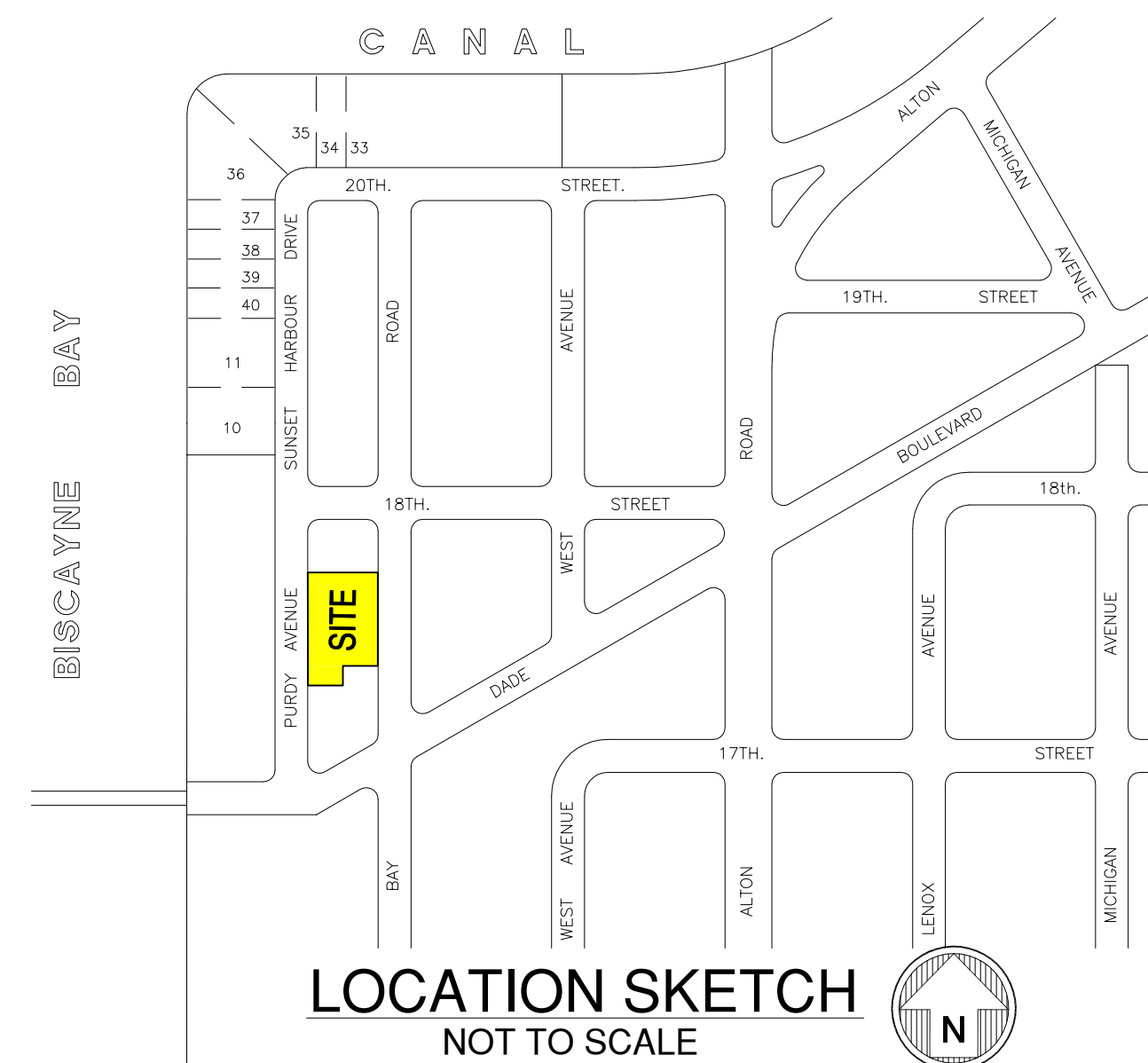


REV	DATE	DESCRIPTION
5	201140	UPDATE SURVEY (12/29/20) SJD
4	200161	UPDATE SURVEY (2/27/20) SJD
3	190160	SHOW UTIL. POLE ELEVATIONS (3/27/19) SJD
2	180403	UPDATE SURVEY (7/30/18) SJD
1	180242	AMEND BUILDING NUMBER 1752 PER TAX FOLIO MAP
No.	O.N.	Revision Description

