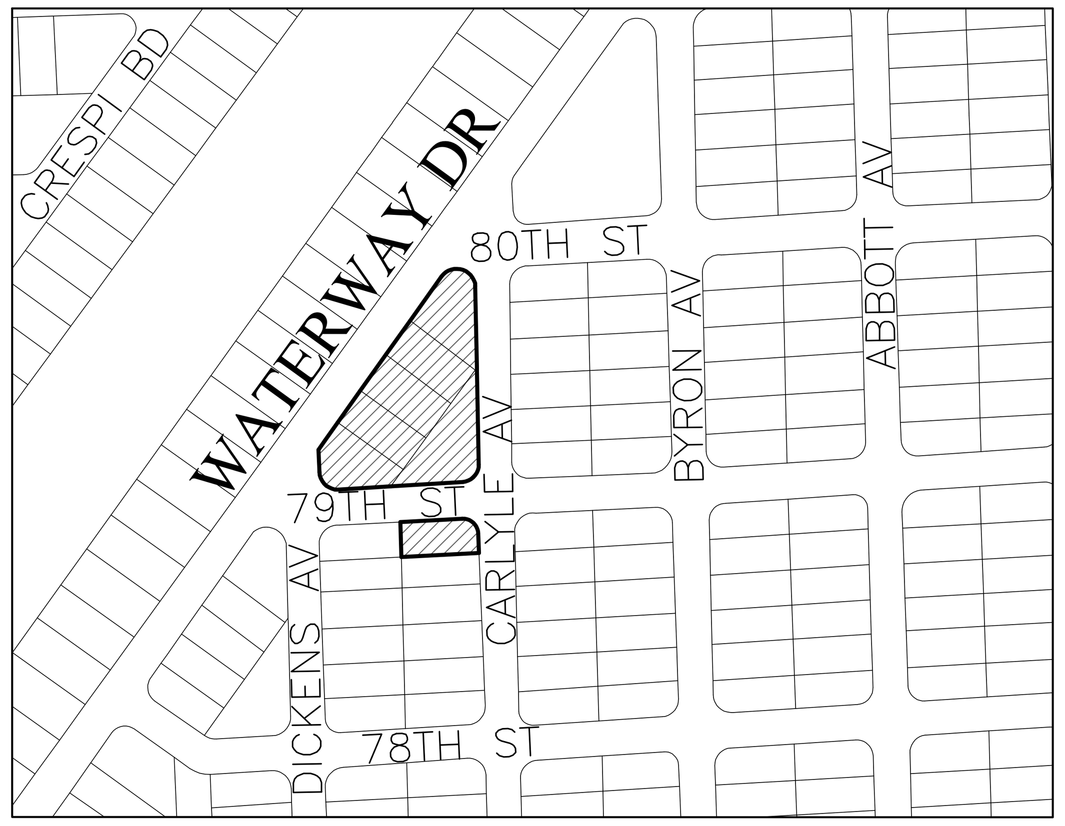
GENERAL LEGEND:

