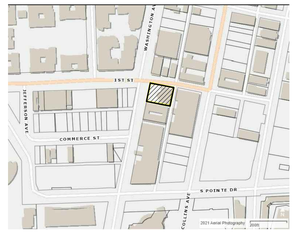
BOUNDARY SURVEY

LOCATION MAP
N.T.S



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

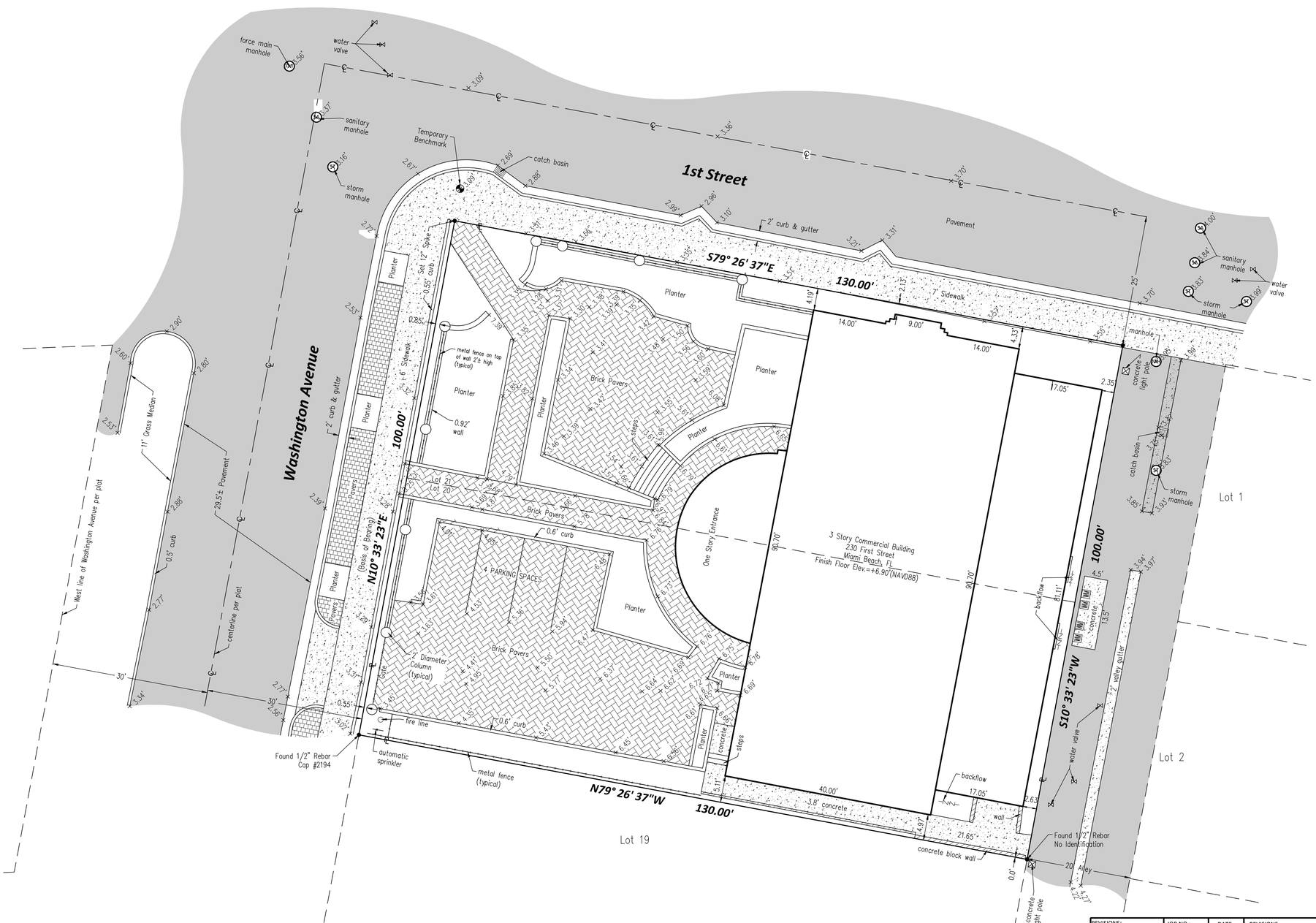
LEGAL DESCRIPTION:
Lots 20 and 21, BLOCK 10, of OCEAN BEACH FLORIDA, according to the Plat thereof as recorded in Plat Book 2, at Page 38, of the Public Records of Miami-Dade County, Florida.

