

LOCATION MAP

PROPERTY ADDRESS: 4225 N BAY RD., MIAMI BEACH, FL. 33140

LEGAL DESCRIPTION: LOT 6, BLOCK 7, NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) OWNERSHIP SUBJECT TO OPINION OF TITLE.
- 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 4) LEGAL DESCRIPTION PROVIDED BY CLIENT.
- 5) UNDERGROUND ENCROACHMENTS NOT LOCATED.
- 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 7) OWNERSHIP OF FENCES ARE UNKNOWN.
- 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF
- 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.
- 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- 11)ELEVATIONS BASED OFF OF BM# H-243 LOCATOR: 3101 SE ELEV: 14.05' NGVD

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 BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB:8 PG: 95

BOUNDARY SURVEY

LOT AREA = 6,297 SQ. FEET (0.145 ACRES)

LEGEND & ABBREVIATIONS:

B.C.= BLOCK CORNER = CONCRETE = CONC. BLOCK WA = PROPERTY LINE = ASPHALT XXX = CHAIN LINK FENCE (CLI YYYY = WOOD FENCE (WF) -0-0 = IRON FENCE (IF) A = ARC DISTANCE L= LENGTH

C = CENTER LINE

M = MONUMENT LINE

CALC.= CALCULATED M.= FIELD MEASURED
P. = PER PLAT
TYP. = TYPICAL P.R.M.= PERMANENT L= LENGTH

A= CENTRAL ANGLE / DELTA
R= RADIUS
T = TANGENT
P.T. = POINT OF TANGENCY
P.C. = POINT OF CURVATURE
P.C.C.= POINT OF COMPOUND
CLIEVE PIPE 1/2" DIAMETER

REFERENCE MONUMENT

P.C.P.= PERMANENT CONTROL P.C.P.= PERMANENT CONTROL
BOOK
POINT
FD. NAIL = FOUND NAIL
FD. D/H = FOUND DRILL HOLE
STRUCTURE FD. 1/2" I.P. = FOUND IRON W.M.= WATER METER C.B.= CATCH BASIN CATV = CABLE UTILITY BOX R/W = RIGHT OF WAY

U.E.= UTILITY EASEMENT A.E. = ANCHOR EASEMENT D.E. = DRAINAGE EASEMENT ENCR.= ENCROACHEMENT F.F. ELEV. = FINISHED FLOOR ELEVATION

N.T.S.= NOT TO SCALE
P.B.= PLAT BOOK
O.R.B.= OFFICIAL RECORD

/2" I.P. = FOUND IRON | BLDG = BUILDING | 1/2" DIAMETER | CONCRETE MONUMENT | LINES | TEL. = TELEPHONE FACILITIES

P.R.C.= POINT OF REVERSE CURVE CH = CHORD CH. BRG.= CHORD BEARING BENCH MARK
BEARING REFERENCE
POINT OF COMMENCEMENT
POINT OF BEGINNING TEMPORARY BENCH MARK POINT OF BEGINNING TEMPORARY BENCH MARK P.O.B.= T.B.M.= FD. I.R. = FOUND IRON REBAR
FD. P.K.NAIL = FOUND PARKER-KALON NAIL
P.S.M.= PROFESSIONAL SURVEYOR AND MAPPER

P.P.= POWER POLE
D.M.E.= DRAINAGE & MAINTENANCE EASEMENT

A/C = AIR CONDITIONER PAD TX= TRANSFORMER

0.0' = EXISTING ELEVATION

ELEV.= ELEVATION
SEC.= SECTION
TWS. = TOWNSHIP
RG. = RANGE
SWK= SIDEWALK

HEREBY CERTIFY THAT THE SURVEY REPRESENTED THEREON MEETS THE MINIMUM TECHNICAL REQUIREMENTS ADOPTED BY THE STATE OF FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THERE ARE NO ENCROACHMENTS,
OVERLAPS, EASEMENTS APPEARING ON THE PLAT
OR VISIBLE EASEMENTS OTHER THAN AS SHOWN

ADIS NUNEZ 2021.09.02 14:41:19 -04'00

ADIS N. NUNEZ REGISTERED LAND SURVEYOR STATE OF FLORIDA #5924

SINCE 1987 BLANCO SURVEYORS INC.

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FLOOD ZONE: FEMA DATE: 09/11/09 SUFFIX: L BASE: 7' PANEL: 0309 **COMMUNITY # 120651** DWN. BY: DATE: SCALE: JOB No. 21-493 08/12/21 1" = 20' R.BELLO

