

PROPERTY ADDRESS:
3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

FLOOD ZONE INFORMATION:

COMMUNITY NO. 120651 PANEL NO. 0317 SUFFIX: L
FIRM DATE: 09-11-2009 FLOOD ZONE: AE +8.0'

LEGAL DESCRIPTION:

LOT 10, BLOCK 3, OF "FLAMINGO TERRACE SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 10, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR
RECORDED EASEMENTS.

THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A **BOUNDARY SURVEY** ONLY.

THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 5/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENTS, CURBS AND OTHER MAN-MADE FEATURES AS MAY EXIST.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT UNLESS OTHERWISE SHOWN.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS BROUGHT TO THE FACT THAT SAID DRAWING MAY BE ALTERED IN SCALE BY THE REPRODUCTION PROCESS

ALL MEASUREMENTS SHOWN ARE IN THE UNITED STATES STANDARD FEET

SHOWN ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929.

NET LOT AREA = 19,907.16 SQ.FT. = 0.46 ACRES +/-

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

SUBSURFACE IMPROVEMENTS AND/OR ENCROACHMENTS WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN.

NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND DIGITAL SEAL AND /OR THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO THIS MAP OF SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

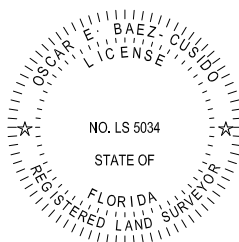
CERTIFY TO:

3017 FLAMINGO LLC

SURVEYOR'S CERTIFICATION:

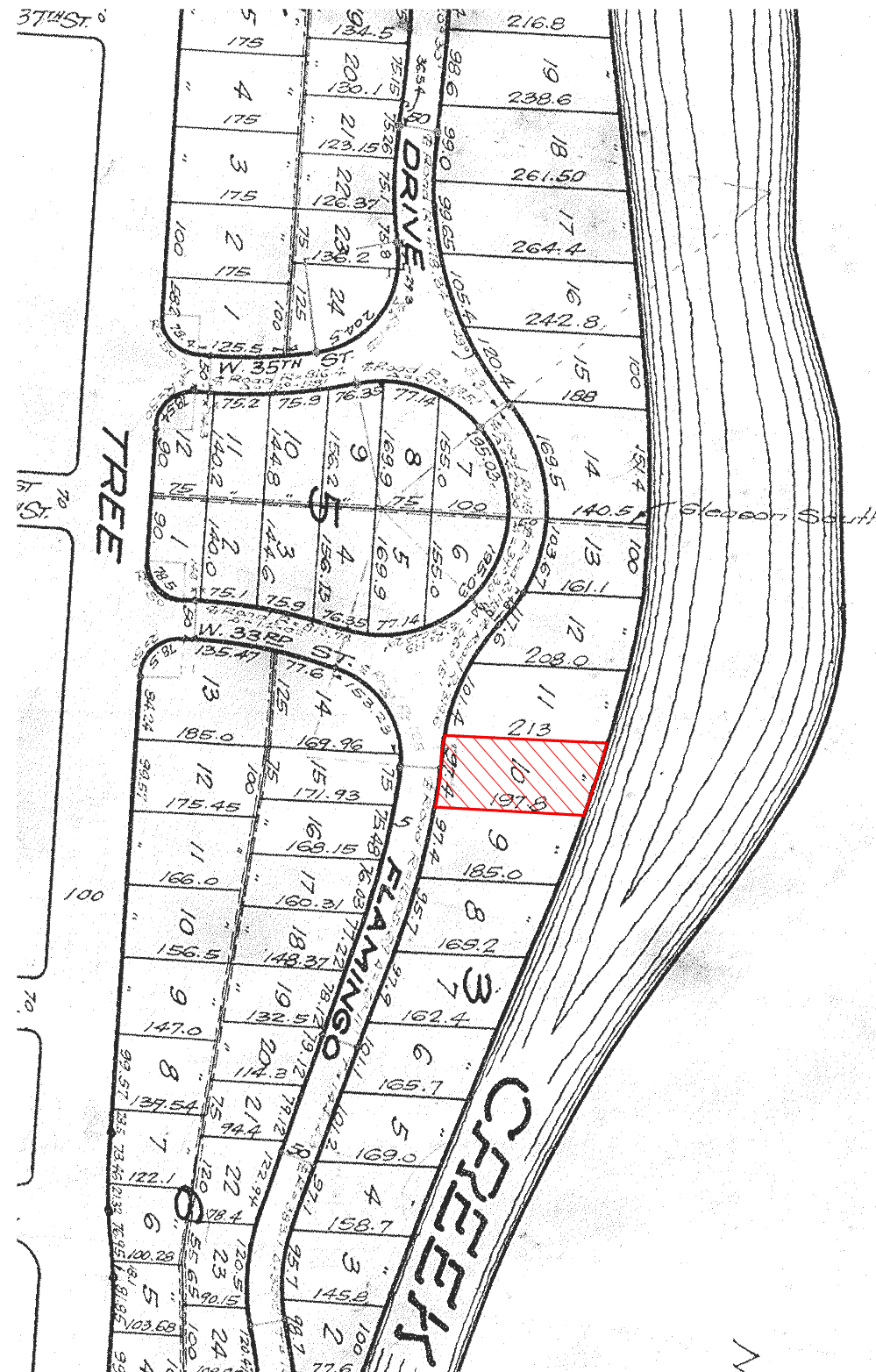
IN MY PROFESSIONAL OPINION, THIS "**BOUNDARY SURVEY**", MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
AND, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

360° SURVEYING AND MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6356



REFERENCE G.P.S. STATION: Obs=5, Solution=RTK Fixed, PDOPMax=1.84, SVMin=10, StdDevH=0.02', StdDevV=0.03', RefID=601, RefLat=N25°46'57.83802", RefLon=W80°08'14.16811", RefHgt=-50.89', RefFormat=RTCM3, MountPoint=RTCM3 NEAR

MAP OF SURVEY



LOCATION MAP
(NOT TO SCALE)



LEGEND OF SURVEY ABBREVIATIONS

MAN HOLE	PROPERTY LINE	SIDEWALK	TELEPHONE SERVICE BOX	TILES	ELEVATIONS x 1.269
MEASURED	RECORDED	TV CABLE SERVICE BOX	UTILITY & DRAINAGE	BRICK	
MONUMENT LINE	RADIAL	UTILITY EASEMENT	UTILITY POLE	ASPHALT	
NATIONAL GEODETIC DATUM	RESIDENCE	UTILITY & MAINTENANCE EASEMENT	WOOD UTILITY POLE	B.L.D.	
N.G.S.	SEWER MANHOLE	UTILITY POLE	CUP- CONC. UTILITY POLE	CONC.	
NO TO SCALE	SECTION	WATER METER	CS- CATCH BASIN	WALL	
FLAT BOOK	SET IRON PIPE No	WATER METER			
PERMANENT ELECTRICAL LINES	STY. STORY				
PERMANENT CONCRETE POINT					
PERMANENT REFERENCE MONUMENT					

ORIGINAL 01.10.2021

FILED DATE 01-19-2021

JOB NO. 2101-0002



360° SURVEYING AND MAPPING, LLC

Land Surveyors - Land Planners

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