#### 2' CONC. CURB & GUTTER LINCOLN ROAD 5' MEDIAN 22' ASPHALT 2' CONC. CURB & GUTTER BIKE RACK LIGHT POLE SYX8 LIGHT CONC. POC. BUS STOP NORTHEAST 8'X8' CUT OUT CUT OUT CORNER CUT OUT W/M 11.33 LOT II BLOCK 54 10.00 W/M 100.00' (R&M) WEST FOUND 58 70 30.25 FOUND NAIL 11.05' NAII. FOUND 8 DISC ROOF NAIL & DISC NO ID NO ID. OVERHANG (R&M) CONC. LOT - 14 BUIL DING BLOCK - 54 BUILDING ON/PI ON/PI LOT - 11 LOT - 12 BLOCK - 54 BLOCK - 54 ONE STORY LOT - 10 COMMERCIAL BLOCK - 54 BUILDING LOT - 13 BLOCK - 54 WEST 5.00' (R&M) ONPL FOUND NAII 8 DISC NO ID. FOLIND 25.00' (R&M)? NAIL & TINTAB WEST HTHITY CANNOT-ID. ROOM 20' ALLEY ELECTRIC SERVICE 6'X17' METAL **GENERATOR** PORTION OF CONTAINERS PORTION OF LOT - 17 BLOCK - 54 LOT - 6 PORTION OF PORTION OF BLOCK - 54 BACKFLOW LOT - 17 LOT - 6 ----VAL VE BLOCK - 54 BLOCK - 54 29.97 BUIL DING RUII DING BALLARD ON/PL ON/PL PORTION OF ASPHALT CATCH CATC LOT - 5 BASIN BLOCK - 54 EBASIN PORTION OF PORTION OF PORTION OF LOT - 18 LOT - 18 LOT - 5 BLOCK - 54 BLOCK - 54 BLOCK - 54 W.U.P FOUND BACKFLOW PORTION OF FOUND EAST 5' X 5' NAII VAL VE NAIL LOT - 4 60.00' (R&M) LECTRIC BLOCK - 54 SERVICE FOUND (R& **ELCATCH** BUILDING 0.32 NAII BASIN ON/PI Francis Digitally signed by Francisco F Fajardo 70.00' (R&M) METAL LOT - 19 FOUND RAIL EAST BLOCK - 54 NAIL DN: c=US, o=Lannes and Garcia Inc S PORTION OF ou=A01410C00000174 97D3398400009AB1, LOT - 4 cn=Francisco F Faiardo BLOCK - 54 Fajardo Date: 2021.03.05

## LEGAL DESCRIPTION:

ALL OF LOT 12, PORTIONS OF LOTS 11, 13, 17, 18, 5, 6 AND THE NORTH ONE-HALF OF LOT 4, ALSO A 20 FOOT STRIP LYING BETWEEN LOTS 11, 12, 13, 6 AND 17, BLOCK 54, AND EASEMENTS APPERTAINING TO THE ABOVE MENTIONED PROPERTY, ALL OF THE ABOVE BEING IN BLOCK 54, FISHERS FIRST SUBDIVISON OF ALTON BEACH, RECORDED IN PLAT BOOK 2, AT PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THE ABOVE REFERENCED PROPERTY BEING MORE PARTICULARLY DESCRIBED PER DEED BOOK 3495, AT PAGE 566, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:

