777 N.W. 72nd AVENUE SUITE 3025 MIAMI, FLORIDA 33126 TELEPHONE: (305) 262-0400 FAX: (305) 262-0401 DRAWN BY: NGH F.I.P 1/2" THE SUBJECT PROPERTY ADJACENT BUILDING 5.13°CL MIAMI 230 20th STREET BEACH, FLORIDA 33140 12' C.B.W. 0, NO 10 LOT-9 - ROOM THE SUBJECT PROPERTY BLOCK D 0.12'CL FOL<sub>IO</sub> \* 02-3226-001-0120 6'CBW LAND WOOD NOT AN ALLEY PRIVATE PROPERTY SURVEYORS 90°00'00" 6.C.B.W. NEIGHBORS GATE MAMI BEACH, FLORDA 33140 FOLIO # 02-3226-001-0140 PL. ONE STORY KITCHEN LOT-8 BLOCK D ADJACENT BUILDING 25.00' 750.00; PL. REMAINDER
LOT OF
BLOCK 3
(NAP) [ CANVAS COVER 150.00; C/P ON/R 15 ONE STORY ON PL SUBJECT PROPERTY SOUTHERLY LOTS 7.8,9 SHEET No. SW. LOT. > BLOCK D 150.00, BUILDING #1906 AND #1908 FOLIO #02.326.001.0100 20% 9 1/00 × 2 1/00 × 2 1/00 × 3 "VITA RESTAURANT" NEIGHBORS ONPL GATE STREET FND NO ID PLASTIC PHONE ETPLET W.M.W. 90°00'00" REMAINDER OF BLOCK - I (NAP) D NEIGHBORS PLYO GATE ONPL S.M.H. 0 SOUTH BOUND NORTH BOUND COLLINS (2'C.&G. GRAPHIC ( IN FEET 1 inch = 20 8.C. NO 10. AVENUE 25.00' 707AL RW SCALE ft.

THE NORTH 57.5 FEET OF THE SOUTH 62.50 FEET OF LOTS 1, 2 AND 3 OF BLOCK D, OF "MIAMI BEACH IMPROVEMENTS CO. OCEAN FRONT PROPERTY AMENDED", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, AT PAGE 7, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

OCATION

S

KETCH

S

CALE

N.T.S

JAMES AVE

JOHN IBARRA

Qo

AS

S

OC.,INC

SURVEY No.

10-000236

BOUN

**VDARY SURVEY** 

PARK AVE

**BVA NOTONIHZAW** 

COLLINS AVE

MIAMI BEACH DR

## ABBREVIATIONS AND MEANINGS

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE

- RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.

  THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS,
  RESERVATIONS OR EASEMENTS OF RECORD.

  LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
  BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND OR NOT TO SCALE.

   EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.
  THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.
   ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS, BLICKES OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
   FENCE OWNERSHIP NOT DETERMINED.
   THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
   THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION BELOW, THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION. THE FINIP FLOOD MAPS HAVE CHAPTED TO AND DESCRIBED LAND TO BE IN FLOOD ZONE "AE"; THE SUBJECT PROPERTY DOES CLEIN A SPECIAL FLOOD HAZARD AREA.
- AKC
  ANCHOR EASEMENT.
  ANCHOR EASEMENT.
  ALUMINUM ROOF.
  ALUMINUM SHED.
  ASPHALT.
  BEJOCK CORNER.
  BUILDING.
  BENCH MARK
  BASIS OF BEARINGS.
  CALCULATED
  CONCRETE BLOCK STRUCTUR
  CONCRETE BLOCK WALL.
  CHORD. CONC C.P. C.P. D.M.E. DRIVE E.T.P. ELEV ENCR ENCR ENCR F.H.E. F.L.R.
  - PERTY CORNER

    FERAL NATIONAL I

    JO NAIL.

    JO NAIL.

    JO HEIGHT

    JO EGRESS

    RESS AND EGRESS

    REST FLOOR ELEVA

    E MAINTENANCE E

    JOLE.

    JOLE.

    JOLE.

    JOLE.

    JOLE.

INSURANCE

- VATION. EASEMENT.

- OVERHEAD
  OVERHEAD UTILITY LINES
  OVERHANG
  PAVEMENT.
- OUND CURVE.

RR.= RAIL ROAD.

RES.= RESIDENCE.

R/W = RIGHT-OF-WAY.

R.P.= RADIUS POINT.

RGE.= RANGE.

SEC.= SECTION.

STY.= STORY.

SWK.= SIDEWALK.

S.I.P.= SET IRON PIPE L

S.= SOUTH.

" = SECONDS
T = TANGENT.

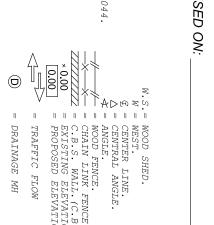
TWP = TOWNSHIP.

UTILL = UTILITY.

U.P.= UTILITY POLE.

W.F.= WOOD FENCE.







(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

JOHN IBARRA (DATE OF FIELD WORK)
PROFESSIONAL LAND SURVEYOR NO.: 5204
STATE OF FLORIDA

01-29-2010

REVISED ON: UPDATE 02-01-2012

REVISED ON:

BY:

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

1). IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.

SURVEYOR'S NOTES:

1906 COLLINS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

CERTIFICATIONS:

1908 COLLINS AVENUE. MIAMI BEACH, FLORIDA 33140

PROPERTY ADDRESS:

2). THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.

