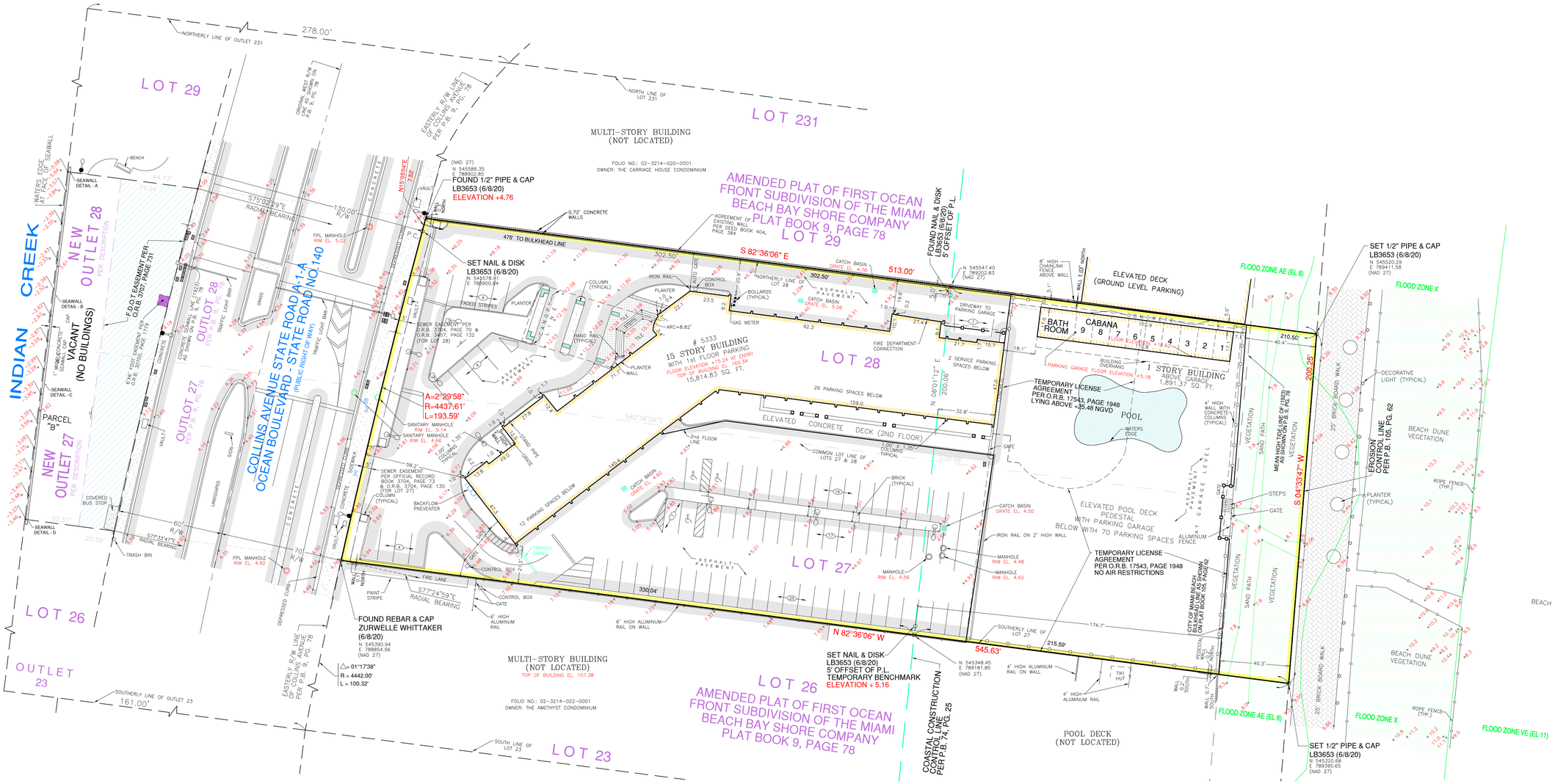

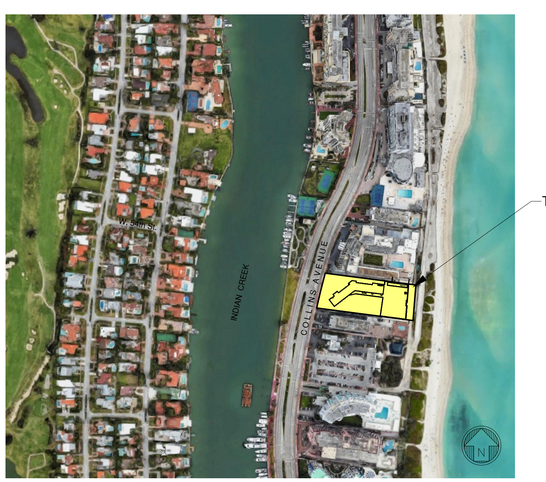

LOCATION SKETCH

NOT TO SCALE

LEGEND

= CATCH BASIN	—OHW— = OVERHEAD UTILITY WIRE
= CATCH BASIN INLET	—X— = CHAIN LINK FENCE
= MANHOLE	= LIMITED ACCESS RIGHT-OF-WAY LINE
= LIGHT POLE	= 0.5' CURB
= WATER METER	= 2.00' CURB & GUTTER
= WATER VALVE	= WALL
= UTILITY POLE	EL. = ELEVATION
= RISER	INV. = INVERT
= FIRE HYDRANT	B.O.S. = BOTTOM OF STRUCTURE
= HANDHOLE	T.O.B. = TOP OF BAFFLE
= SEWER/GAS VALVE	P.B. = PLAT BOOK PG. = PAGE
= CLEANOUT	O.R.B. = OFFICIAL RECORDS BOOK
= WELL	= CONCRETE
= DRAIN	= ASPHALT PAVEMENT
= GRADE ELEVATION	R/W = RIGHT-OF-WAY
= BOLLARD	℄ = CENTER LINE
	⊬ = MONUMENT LINE
	= SIGN

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NORTH

GRAPHIC SCALE

0 15 30 60

(IN FEET)

1 inch = 30 ft.

SURVEYOR'S NOTES:

- This site lies in Section 14, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- Miami-Dade County, Florida was formerly known as 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 easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of S82°36'06"E for the Northerly line of Lot 28, and evidenced by a found 1/2" pipe and cap and set 1/2" pipe & cap.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. E-313-R, Elevation +4.04 Located at 53 Street and Highway A-1-A.
- Lands shown hereon are located within an area having a Zone Designation AE (EL 8) & X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0328L, for Community No. 120651, 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 contains 106,015 square feet, or 2.434 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.
- Pursuant to Florida State Statutes in Chapter 161.181, it designates that an upland property landward of the established Erosion Control Line shall remain the property of the upland owner.
- Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.

LEGAL DESCRIPTION:
PARCEL A:

Lots 27 and 28, of Amended Plat of First Ocean Front Subdivision of the Miami Beach Bay Shore Company, according to the Plat thereof, as recorded in Plat Book 9, Page 78, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary and Topographic Survey" was made under my responsible charge on May 5, 2021, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
The fieldwork was completed on May 5, 2021.

"Not valid without the signature and 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=A01410D0000017402A2BF42000429 58, cn=Daniel C Fortin
Date: 2021.05.26 21:02:54 -04'00'

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

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@fleasurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY

5333 COLLINS AVENUE - LA COSTA
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	5/5/21
Scale	1"=30'
Drawn By	DWF
CAD No.	981365
Plotted	5/19/21 2:18p
Ref. Dwg	2020-068
Field Book	F.S. - TMC
Job No.	210382
Dwg. No.	2020-068-NGVD
Sheet	1 of 1