**FORTIN, LEAVY, SKILES, INC.**  
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
 180 Northeast 168th Street / North Miami Beach, Florida 33162  
 Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

**BOUNDARY & TOPOGRAPHIC SURVEY**  
**SUNSET PARK**  
 CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	5/5/17
Scale	1"=30'
Drawn By	MAP
CAD No.	151403
Plotted	12/30/20 8:27p
Ref. Dwg.	2009-065
Field Book	SJD
636/59 & FLD. SHTS.	
Job No.	171148
Dwg. No.	2015-144-2
Sheet	1 of 1



**LEGAL DESCRIPTION:**

The West 1/2 of Lot 3, Lot 4, Lot 5, Lot 6 and Lot 7, Block 16, ISLAND VIEW SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6 at Page 115 of the Public Records of Miami-Dade County, Florida.

**SURVEYOR'S NOTES:**

- This site lies in Section 33, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida, unless otherwise noted.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of S 90°00'00" W for the South line of Lot 3, and evidenced by two (2) found 1/2" pipe & cap.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark C=100, Elevation +11.05 and located by brass disk in the North corner of the bridge at Dade Boulevard (25' South of centerline of Eastbound lane) and West Avenue (Bridge over Collins Canal).
- Lands shown hereon are located within an area having a Zone Designation of AE (EL B) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 120651, for Community No. 12086C0317L, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 33,750 square feet, or 0.775 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.
- Tax Folio Numbers per Miami-Dade County Property Appraiser's website.

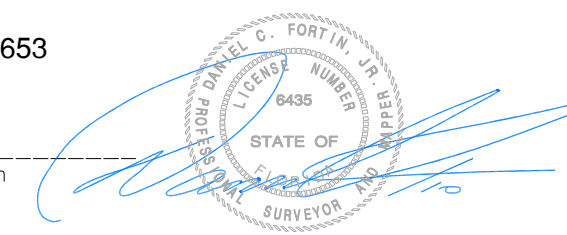
**SURVEYOR'S CERTIFICATION:**

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on May 5, 2017, and last updated on December 29, 2020, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

