

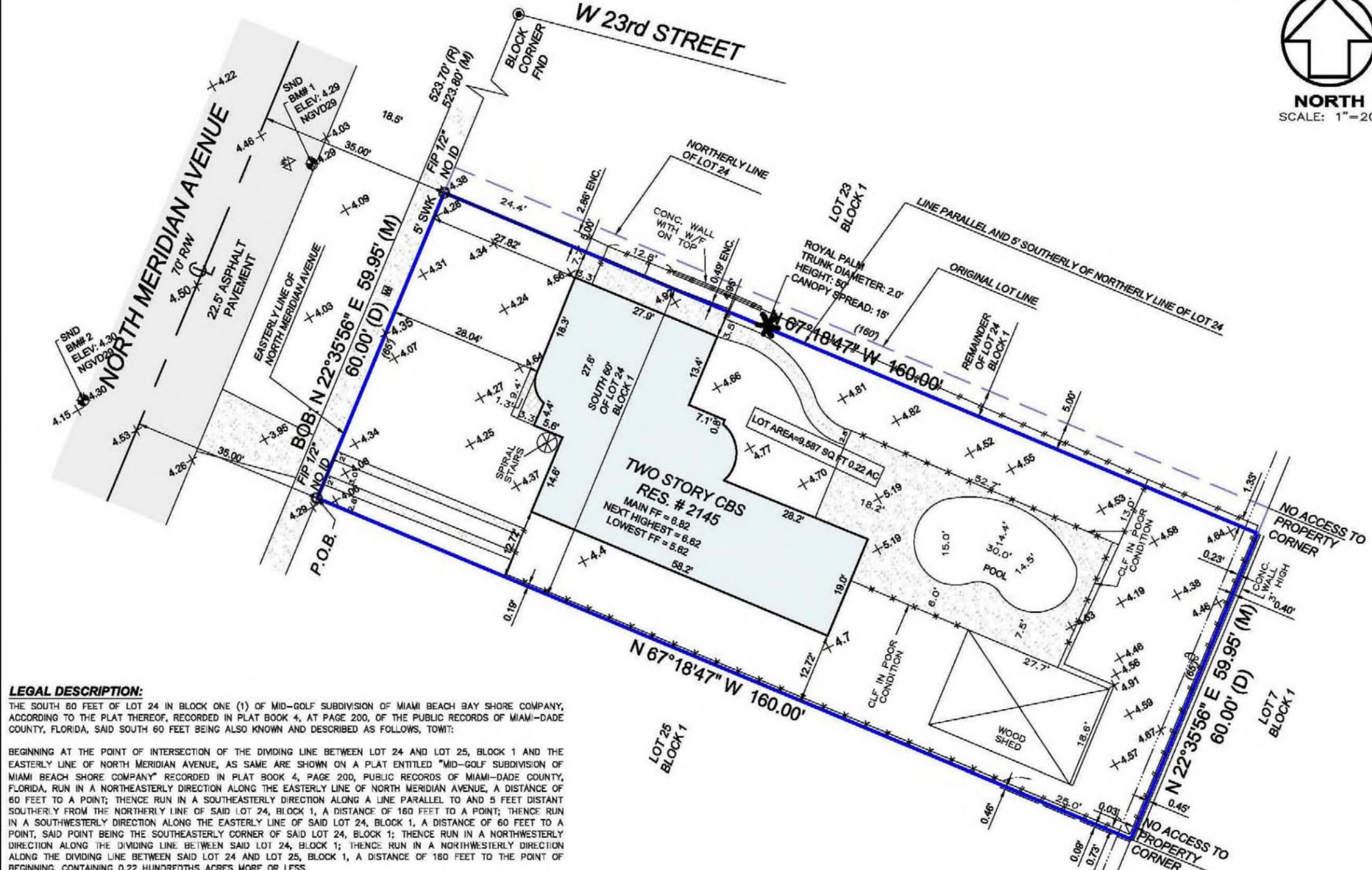
# MAP OF BOUNDARY, TOPOGRAPHIC AND TREE SURVEY



**NORTH**  
SCALE: 1" = 20'

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**PLAT IMAGE:**  
NOT TO SCALE



**PROPERTY ADDRESS:**  
2145 N. MERIDIAN AVENUE, MIAMI BEACH, FLORIDA 33139

**FLOOD ZONE INFORMATION:**  
BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY REVISED ON 09/11/09 AND INDEX MAP REVISED ON 09/11/09 THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE BASE FLOOD ELEVATION 8' COMMUNITY NAME & NUMBER MIAMI BEACH 120851 MAP & PANEL NUMBER 12085C0317 SUFFIX L

