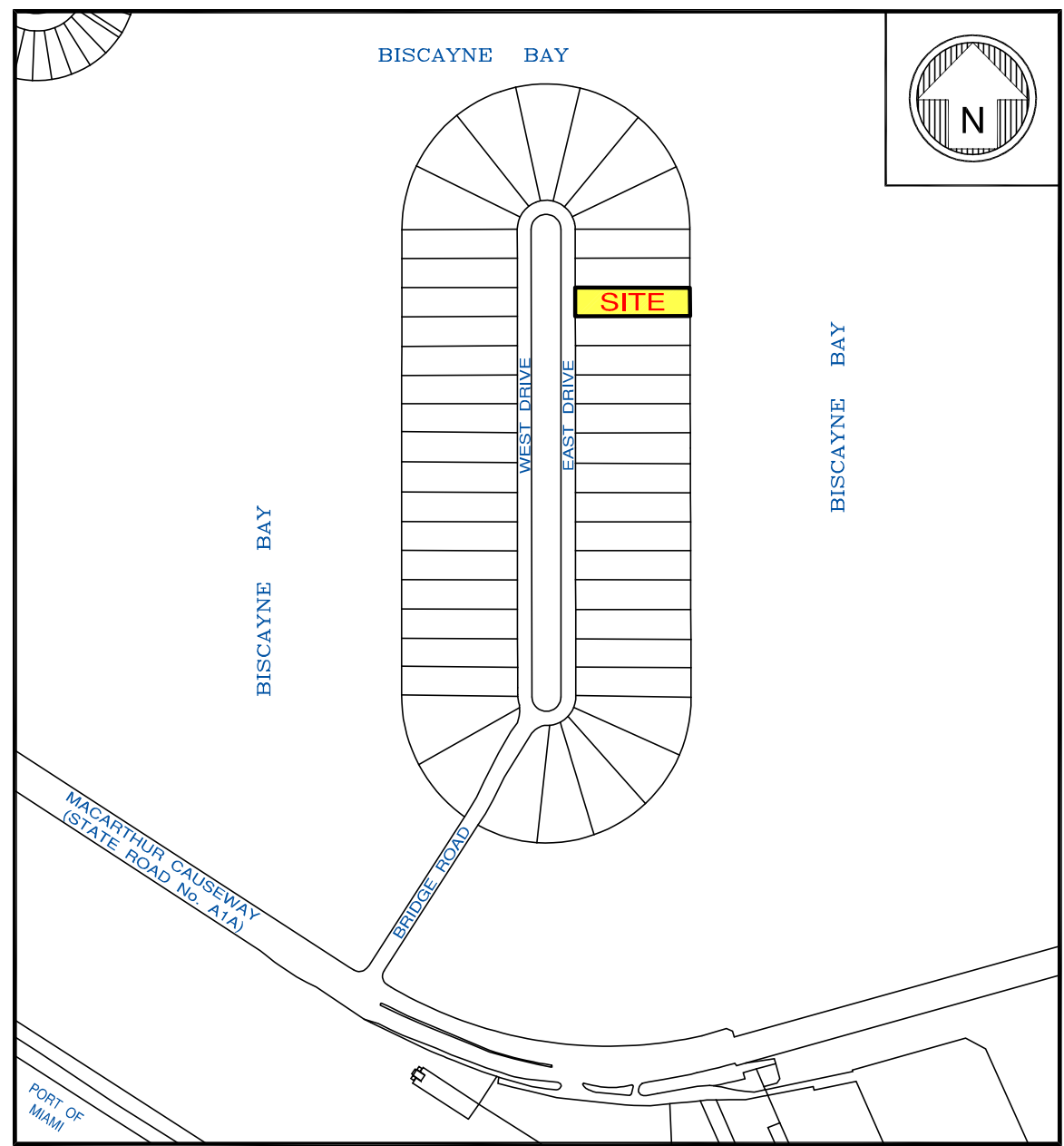


LEGEND

—○—	OVERHEAD UTILITY WIRE
—X—	CHAIN LINK FENCE
—	LIMITED ACCESS RIGHT-OF-WAY LINE
—	0.5' CURB
—	2.00' CURB & GUTTER
—	WALL
EL.	ELEVATION
INV.	INVERT
SAN.	SANITARY
C.L.F.	CHAIN LINK FENCE
P.R.M.	PERMANENT REFERENCE MONUMENT
F.I.R.M.	FLOOD INSURANCE RATE MAP
—	CONCRETE
—	ASPHALT PAVEMENT
R/W	RIGHT-OF-WAY
—	CENTER LINE
—	MONUMENT LINE
—	WELL
—	DRAIN
—	GRADE ELEVATION
—	BOLLARD
—	SIGN

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SURVEYOR'S NOTES:

- This site lies in Section 4, Township 54 South, Range 42 East, City of Miami Beach, Miami-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 restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of S00°00'00"E for the center line of East Drive, and evidenced by two (2) found nails & disks (I.D.'s not legible).
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark No. E-03, Elevation +9.47, located on November 13, 2014 at the intersection of MacArthur Causeway and Bridge Road.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 40,000 square feet, or 0.918 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.
- Legal description shown hereon based on information furnished by client and Warrant Deed recorded in O.R.B. 27678, Page 1941 and no claims as to ownership are made or implied.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary Survey" was made under my responsible charge on November 3, 2014, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper

FORTIN, LEAVY, SKILES, INC., LB3653

LEGAL DESCRIPTION:

Lot 27, of CORRECTED PLAT STAR ISLAND, according to the Plat thereof, as recorded in Plat Book 31, Page 60, of the Public Records of Miami-Dade County, Florida.

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.

BLS	ADD BUILDING HEIGHTS	160956	LOCATION OF BLDG. UNDER CONST. (11/17/15) TC	151564	SHOW HISTORIC BUILDING SETBACKS & ELEVATIONS	141550	O.N.	No.
								Revision Description

BOUNDARY SURVEY
27 STAR ISLAND
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Date	11/3/14
Scale	1" = 20'
Drawn By	GEM
Cad. No.	141267
Plotted:	8/9/16 7:50a
Ref. Dwg.	SBO
Field Book	629/21&23 RLL/SJH
Job. No.	141267
Dwg. No.	2014-185
Sheet	1 of 1