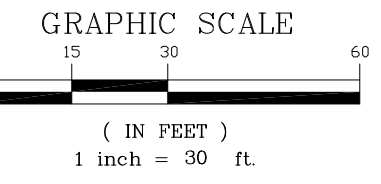
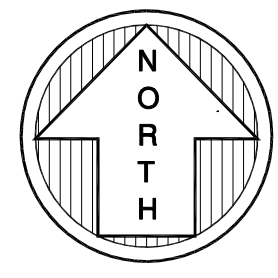
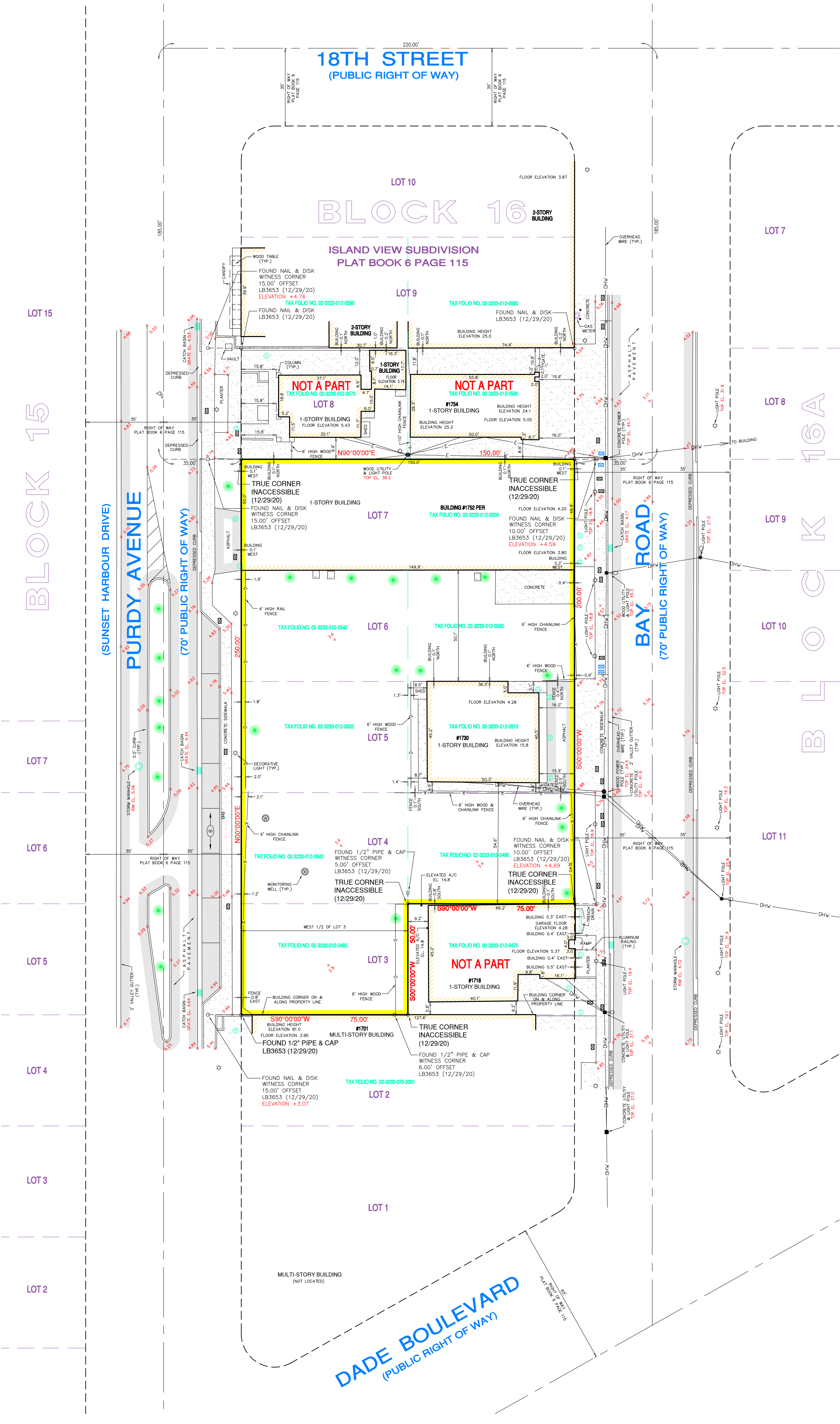
\*Not valid without the signature and the original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below\*

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin, Jr., For The Firm  
 Surveyor and Mapper, LS6435  
 State of Florida.



Digitally signed by Daniel C Fortin  
 DN: c=US, o=Unaffiliated,  
 ou=A01410D000017402A2BF42  
 0004295B, cn=Daniel C Fortin  
 Date: 2020.12.31 07:29:29 -05'00'



**LEGEND**

	CATCH BASIN		0.5' CURB
	MANHOLE		2.00' CURB & GUTTER
	LIGHT POLE		CHAIN LINK FENCE
	WATER METER		IDENTIFICATION
	WATER VALVE		ELEVATION
	CATCH BASIN INLET		INVERT
	UTILITY POLE		SANITARY
	RISER		P.R.M. = PERMANENT REFERENCE MONUMENT
	FIRE HYDRANT		CONCRETE
	HANDHOLE		ASPHALT PAVEMENT
	SIGN		