**SURVEYOR'S NOTES:**  
1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).  
2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.  
3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.  
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.  
5. 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.  
6. IMPROVEMENTS SHOWN HAVE BEEN MEASURED TO THE NEAREST 10TH OF A FOOT. TIES SHOWN HAVE BEEN MEASURED TO THE NEAREST 100TH OF A FOOT. ELEVATIONS WHEN SHOWN HAVE BEEN MEASURED TO NEAREST 100TH OF A FOOT ON HARD SURFACES AND NEAREST TENTH OF A FOOT FOR GROUND OR SOIL SURFACES.  
7. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 7104.  
8. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY CLIENT OR ITS REPRESENTATIVE.  
9. FENCE OWNERSHIP NOT DETERMINED.  
10. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN, THE WEST LINE OF THE SURVEYED PROPERTY HAS BEEN ASSIGNED A BEARING OF N 22°35'56" E.  
11. TYPE OF SURVEY: BOUNDARY, TOPOGRAPHIC AND TREE.

**BENCHMARK REFERENCE:**  
NAME: D-182  
ELEV(NGVD29): 3.42  
LOCATION1: MERIDIAN AVE --- 20' EAST OF C/L  
LOCATION2: W 23 ST --- 36' SOUTH OF C/L  
DESCRIPTION1: PK NAIL AND ALUMINUM WASHER SET ON CONC. FLOW OF CATCH BASIN

**CERTIFIED TO:**  
PAUL M. D'AMORE AND NICOLE F. D'AMORE  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
CHASE LAW, P.A.

REVISION(S):

**LEGEND**  
**ABBREVIATIONS:**  
A/C = AIR CONDITIONER PAD  
BLDG = BUILDING  
BSB = BASIS OF BEARINGS  
CBS = CONCRETE BLOCK & STUCCO  
(C) = CALCULATED  
CB = CATCH BASIN  
C&G = CURB & GUTTER  
CLF = CHAIN LINK FENCE  
COL = COLUMN  
CONC = CONCRETE  
(D) = DEED  
D/W = DRIVE-WAY  
ENC. = ENCROACHMENT

EW = EDGE OF WATER  
FDH = FOUND DRILL HOLE  
FF = FINISHED FLOOR ELEVATION  
FIP = FOUND IRON PIPE  
FIR = FOUND IRON ROD  
FN = FOUND NAIL (NO ID)  
FND = FOUND NAIL & DISK  
L = CURVE LENGTH  
(M) = MEASURED  
MDCR = MIAMI-DADE COUNTY RECORDS  
O/S = OFF-SET  
(P) = PLAT  
PB = PLAT BOOK  
PCP = PERMANENT CONTROL POINT  
PE = POOL EQUIPMENT PAD

PG = PAGE  
PK = PARKER KAELOON (SURVEY NAIL)  
PL = PLANTER  
PRM = PERMANENT REFERENCE MONUMENT  
R = RADIUS DISTANCE  
(R) = RECORD  
RW = RIGHT OF WAY  
RES. = RESIDENCE  
SIP = SET IRON PIPE  
STL = SURVEY TIE LINE  
SWK = SIDEWALK  
(TYP) = TYPICAL  
UE = UTILITY EASEMENT  
W/F = WOOD FENCE

**SYMBOLS:**  
○ = CENTER LINE  
⊗ = WATER VALVE  
⊕ = CURB INLET  
⊗ = FIRE HYDRANT  
⊙ = LIGHT POLE  
⊛ = CATCH BASIN  
⊖ = IRON FENCE  
⊗ = WOOD FENCE  
⊕ = TELEPHONE RISER  
⊖ = CABLE TV RISER  
⊗ = WATER METER  
⊕ = ELEVATION  
X 0.00 = ORIGINAL LOT DISTANCE  
△ = CENTRAL ANGLE  
⊙ = UTILITY POLE  
⊖ = DRAINAGE MANHOLE  
⊕ = SEWER MANHOLE  
⊖ = CHAIN LINK FENCE  
⊗ = OVERHEAD UTILITY WIRE

**SURFACES:**  
ASPHALT  
CONCRETE  
PAVERS  
TILES  
WOOD  
COVER  
BUILDING

**SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

SEAL  
Juan A. Suarez, License No. LS6220  
Date: 2021-01-29  
PROFESSIONAL SURVEYOR & MAPPER  
STATE OF FLORIDA LIC. # 6220

DATE OF SURVEY :  
12/23/2020  
JOB # : 201232096  
FILE # : C-21981  
PROJECT NAME:  
SURVEYS 2020  
CAD FILE(M): COLD PR  
PARTY CHIEF: MUNOZ  
SHEET 1 OF 1