- AERIAL TARGET
- ALUMINUM LIGHT POST
- ALUMINUM LIGHT POST (SINGLE)
- ALUMINUM LIGHT POST (DOUBLE)
- ALUMINUM LIGHT POST (TRIPLE)
- ALUMINUM LIGHT POST (QUAD)
- ANCHOR/GUY WIRE
- BACKFLOW PREVENTER ASSEMBLY
- CATV CABLE TELEVISION BOX
- CATCH BASIN
- CATCH BASIN F-3
- CENTERLINE
- CHECK VALVE ASSEMBLY
- COLUMN (CIRCULAR)
- COLUMN (SQUARE)
- CONCRETE LIGHT POLE
- CONCRETE LIGHT POLE (DOUBLE)
- CPP CONCRETE POWER POLE
- CONTROL POINT
- CPB COMMUNICATION PULL BOX
- or IN CURB INLET
- DOUBLE DETECTOR CHECK VALVE
- or DRAIN (CIRCULAR OR SQUARE)
- EL ELECTRIC BOX (ABOVE GROUND)
- EPB ELECTRIC PULL BOX (BELOW GROUND)
- ELECTRIC HAND HOLE
- EO ELECTRIC OUTLET
- x9.0 or 9.00 ELEVATIONS (SEE NOTES FOR DATUM)
- FIRE HYDRANT
- FIRE LINE SIAMESE CONNECTION
- FIRE LINE CONNECTION
- FLAGPOLE
- FLOW LINE
- FORCE MAIN MANHOLE
- FORCE MAIN VALVE
- F.P.L ELECTRIC MANHOLE
- F.P.L. FIBER NETWORK
- FPLP F.P.L. TRANSMISSION POLE
- GAS MANHOLE
- GAS METER
- GAS PUMP
- GV GAS VALVE
- GREASE TRAP MANHOLE
- GROUND LIGHTING
- GP GUARD POST
- IRRIGATION HAND HOLE
- IRRIGATION VALVE
- MAILBOX
- MONITOR WELL
- MONUMENT LINE
- P-5 INLET
- P-6 INLET
- PARKING METER
- or PEDESTRIAN CROSSING SIGNAL
- PRM PERMANENT REFERENCE MONUMENT
- POST INDICATOR VALVE
- VACUUM BREAKER ASSEMBLY
- PROPERTY LINE
- ROUND CATCH BASING
- CO SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- SIGN POST
- SPRINKLER PUMP
- STANDPIPE
- STORM SEWER MANHOLE
- SLB STREET LIGHT BOX
- SWALE INLET
- TELEPHONE BOX (SOUTHERN BELL)
- TELEPHONE HAND HOLE
- or TELEPHONE MANHOLE (SO. BELL)
- TELEPHONE PAYPHONE
- TRAFFIC HAND HOLE
- TRAFFIC UTILITY BOX
- TCB TRAFFIC CONTROL POST
- TRAFFIC SIGNAL POST
- TSB TRAFFIC SIGNAL BOX
- TREE & PALM
- UNDERGROUND UTILITY MARKER
- UNKNOWN UTILITY MANHOLE
- UNKNOWN UTILITY HAND HOLE
- WATER MANHOLE
- WM WATER METER
- WV WATER VALVE
- WL WOOD LIGHT POLE
- WP WOOD POWER POLE
- WTP WOOD TELEPHONE POLE
- HANDICAP PARKING
- STROLLER PARKING

ABBREVIATIONS:

R	denotes	RADIUS
Δ	denotes	DELTA ANGLE
L	denotes	ARC DISTANCE
CH.D	denotes	CHORD LENGTH or CHORD DISTANCE
CH.B	denotes	CHORD BEARING
T	denotes	TANGENT DISTANCE
PCP	denotes	PERMANENT CONTROL POINT
PRM	denotes	PERMANENT REFERENCE MONUMENT
PB	denotes	PLAT BOOK
PG	denotes	PAGE
POC	denotes	POINT OF COMMENCEMENT
POB	denotes	POINT OF BEGINNING
OHW	denotes	OVERHEAD UTILITY WIRES
ORB	denotes	OFFICIAL RECORDS BOOK
PC	denotes	POINT OF CURVATURE
C.B.S.	denotes	CONCRETE BLOCK STRUCTURE
CONC.	denotes	CONCRETE
C.L.F.	denotes	CHAINLINK FENCE
MF	denotes	METAL FENCE
WF	denotes	WOOD FENCE
FFE	denotes	FINISH FLOOR ELEVATION
F.I.P.	denotes	FOUND IRON PIPE
S.I.P.	denotes	SET IRON PIPE & LB-87 CAP
F.N.D.	denotes	FOUND NAIL & BRASS DISC
S.N.D.	denotes	SET LB-87 NAIL & BRASS DISC
CIP	denotes	CORRUGATED IRON PIPE
CLR.	denotes	CLEAR
E.T.P.	denotes	ELECTRIC TRANSFORMER PAD
ENCR.	denotes	ENCROACHMENT
D.C.	denotes	DEPRESSED CURB
PL.	denotes	PLANTER
(C)	denotes	CALCULATE DISTANCE
I.E.	denotes	INVERT ELEVATION
T.O.P.	denotes	TOP OF PIPE
(D)	denotes	DEED DISTANCE
(L)	denotes	DISTANCE BY LEGAL DESCRIPTION
(M)	denotes	MEASURED DISTANCE
(R)	denotes	RECORD OR PLATTED DISTANCE

