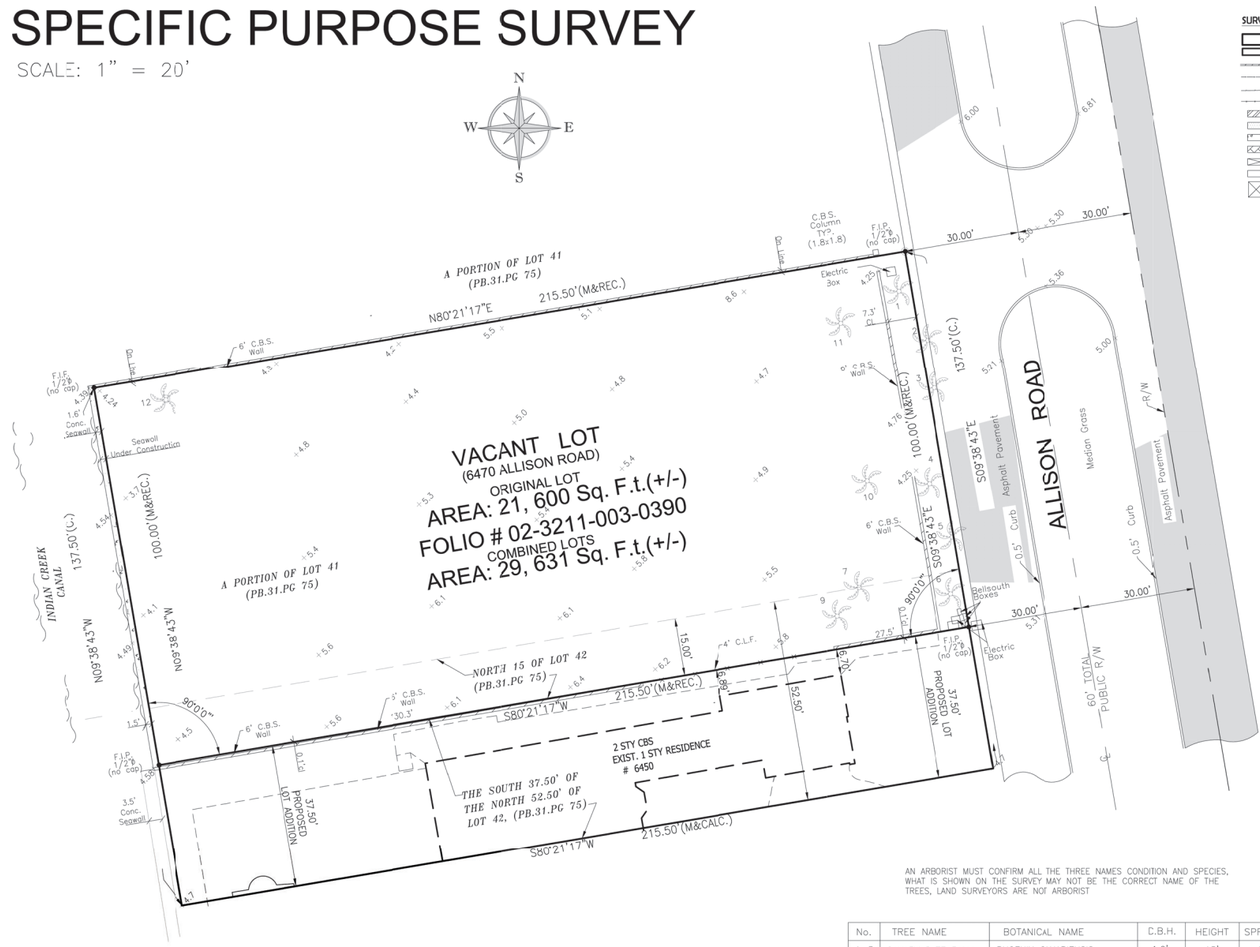
SPECIFIC PURPOSE SURVEY

SCALE: 1" = 20'



