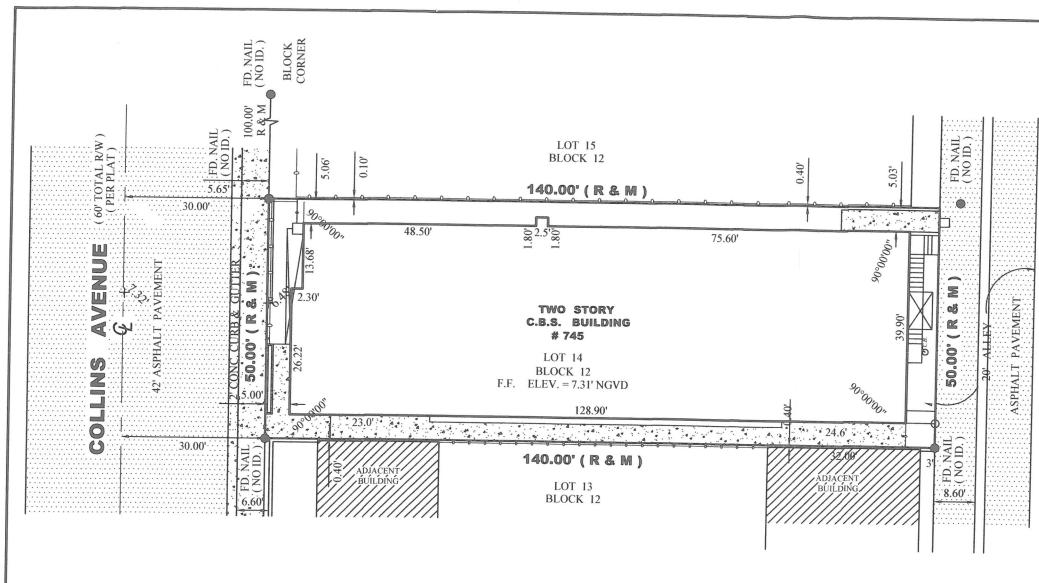
8th

12



AVENUE 16 12 15 2 3 COLLINS

STREET

4

5

PROPERTY ADDRESS: 745 COLLINS AVE., MIAMI BEACH, FL. 33139

LEGAL DESCRIPTION: LOT 14, BLOCK 12, OCEAN BEACH, FLA. ADDITION NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORED IN PLAT BOOK 3, PAGE 11, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) OWNERSHIP SUBJECT TO OPINION OF TITLE.
- 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 4) LEGAL DESCRIPTION PROVIDED BY CLIENT.
- 5) UNDERGROUND ENCROACHMENTS NOT LOCATED.
- 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 7) OWNERSHIP OF FENCES ARE UNKNOWN.
- 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF
- 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION. 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- 11) ELEVATIONS BASED OFF OF BM# D-146 LOC# 4221 NW ELEV. 8.80' NGVD

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 BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB: 3 PG: 11

BOUNDARY SURVEY

LEGEND & ABBREVIATIONS:

B.C.= BLOCK CORNER

P = PROPERTY LINE
C = CENTER LINE

= CONCRETE = CONC. BLOCK WALL = WOOD DECK
= COVERED AREA = ASPHALT A = ARC DISTANCE L= LENGTH

Δ= CENTRAL ANGLE / DELTA R = RADIUS

M= MONUMENT LINE CALC.= CALCULATED M.= FIELD MEASURED
P. = PER PLAT
TYP. = TYPICAL
P.R.M.= PERMANENT REFERENCE MONUMENT P.C.P.= PERMANENT CONTROL POINT FD. NAIL = FOUND NAIL T = TANGENT
P.T. = POINT OF TANGENCY
P.C. = POINT OF CURVATURE P.C.C.= POINT OF COMPOUND CURVE
C.B.= CATCH BASIN
CATV = CABLE UTILITY BOX W.M.= WATER METER R/W = RIGHT OF WAY

U.E.= UTILITY EASEMENT A.E. = ANCHOR EASEMENT
D.E. = DRAINAGE EASEMENT
ENCR.= ENCROACHEMENT
F.F. ELEV. = FINISHED

FLOOR ELEVATION N.T.S.= NOT TO SCALE
P.B.= PLAT BOOK
O.R.B.= OFFICIAL RECORD

M.H.= MAN HOLE

FD. NAIL = FOUND NAIL
FD. D/H = FOUND DRILL HOLE
FD. 1/2" I.P. = FOUND IRON
PIPE 1/2" DIAMETER
C.M. = CONCRETE MONUMENT
W.M.= WATER METER
WATER M.H.= MAN HOLE
C.B.S.= CONCRETE BLOCK
BLDG = BUILDING
O.H.L.= OVERHEAD UTILITY
LINES
TEL= TELEPHONE FACILITIES P.S.M.= PROFESSIONAL SURVETOR AND MAPPER
A/C = AIR CONDITIONER PAD
TX= TRANSFORMER
P.P.= POWER POLE
D.M.E.= DRAINAGE & MAINTENANCE EASEMENT

P.R.C.= POINT OF REVERSE CURVE
CH = CHORD
CH. BRG.= CHORD BEARING
B.M.= BENCH MARK
B.R.= BEARING REFERENCE
P.O.C.= POINT OF COMMENCEMENT BENCH MARK
BEARING REFERENCE
POINT OF COMMENCEMENT P.O.B.= POINT OF BEGINNING TEMPORARY BENCH MARK T.B.M.= P.O.B.= T.B.M.= POINT OF BEGINNING TEMPORARY BENCH MARK

FD. I.R. = FOUND IRON REBAR
FD. P.K.NAIL = FOUND PARKER-KALON NAIL
P.S.M.= PROFESSIONAL SURVEYOR AND MAPPER

0.0' = EXISTING ELEVATION

ELEV.= ELEVATION
SEC.= SECTION
TWS. = TOWNSHIP
RG. = RANGE
SWK= SIDEWALK

I HEREBY CERTIFY THAT THE SURVEY
REPRESENTED THEREON MEETS THE MINIMUM
TECHNICAL REQUIREMENTS ADDPTED BY THE
STATE OF FLORIDA BOARD OF LAND SURVEYORS
PURSUANT TO SECTION 472.027 FLORIDA
STATUTES.THERE ARE NO ENCROACHMENTS, OVERLAPS, EASEMENTS APPEARING ON THE PLAT OR VISIBLE EASEMENTS OTHER THAN AS SHOWN HEREON.

(305) 865-1200

FLOOD ZONE:AE

04/14/23

PANEL: 0319

DATE:

ADIS N. NUNEZ REGISTERED LAND SURVEYOR STATE OF FLORIDA #5924

SINCE 1987 BLANCO SURVEYORS INC.

Engineers • Land Surveyors • Planners • LB # 0007059 555 NORTH SHORE DRIVE

MIAMI BEACH, FL 33141

Email: blancosurveyorsinc@yahoo.com SUFFIX: L

R.BELLO

DWN. BY:

1" = 20'

Fax: (305) 865-7810 23-201

NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL



REVISED:

FEMA DATE: 09 / 11 / 09 COMMUNITY # 120651 SCALE JOB No.