# BOUNDARY SURVEY

PREPARED FOR
CUERVO GROUP
LYING AND BEING IN SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.


J.Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
1820 NW 79th AVE SUITE 18 MIAMI, FL 33126
(P) 305-526 0606 (E) info@jhsurveys.com


| DRAWN BY: M.J.M. | CHECKED BY: J.C.H. | JOB NUM.: 151197 |
|---|---|---|
| DATE: 02/15/18 | DATE: 02/16/18 | F.B. MD 9, PG 6 |

## LEGAL DESCRIPTION

LOT 9, BLOCK 49, LINCOLN SUBDIVISION, ACCORDING TO THE PLAT THEREON, AS RECORDED IN PLAT BOOK 9, PAGE 69, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LYING AND BEING IN SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

## SURVEYOR'S NOTES

1. FIELD SURVEY WAS COMPLETED ON: FEBRUARY 12, 2018 AND UPDATED ON JUNE 7, 2021.
2. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.
3. SUBJECT PROPERTY AREA: 7,489 ± SQ.FT. (0.172 ACRES)
4. BEARINGS BASED ON AN ASSUMED BEARING OF N87°58'27"E ALONG THE SOUTH LINE OF SUBJECT PROPERTY.
5. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.
6. DIMENSIONS ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
7. INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.
8. UNDERGROUND FOOTINGS, FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
9. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
10. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM LINCOLN ROAD AND 20 FOOT ALLEY, A PUBLIC DEDICATED RIGHT OF WAYS.
11. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

## PROPERTY INFORMATION

- OWNER: 818 LINCOLN INVESTMENTS LLC
- PROPERTY ADDRESS: 818 LINCOLN ROAD, MIAMI BEACH FL 33139
- PROPERTY FOLIO NUMBER: 02-3234-002-0330

## FLOOD ZONE INFORMATION

SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "AE (EL. 8)" AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12011C0317J., DATED SEPTEMBER 11, 2009

ELEVATION REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND IS EXPRESSED IN FEET.

## DATUM AND BENCHMARKS

1. ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 1929) AND ARE EXPRESSED IN FEET.
2. BENCHMARKS:
   MIAMI-DADE COUNTY BENCHMARK D-149,
   ELEV. 4.18 N.G.V.D. 1929
   LOC1: NE 18 ST – 37' SOUTH OF C.L.
   LOC2: MERIDIAN AVE – 32' WEST OF C.L.
   BM DESCRIPTION: PK NAIL AND BRASS WASHER IN CONC. GUTTER AT SW CORNER OF INTERSECTION.

- CUESTA CONSTRUCTION

## REVISIONS

| DATE | JOB No. | REV. | BY: |
|---|---|---|---|
| 06/22/18 | 151339 | ELEV. ALONG NORTH AND SOUTH SIDE | J.C.H. |
| 06/07/21 | 152376 | UPDATE BOUNDARY SURVEY | J.C.H. |

## SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

BY:
JOSE C. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6052
STATE OF FLORIDA.

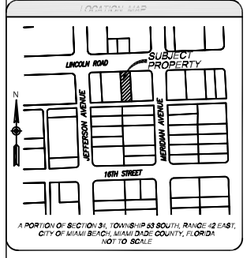
THIS SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: MD 151-A
SHEET NUMBER: 1 OF 1