SURVEYOR'S LEGEND (IF ANY APPLIED)

- BOUNDARY LINE
- STRUCTURE (BLDG.)
- CONCRETE BLOCK WALL
- METAL FENCE
- WOODEN FENCE
- CHAIN LINK FENCE
- WOOD DECK/DOCK
- ASPHALTED AREAS
- CONCRETE
- BRICKS OR PAVERS
- ROOFED AREAS
- WATER (EDGE OF WATER)
- AIR CONDITIONER
- CATCH BASIN
- MANHOLE
- OVERHEAD ELECT.
- POWER POLE
- LIGHT POLE
- HANDICAP SPACE
- FIRE HYDRANT
- EASEMENT LINE
- WATER VALVE
- TV-CABLE BOX
- WM WATER METER
- CONC. LIGHT POLE
- POOL PUMP
- WATER HEATER

ABBREVIATION (IF ANY APPLIED)

ARC = CURVE
A/C = AIR CONDITIONING UNIT
ASPH. = ASPHALT
B.M. = BENCH MARK
Blk./Corn.= BLOCK CORNER
CAL.C.(C) = CALCULATED
CB = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
CL = CLEAR
CONC. = CONCRETE
D.M.E. = DRAINAGE MAINT. EASEMENT
Ø = DIAMETER
E.E. = ELEC. EASEMENT
ELEV. = ELEVATION
ENC. = ENCROACHMENT
F.D./H = FOUND DRILL HOLE
F.H. = FIRE HYDRANT
F.N./D = FOUND NAIL AND DISC
F.I.P. = FOUND IRON PIPE
F.S. = FOUND SPIKE
L.P. = LIGHT POLE
MEAS.(M) = MEASURED
MH = MANHOLE
N.T.S. = NOT TO SCALE
℄ = MONUMENT LINE
NTS = NOT TO SCALE
R = RADIUS
P./W = PARKWAY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.O.S. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
P = PROPERTY LINE
P.P. = POWER POLE
P.R.M.= PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
RAD. = RADIAL
REC. (R) = RECORDED
R/W = RIGHT OF WAY
SEC. = SECTION
S.D./H = SET DRILL HOLE
S.N/D = SET NAIL AND DISC
S.I.P. = SET IRON PIPE
S.R.B. = SET REBAR
STY = STORY
SWK. = SIDEWALK
T.O.P. = TOP OF BANK
U.E. = UTIL. EASEMENT
W.M. = WATER METER
§ = SECTION LINE
Δ = DELTA
C = CALCULATED

SITE ADDRESS: 6470 ALLISON RD. , MIAMI BEACH, FL. 33141
JOB NUMBER: 21-628
DATE OF SURVEY: JUNE 30, 2023 / OCTOBER 28, 2023 (UPDATE)
FOLIO NUMBER: 01-3211-003-0390 AND A PORTION OF 02-3211-003-0400

JOB SPECIFIC SURVEYOR NOTES:

① THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PROPERTY LIES WITHIN A FLOOD ZONE **"AE"** OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **12086C-0326L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD)

② LAND AREA OF SUBJECT PROPERTY: **21,600 SF (+/-)** ORIGINAL LOT
COMBINED LOTS 29,**631 SF (+/-)**

③ ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. A-33**, WITH AN ELEVATION OF **8.23 FEET.**

④ BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S.09°38'46"E.,AS PER GPS CORDINATES BEING THE RECORDED BEARING FOR THE CENTERLINE OF ALLISON RD., AS SHOWN ON PLAT BOOK 31 AT PAGE 75 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY **IS INTENDED TO BE DISPLAY**ED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. **IN SOME CASES GRAPHIC** REPRESENTATION HAVE BEEN EXAGERATED TO MORE CLEARLY **ILLUSTRATE A PARTICULAR AREA** WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER **GRAPHIC LOCATION.**

THE ELEVATIONS (IF **ANY) OF WELL-IDENTIFIED FEA**TURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED **TO AN ESTIMATED VERTICA**L POSITIONAL ACCURACY OF $\frac{1}{10}$ FOOT FOR NATURAL GROUND **SURFACES AND** $\frac{1}{100}$ **FOOT FOR** HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS **AND OTHER MANMADE STRUCTURES.**

THE SURVEYOR MAK**ES NO REPRESENTATION AS** TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY **BY ANY ENTITY OR INDIV**IDUAL.