BOTTOM	APPROXIMATE BOTTOM OF SLOPE
COMM	COMMUNICATION
DRAIN	DRAINAGE
FPL	ELECTRIC
FM	FORCE MAIN
IRRIG	IRRIGATION
GAS	NATURAL GAS
OHW	OVERHEAD WIRES
SM	SANITARY SEWER
TOP	APPROXIMATE TOP OF BANK
VEG	VEGETATION LINE
WM	WATER
///	LIMITED ACCESS RIGHT OF WAY LINE



LOCATION SKETCH

Scale: 1"=300'

A PORTION OF SECTION 02-53S-42E
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION

NORTH PARCEL:
LOTS 1, 2, 3, 4, 5 AND 6 BLOCK 4, "TATUM WATERWAY SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 2, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

SOUTH PARCEL:
LOT 12, BLOCK 27, "ALTOS DEL MAR NO.3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 41, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF N87°00'35"E ALONG THE NORTH RIGHT-OF-WAY LINE OF 79th STREET BETWEEN DICKENS AVENUE AND CARLYLE AVENUE.
2. LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
3. AREAS OF THE PROPERTY DESCRIBED HEREON ARE:
   NORTH PARCEL = ± 45,032 SQ. FT. (± 1.034 ACRES).
   SOUTH PARCEL = ± 5,481 SQ. FT. (± 0.126 ACRES).
4. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
5. UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
6. THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE "AE" (ELEVATION 8), PER FLOOD INSURANCE RATE MAP NO. 12086C0307L/12086C0326L, COMMUNITY NO. 120651, PANEL NO. 0307/0326, SUFFIX L, OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) MAP DATED SEPTEMBER 11, 2009.
7. VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, TOGETHER WITH UNDERGROUND STORM AND SANITARY GRAVITY MAINS, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND PRESSURE MAIN, CABLES OR CONDUITS.
8. THE DISTANCES SHOWN ALONG THE BOUNDARY OF THE SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED.
9. THIS SKETCH IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY LINE AND OTHER MATTERS WHICH MAY BE REFLECTED BY A SEARCH OF TITLE TO THE SUBJECT LANDS.
10. THE ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE EXPRESSED IN FEET.
11. BENCHMARKS:
   a. F.D.O.T. BENCHMARK PNC11-176, LOCATION1: WEST SIDEWALK OF HARDING AVENUE BETWEEN 81st STREET AND 80th STREET, SURVEY MONUMENTELEVATION = 2.72' N.A.V.D 88.
   b. MIAMI-DADE BENCHMARK D-180, LOCATION1: 81st STREET---30 FEET SOUTH OF CENTERLINE, LOCATION2: BYRON AVENUE---46 FEET EAST OF CENTERLINE, PK NAIL AND ALUMINUM WASHER IN CONCRETE SIDEWALK NEXT TO FIRE HYDRANT. ELEVATION = 3.51' N.G.V.D 29.(1.96' N.A.V.D. 88)

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" OF THE HEREIN DESCRIBED PROPERTY 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 THE STANDARD OF PRACTICE REQUIREMENTS AS SET FORTH IN RULES 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Schwebke-Shiskin & Associates, Inc.