BEING AT A POINT ON THE NORTH LINE OF LOT 11, BLOCK 54, FISHERS FIRST SUBDIVISON OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, WHICH POINT IS 10 FEET WEST OF THE NORTHEAST CORNER OF THE SAID LOT 11; THENCE RUN WEST ALONG THE NORTH LINE OF LOTS 11, 12 AND 13 OF SAID BLOCK 54, A DISTANCE OF 100,00 FEET MORE OR LESS TO A POINT, WHICH SAID POINT IS 10 FEET WEST OF THE NORTHEAST CORNER OF LOT 13, BLOCK 54, AFORESAID; THENCE RUN SOUTH ALONG A LINE PARALLEL TO AND 10 FEET WESTERLY FROM THE EAST LINE OF THE SAID LOT 13, A DISTANCE OF 150.00 FEET MORE OR LESS, TO A POINT ON THE SOUTHLINE OF SAID LOT 13; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 25,00 FEET TO A POINT; THENCE RUN SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF LOT 13, (IF EXTENDED SOUTH), A DISTANCE OF 121.80 FEET MORE OR LESS. TO A POINT ON THE NORTH LINE OF LOT 19, BLOCK 54 AFORESAID; THENCE RUN FAST ALONG THE NORTH LINE OF SAID LOT 19. A DISTANCE OF 60.00 FEET MORE OR LESS TO A POINT, WHICH SAID POINT IS THE NORTHEAST CORNER OF LOT 19; THENCE RUN SOUTH ALONG THE EAST LINE OF SAID LOT 19, A DISTANCE OF 25,00 FEET TO A POINT, SAID POINT BEING ON THE WESTERLY LINE OF AND THE DIVIDING LINE BETWEEN THE NORTH AND SOUTH ONE-HALF OF LOT 4: THENCE RUN EAST. PARALLEL TO AND ALONG THE DIVIDING LINE OF THE NORTH AND SOUTH ONE-HALF, THE NORTHL LINE OF SAID LOT 4, BLOCK 54 AFORESAID, A DISTANCE OF 70.00 FEET MORE OR LESS, TO A POINT, WHICH POINT IS 5 FEET WESTERLY FROM THE EAST LINE OF LOT 11, BLOCK 54 AFORESAID, IF EXTENDED SOUTH SO AS TO INTERSECT THE NORTH LINE OF THE SOUTH ONE-HALF OF LOT 4, BLOCK 54 AFORESAID; THENCE RUN NORTH ALONG A LINE PARALLEL TO AND 5 FEET WESTERLY FROM THE EAST LINE OF SAID LOT 11. IF EXTENDED SOUTHERLY (WHICH SAID LINE IS ALSO THE WEST LINE OF THE CERTAIN PARCEL OF LAND DESCRIBED IN LEASE TO THE LINCOLN-JAMES CORPORATION, A FLORIDA CORPORATION, AND RECORDED IN DEED BOOK 2658 AT PAGE 418, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA) A DISTANCE OF 196.80 FEET MORE OR LESS TO A POINT, WHICH SAID POINT IS ON THE SOUTH LINE OF THAT CERTAIN PARCEL OF REAL ESTATE HERETO FORE LEASED TO FREEMONT CORPORATION, A FLORIDA CORPORATION, UNDER LEASE RECORDED IN DEED BOOK 2680, AT PAGE 264 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA: THENCE RUN WEST ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 11, BLOCK 54 AFORESAID, A DISTANCE OF 5 FEET TO A POINT, WHICH POINT IS ALSO THE SOUTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN LEASE RECORDED IN DEED BOOK 2680 AT PAGE 264; THENCE RUN NORTH ALONG A LINE PARALLEL TO AND 10 FEET WESTERLY FROM THE EAST LINE OF SAID LOT 11 (WHICH SAID LINE IS ALSO THE WEST BOUNDARY LINE OF THE PARCEL OF LAND DESCRIBED IN LEASE RECORDED IN DEED BOOK 2680 AT PAGE 264), A DISTANCE OF 100,00 FEET TO THE POINT OF BEGINNING (P.O.B.).

FLOOD ZONE: AE MAP & PANEL= 12086C0317 COMMUNITY No.: 120651 SUFFIX: L DATE OF FIRM: 09-11-2009 BASE ELEV.= +8.00 NGVD. 1929 L.F. ELEV. = 7.00 / 7.11 NOTES LOWEST HABITABLE FLOOR ELEVATION. ELEVATIONS SHOWN REFER TO N.G.V.D. 1929. LOWEST ADJACENT GRADE = 6.20 B.M. # A-371 ELEV. = 5.38 (MIAMI-DADE COUNTY) GARAGE ELEV.= N/A E.R.P.= 5.89