ANY FEMA FLOOD Z**ONE INFORMATION PROVIDED** ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY ANC **IT WAS OBTAINED AT WWW.F**EMA.COM.

IF YOU ARE READI**NG THIS BOUNDARY SURVEY IN** AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THI**S DOCUMENT IS ONLY VALID IF** THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CH**APTER** 53-17.062 **(3) OF THE FLO**RIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PA**PER FORMAT, IT IS NOT VALI**D WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE **PROFESSIONAL LAND SURVEY**OR AND MAPPER OF RECORD.

AN ARBORIST MUST CONFIRM ALL THE THREE NAMES CONDITION AND SPECIES, WHAT IS SHOWN ON THE SURVEY MAY NOT BE THE CORRECT NAME OF THE TREES, LAND SURVEYORS ARE NOT ARBORIST

No.	TREE NAME	BOTANICAL NAME	C.B.H.	HEIGHT	SPREAD
1–3	CANARY DATE PALM	PHOENIX CANARIENSIS	1.0'	15'	15'
4–6	CANARY DATE PALM	PHOENIX CANARIENSIS	1.0'	15'	15'
7–11	CANARY DATE PALM	PHOENIX CANARIENSIS	1.1'	30'	12'
12	CANARY DATE PALM	PHOENIX CANARIENSIS	0.4'	12'	8'

ENCROACHMENTS AND OTHER POINTS OF INTEREST:
-THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY
-THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1)
-THERE NO PLATTED UTIL. EASEMENT ON THE SUBJECT PROPERTY

LEGAL DESCRIPTION:
THE SOUTH 15 FEET OF LOT 41 AND THE NORTH 15 FEET OF LOT 42 , INDIAN CREEK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31 AT PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
AND
THE SOUTH 37.50 FEET OF THE NORTH 52.50 FEET OF LOT 42 , INDIAN CREEK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31 AT PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LOCATION MAP

SCALE: NTS



SITE PICTURE



WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS **PERFORMED UNDER MY SUPER**VISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" **MEETS THE INTENT OF THE APP**LICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINSTRATIVE **CODE AND ITS IMPLEMENTING** LAW, CHAPTER 472.027 FO THE FLORIDA STATUTES.

American Services of Miami, Corp.
Consulting Engineers . Planners . Surveyors
LB 6683
266 **GIRALDA AVENUE**
CORAL GABLES, FL 33134
PHONE: (305)598-5101 FAX: (305)598-8627
ASOMIAMI.COM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ED PINO, PSM ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ed pino Digitally signed by ed pino Date: 2023.11.29 12:07:30 -05'00'

PROFESSIONAL LAND SURVEYOR AND MAPPER No. 6771 STATE OF FLORIDA

DATE : NOVEMBER 29, 2023

PLAN NORTH

A PROPOSED LOT DIAGRAM
Scale: N/A

Rev.	Date	Rev.	Date

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Phase

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6470 ALLISON RD
MIAMI BEACH, FL 33141

Owner:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
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Email

