

LEGAL DESCRIPTION
 LOTS 5 AND 6, IN BLOCK 50, OF "ORCHARD SUBDIVISION NO. 2 & 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 116, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED TO:
 MIAMI BEACH KINGDOM HALL OF JEHOVAH'S WITNESSES

PROPERTY ADDRESS
 300 WEST 40TH STREET
 MIAMI BEACH, FL 33140

BOUNDARY SURVEY
 INVOICE # 37265U2
 SURVEY DATE 05/14/19
 SURVEY DATE 08/13/21
 SURVEY DATE 06/16/23

FLOOD ZONE AE-7.0'
 MAP DATE 09/11/09
 MAP NUMBER 120651 0317L

LEGEND

	CABLE JUNCTION BOX
	CATCH BASIN
	CLEAN OUT
	CONTROL VALVE
	ELECTRIC SERVICE
	FIRE HYDRANT
	FP&L PAD
	GUY ANCHOR
	MANHOLE
	POOL EQUIPMENT
	POWER/LIGHT POLE
	SPRINKLER SYSTEM
	WATER METER
	WATER VALVE
	WELL

CURVE TABLE

NUMBER	DELTA	CHORD BEARING	RADIUS '	ARC '	LC '
C1	17°46'43"	N.19°16'53"E.	589.57	182.94	182.21
C2	88°35'14"	N.54°41'09"E.	15.00	23.19	20.95
C3	89°59'14"	S.36°01'37"E.	15.00	23.56	21.21

SURVEYOR'S NOTES

1. BASIS OF BEARINGS AS INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 UNLESS OTHERWISE SHOWN.
6. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
7. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
8. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
9. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
10. EXISTING CORNERS FOUND OFF WITNESS PROPERTY CORNERS.
11. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
12. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THAN THOSE SHOWN HEREON.



PAUL J. STOWELL
 PROFESSIONAL LAND SURVEYOR
 FLORIDA CERTIFICATION NO. 5241
 ATLANTIC COAST SURVEYING, INC.
 13798 NW 4TH STREET, SUITE 306
 SUNRISE, FL 33325
 OFFICE: 954.587.2100 FAX: 954.587.5418

ABBREVIATIONS

BC	BUILDING CORNER
BW	BACK OF WALK
CA	CALCULATED
M	MEASURED
N.T.S.	NOT TO SCALE
OP	OPEN PORCH
ORB	OFFICIAL RECORDS BOOK
PC	POINT OF CURVATURE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PG	PAGE
PRC	POINT OF REVERSE CURVE
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
E/F	END OF FENCE
EP	EDGE OF PAVEMENT
EW	EDGE OF WATER
F/C	FENCE CORNER
F/L	FENCE LINE
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN	FOUND NAIL
FN&D	FOUND NAIL & DISC
FP&L	FLORIDA POWER AND LIGHT
R	RECORD
RAD	RADIAL
SN&D	SET NAIL & DISC # 5495
SP	SCREENED PORCH
SP&C	SET 1/2" PIN & CAP # 5495

