIDA (31-MAR-04)

LAND DESCRIPTION:

LOTS 1, 2, 7, 8, AND THE SOUTH 25 FEET OF LOT 3, AND THE SOUTH 25 FEET OF LOT 6, ALL IN BLOCK 35 OF OCEANFRONT PROPERTY OF MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 7 AND 8 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND THAT CERTAIN TRACT, FORMERLY KNOWN AS A 16 FOOT ALLEYWAY, NOW CLOSED, SHOWN ON SAID PLAT, LYING BETWEEN LOTS 1 AND 2 AND THE SOUTH ONE-HALF (S 1/2) OF LOT 3 ON THE EAST, AND LOTS 7 AND 8 AND THE SOUTH ONE-HALF (S 1/2) OF LOT 6 ON THE WEST, IN BLOCK 35 OF AFORESAID SUBDIVISION, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

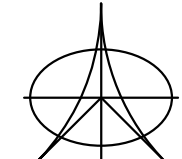
I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN SEPTEMBER, 2020. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES, THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: _____

SURVEY DATE : 09/20/20

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :

IAA DESIGN

SKETCH OF SURVEY

REVISIONS

BOUNDARY & IMPROVEMENTS SURVEY	DATE	FB/PG	DWN	CKD
	09/20/20	DATA/CLL	AM	REC

REVISIONS

DATE	FB/PG	DWN	CKD

PROJECT NUMBER : 9341-20

SCALE : 1" = 20'

SHEET
1
OF
1
SHEET