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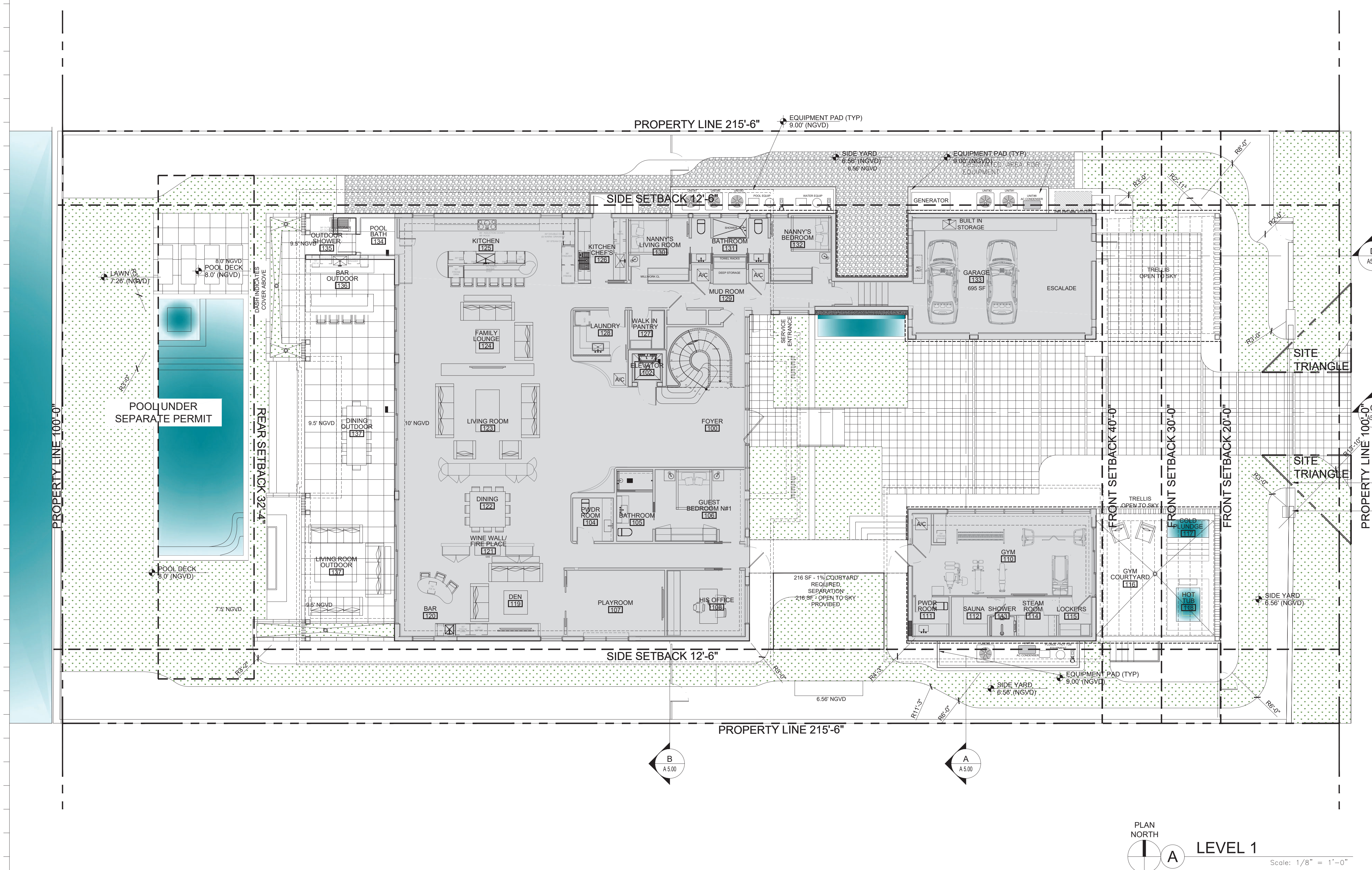
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street,
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