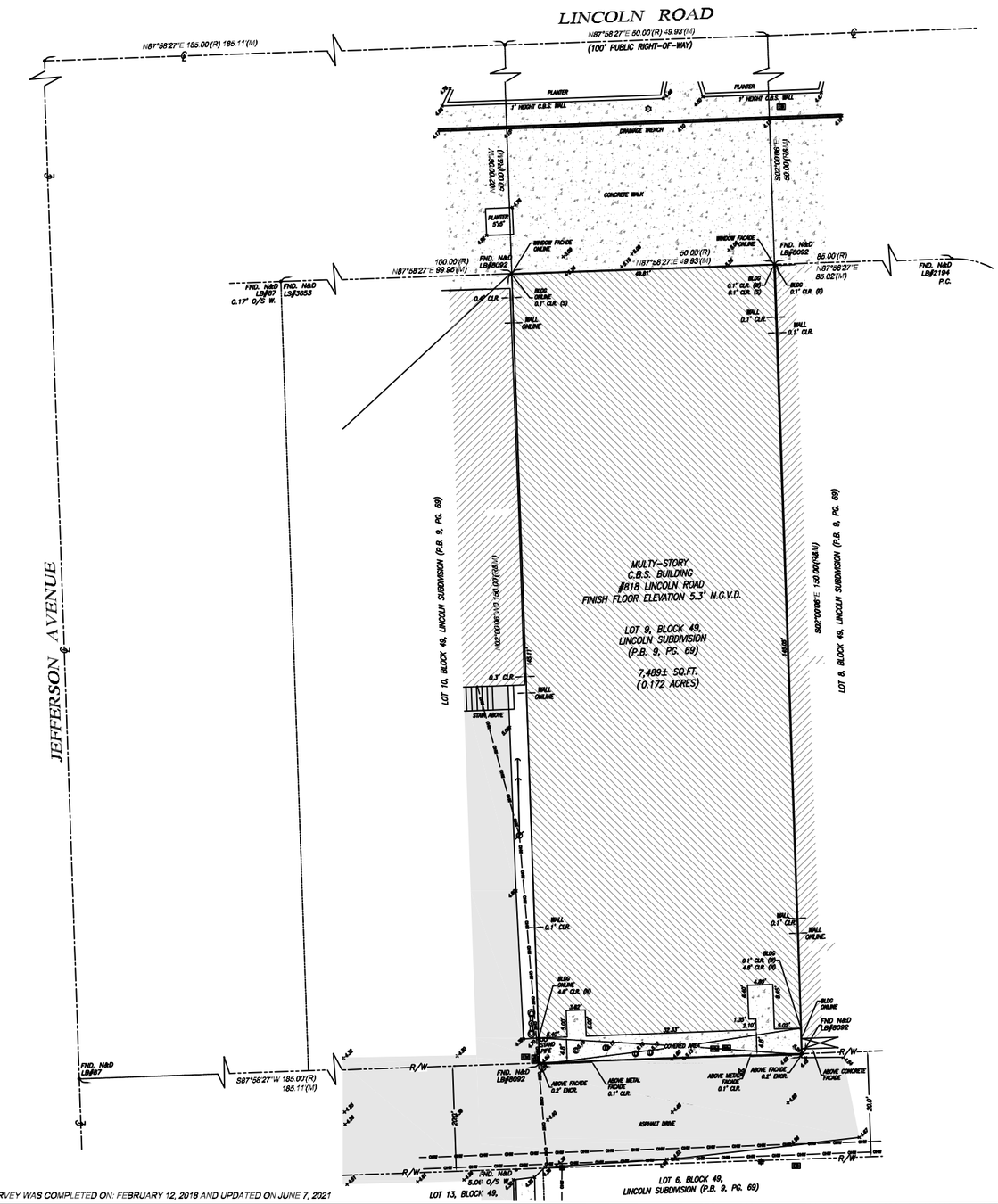
## SYMBOLS AND ABBREVIATIONS

CONCRETE POLE
CONCRETE POWER POLE
CONCRETE LIGHT POLE
ALUMINUM POLE
ALUMINUM LIGHT POLE
WOOD POLE
WOOD POWER POLE
WOOD LIGHT POLE
TRAFFIC SIGN
STREET LIGHT BOX
PHONE BOX
IRRIGATION BOX
ELECTRIC BOX
COMMUNICATION BOX
CABLE T.V. BOX
UNKNOWN BOX
TRAFFIC CONTROL BOX
CLEANOUT
BOLLARD
AIR GATE
ANCHOR
WATER METER
IRRIGATION METER
GAS METER
ELECTRIC METER
SOUNDS/ALARM
ROUND COLUMN
MAIL BOX
IRRIGATION PUMP
GUARD POST
SECURITY LIGHT
FLAG POLE
DRAINAGE WELL
SQUARE DRAINAGE
PB INLET
PS INLET
CURB INLET
CIRCULAR DRAINAGE
CATCH BASIN
ACCESS MANHOLE
TRAFFIC SIGNAL POLE
TRAFFIC SIGN
PEDESTRIAN CROSS SIGNAL
CGW CURB & GUTTER
V.G. VALLEY GUTTER
PAVEMENT ASPHALT
FIREHYDRANT PAINT MARK
BABY STROLLER PAINT MARK
UNKNOWN MANHOLE
SEWER MANHOLE
SEWER MANHOLE
PHONE MANHOLE
IRRIGATION MANHOLE
ORGANIC TRAP MANHOLE
GAS MANHOLE
FIRE/DRAIN MANHOLE
ELECTRICITY MANHOLE
DRAINAGE MANHOLE
COMMUNICATION MANHOLE
WELL SOURCE MANHOLE
PARKING METER
PARKING BOOTH
WATER VALVE
SEWER VALVE
IRRIGATION VALVE
GAS VALVE
FIRE/FIRE MAIN VALVE
VACUUM BREAKER ASSEMBLY
DRAINAGE CONNECTION
POST INDICATOR VALVE
FIRE HYDRANT
DOUBLE DETECTOR CHECK VALVE
BACK FLOW PREVENTOR
PROPERTY LINE
CENTERLINE
BASE-OF-BEAM
RADIUS
DELTA ANGLE
ARC DISTANCE
CHORD BEARING
CHORD DISTANCE
PERMANENT CONTROL POINT
PERMANENT REFERENCE MONUMENT
FLAT BOOK AND PAGE