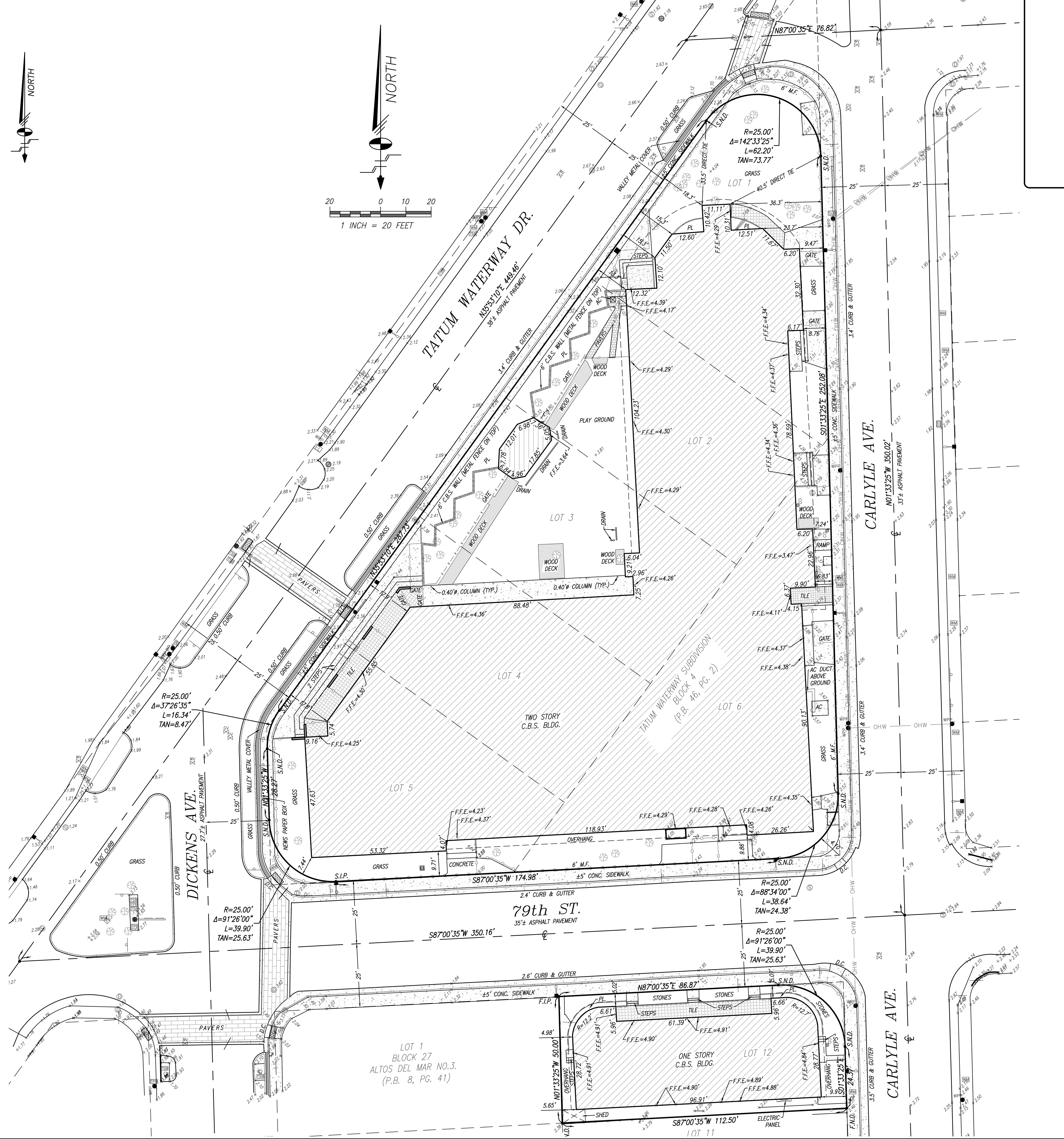
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

BY: *Mark Steven Johnson*
MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA.

MARK STEVEN JOHNSON LICENSE No. 4775 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Mark S Johnson

This Survey has been electronically signed and sealed by Mark Steven Johnson, PSM on the date noted hereon. All signatures must be verified on electronic copies. Printed copies are not considered signed and sealed, unless they include an additional raised embossed seal of the surveyor.



ELEVATIONS SHOWN HEREON RELATE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE EXPRESSED IN FEET.

Schwebke-Shiskin & Associates, Inc.
LAND PLANNERS • ENGINEERS • LAND SURVEYORS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: (954) 435-7010 FAX: (954) 438-3288

CERTIFICATE OF AUTHORIZATION No. LB-87

Drawn By: L.E.G.	Survey Date: 5-12-2022	Checked By: M.S.J.	Date: 05-27-2022
Order No. 214935	F.B. No.: SD 529A Pg.13	Scale:	AS SHOWN
File No. AJ-6172		Sheet 1 of 1	Sheet(s)

NOTE: This sketch 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."

BOUNDARY SURVEY

Section 02, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.

REVISIONS

Date:	Order No.	Field Book	Remarks:	By:

FILE NO. AJ-6172

K:\025342\TATUM WATERWAY SUB BLK 4 (YESHIVA ELEM)\SURVEY\DWG\TATUM WATERWAY SUB BLK 4 (YESHIVA ELEM).DWG