RANCISCO F. FAJAPO

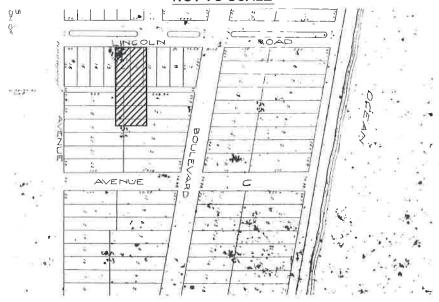
NO. 4767

STATE OF STATE OF FLORIDA RIPERS

PROPERTY ADDRESS: 306 LINCOLN ROAD. MIAMI BEACH, FLORIDA 33139

# LOCATION SKETCH

### **NOT TO SCALE**



#### SURVEYOR'S NOTES:

- 1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL
- 2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
- 4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
- 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED
- 6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929.
- 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
- 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
- 9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL
- 10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
- 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS
- 12) BEARINGS IF ANY SHOWN ARE BASED ON LEGAL DESCRIPTION AT: SOUTH RIGHT OF WAY OF (EAST)

				LINCOLN ROAD =
I	LEGEND		I.C.V.	IRRIGATION CONTROL VALVE
ı	A/C	AIR CONDITIONER	I.P.	IRON PIPE
١	AVE.	AVENUE	FPL	FLORIDA POWER & LIGHT
ı	BLVD.	BOULEVARD	F.I.P.	FOUND IRON PIPE
ı	BM	BENCH MARK	F.I.R.	FOUND IRON ROD
ı	CATV	CABLE TELEVISION BOX	FND.	FOUND
ı	C.B.	CATCH BASIN	L	ARC LENGTH
١	CBS	CONCRETE BLOCK STRUCTURE	(L)	
ı	CHB	CHORD BEARING		LIGHT POLE
ı	CH	CHORD DISTANCE		LICENSED BUSINESS
ı	COR	CORNER		LAND SURVEYOR
ı	CT	COURT		MEASURED
1	€ CL,	CENTERLINE		NORTH AMERICAN VERTICAL DATE
ı	ČL.	CLEAR		NATIONAL GEODETIC VERTICAL DA
ı	CONC.	CONCRETE		NOT IDENTIFIABLE
ı	C.O.	CLEAN OUT	NO.	NUMBER
ı	E.B	ELECTRIC BOX	NTS	
ı	ELEV.	ELEVATION		OFFICIAL RECORD BOOK
ı	ENCR.	ENCROACHMENT		ON PROPERTY LINE
ı	E.R.P.	ELEVATION REFERENCE POINT	O.U.L	

POINT OF CURVATURE

P.C.C. POINT OF COMPOUND CURVATURE

P.C.P. PERMANENT CONTROL POINT PLS PROFESSIONAL LAND SURVEYOR PSM PROFESSIONAL SURVEYOR AND MAPPER PROPERTY LINE P.O.B. POINT OF BEGINNING P.O.C. POINT OF COMMENCEMENT P.R.C. POINT OF REVERSE CURVATURE P.R.M. PERMANENT REFERENCE MONUMENT POINT OF TANGENCY RADIUS RECORD RIM ELEVATION RIGHT-OF-WAY ATUM SAN. SANITARY SET IRON PIPE S.I.P.

S.I.R. SET IRON ROD STREET TANGENT T.B.M TEMPORARY BENCH MARK TELEPHONE TEL. TYPICAL U.E. UTILITY FASEMENT

SYMBOLS CONCRETE OVERHEAD UTILITY LINES \* \* WIRE FENCE -# # WOOD FENCE O PROPERTY CORNER 9.60 EXISTING GRADE ELEVATION 9.60 PROPOSED GRADE ELEVATION WATER VALVE M SIGN DRAINAGE MANHOLE SANITARY MANHOLE LIGHTING FIXTURE FIRE DEPARMENT CONNECTION

W/M WATER METER

W V WATER VALVE

W.U.P. WOOD UTILITY POLE

### A BOUNDARY SURVEY

FINISH FLOOR

FIRE HYDRANT

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17,050 THROUGH 5J-17,052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472 027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FRANCISCO F. FAJARDO FLORIDA PROFESSIONAL SURVEYOR AND MAPPER REGISTRATION NO. 4767.



PROFESSIONAL SURVEYING AND MAPPING ANNES AND GARCIA, INC.

LB # 2098

FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER) 4967 SW 75th AVENUE, MIAMI, FLORIDA 33155

PH (305) 666-7909

FAX (305) 442-2530

IELD DATE:02/02/202

DWG. No.: 268446

SCALE: 1" = 40'

DRAWN BY: PB.