OVERHEAD UTILITY WIRES
OFFICIAL RECORDS BOOK
CONCRETE BLOCK STRUCTURE
CHAIN LINK FENCE
WOOD FENCE
WOOD BOARD FENCE
FOUND NAIL & DISKS DISC
CLEAR
ENCROACHMENT
MEASURED DISTANCE
RECORD ON PLATTED DISTANCE
RECORD CALCULATED
UTILITY EASEMENT
CONCRETE

## LOCATION MAP




A PORTION OF SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.
NOT TO SCALE




N

GRAPHIC SCALE
0 5 10 20
1 INCH = 10 FEET

FIELD SURVEY WAS COMPLETED ON: FEBRUARY 12, 2018 AND UPDATED ON JUNE 7, 2021

01 BOUNDARY SURVEY
NTS


NR architect

NORBERTO ROSENSTEIN ARCHITECT, INC.
ARCHITECTURE - INTERIOR DESIGN - PLANNING

126 S. FEDERAL HIGHWAY
SUITE # 202
DANIA BEACH, FLORIDA 33004
PH: (954) 922-6551

EMAIL:nrosenstein@rosensteinarchitect.com
WEB: www.rosensteinarchitect.com

STATE REG. NO. AR0016674
STATE REG. NO. AA26001896
NATL. REG. NO. 69178



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| DESIGNED | DRAWN | CHECKED |
|---|---|---|
| N.R. | A.T. | N.R. |

Norberto Rosenstein

Digitally signed by Norberto Rosenstein
DN: c=US, st=Florida, l=Dania Beach, o=Norberto Rosenstein Architect Inc, cn=Norberto Rosenstein, email=nrosenstein@rosensteinarchitect.com
Date: 2021.07.02 14:25:08 -04'00'

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES.

REVISIONS

| COMM. | DATE |
|---|---|
| 2020–37 | 7/06/2021 |

PURA VIDA CANOPY
MIAMI BEACH

818 LINCOLN RD
MIAMI BEACH, FLORIDA
33139

SURVEY

A–2.0 OF 7