OWNER:

81 WASHINGTON LLC

SURVEYOR'S NOTES:

1. There may be additional restrictions that are not shown on this survey that may be found in the public records of this county.
2. Examination of abstract of title will have to be made to determine recorded instruments, if any, affecting property.
3. This certification is only for the lands as described, it is not a certification of title, zoning, easements, or freedom of encumbrances. Abstract not reviewed.
4. Location and identification of utilities, if any, are shown in accordance with recorded plat.
5. Ownership is subject to opinion of title.
6. Type of Survey: BOUNDARY SURVEY
7. The herein captioned property was surveyed and described based on the shown legal description: provided by client.
8. Survey map and report or the copies thereof are not valid and for reference only, unless signed and sealed with the original raised seal of a Florida licensed surveyor and mapper.
9. This plan of survey has been prepared for the exclusive use of the entities named hereon. The certificate does not extend to any unnamed parties.
10. Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
11. The surveyor of record does not determine ownership of fences. measurements shown hereon depict physical location of fence.
12. Accuracy: The expected use of land as classified in the Minimum Technical Standards (5J-17 FAC), is "commercial". The minimum relative distance accuracy for the type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
13. In some instances, graphic representations have been exaggerated to more clearly illustrate relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
14. No attempt has been made to locate any foundation beneath the surface of the ground.
15. Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
16. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
17. Bearings shown are assumed and are based on the Easterly right-of-way line of ***Washington Avenue,*** being ***N 10°33'23" E.***



LEGEND

W	WATER METER
	CATCH BASIN
	FIRE HYDRANT
	CLEAN OUT
SA	SANITARY MANHOLE
ST	STORM MANHOLE
FM	FORCE MAIN MANHOLE
MH	MANHOLE
	INLET
	WATER VALVE
	GAS VALVE
	UTILITY POLE
	CONCRETE UTILITY POLE
	TRAFFIC BOX
	TREE
P.B.	PLAT BOOK
PG.	PAGE
SQ.FT.	SQUARE FEET
±	MORE OR LESS
ELEV.	ELEVATION
INV.	INVERT
℄	CENTERLINE
M	CITY OF MIAMI MONUMENT LINE
P	PROPERTY LINE
ENCR.	ENCROACHMENT
(M)	MEASURED
(P)	PLAT
(A)	ATLAS SHEET
OHP	OVERHEAD POWER LINES
W	WATER MAIN
S	SEWER MAIN
T	TELEPHONE LINE
G	GAS LINE
X	CHAIN LINK FENCE
BFP	BACKFLOW PREVENTER
	HANDICAP PARKING
	ELECTRIC BOX
	COLUMN
TBM	TEMPORARY BENCH MARK
	STREET LIGHT POLE
B.O.B.	BASIS OF BEARING

ELEVATION NOTE: *(IF REQUESTED AND SHOWN)*
1. +0.00' indicates existing Elevations
2. Elevations are referred to the North American Vertical Datum of 1988

BENCHMARK INFORMATION:
NAME: D-145
DESCRIPTION: PK NAIL AND BRASS WASHER IN CONC CURB OF HANDICAPP RAMP AT NE CORNER
LOCATION: OCEAN DR-38' EAST OF C/L, S POINTE DR-37' NORTH OF C/L
ELEVATION: +6.60'(NGVD29) OR +5.05'(NAVD88)

WALDO F. PAEZ CERTIFICATE No. 3284 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED & SEALED BY WALDO F. PAEZ ON THE DATE ADJACENT TO THE DIGITAL SIGNATURE CERTIFIED BY IDENTRUST.

DIGITALLY SIGNED PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WALDO F. PAEZ, LS3284 ON MAY 18, 2022.

THIS IS NOT A VALID CERTIFICATION WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED SEAL. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE SURVEYOR COMPLETED UNDER MY SUPERVISION AND/OR DIRECTION, TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by Waldo F Paez
Date: 2022.05.18 11:30:06 -04'00'

BY: _____ DATE
FOR THE FIRM
WALDO F. PAEZ, P.S.M. No. 3284 SIGNED:
STATE OF FLORIDA

DELTA MAPPING & SURVEYING, Inc
LAND SURVEYORS · LAND PLANNERS
1300 S.W.152 Avenue, Suite 117
Miami, Florida 33194
Lb. No. 7360
PHONE: (786) 429-1004 FAX: (786) 592-1152

DRAWN BY: M.G. | CHECKED BY: Waldo F Paez | SCALE: 1" = 10'

Delta Mapping & Surveying Inc.

ADDRESS: 230 1 STREET, MIAMI BEACH, FL 33139
FOLIO NO.: 02-4203-003-1410

FLOOD ZONE INFORMATION:
COMMUNITY NAME & NUMBER: CITY OF MIAMI BEACH 120651
FLOOD ZONE(S): AE
MAP/PANEL NUMBER: 12086C0319 L
BASE FLOOD ELEVATION (FEET) (NGVD29): CONVERTED TO (NAVD88)
FIRM PANEL EFFECTIVE/REVISED DATE: 09-11-2009

REVISIONS:	JOB NO.:	DATE:	REVISIONS:	JOB NO.:	DATE:

SHEET: 1 OF 1 SHEET(S)

SURVEY DATE: 05-09-2022

JOB NO.: 22-0138