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PROPOSED LOT DIAGRAM

Date	12-15-2023	Sheet No.	A2.01
Scale	--		
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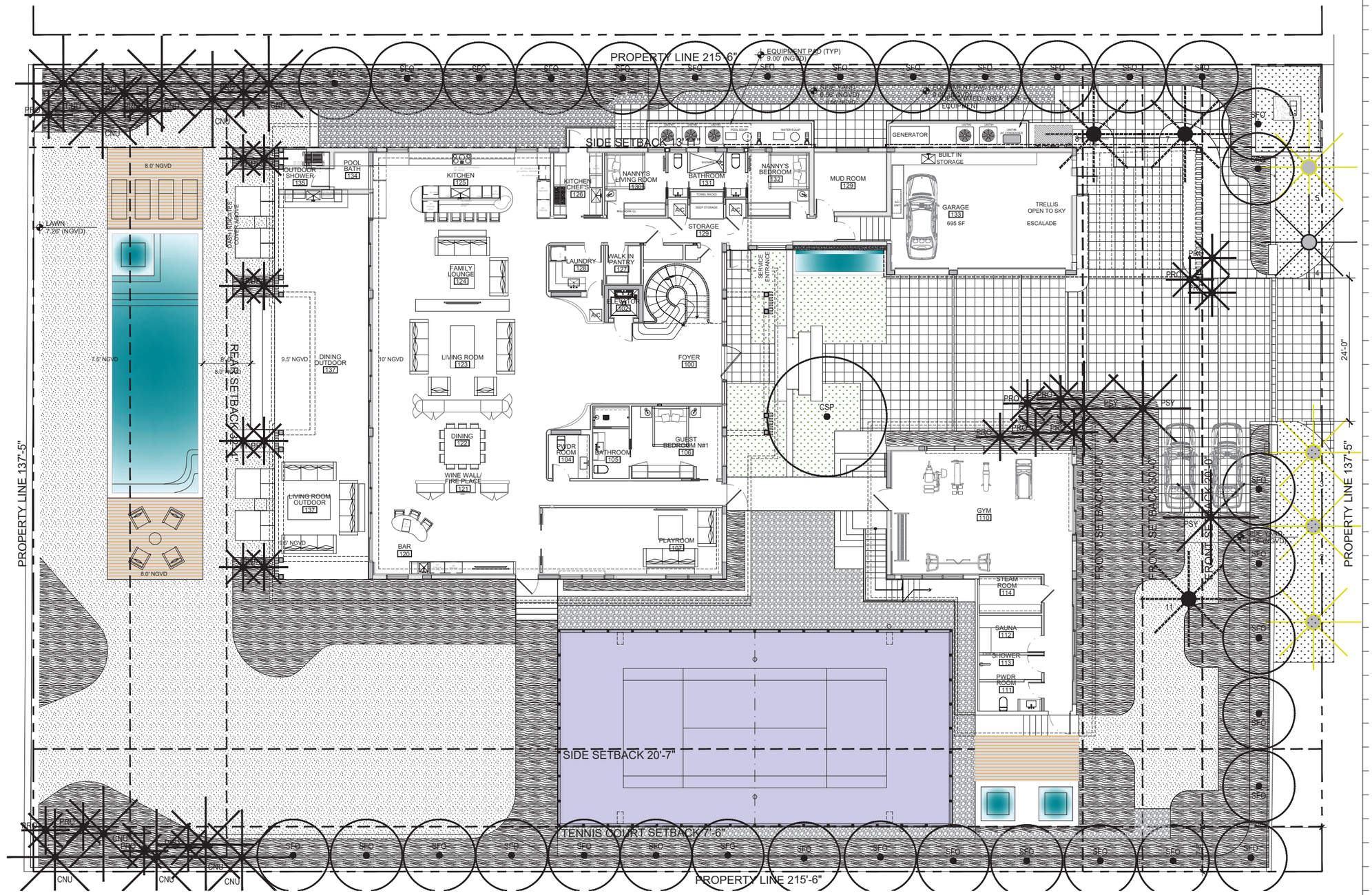
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571 NW 28th Street,
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Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

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MASS EXISTING LOT

Date	12-15-2023	Sheet No.
Scale	--	A3.00
Project	21124	



PLAN NORTH

A LEVEL 1

Scale: 1/8" = 1'-0"

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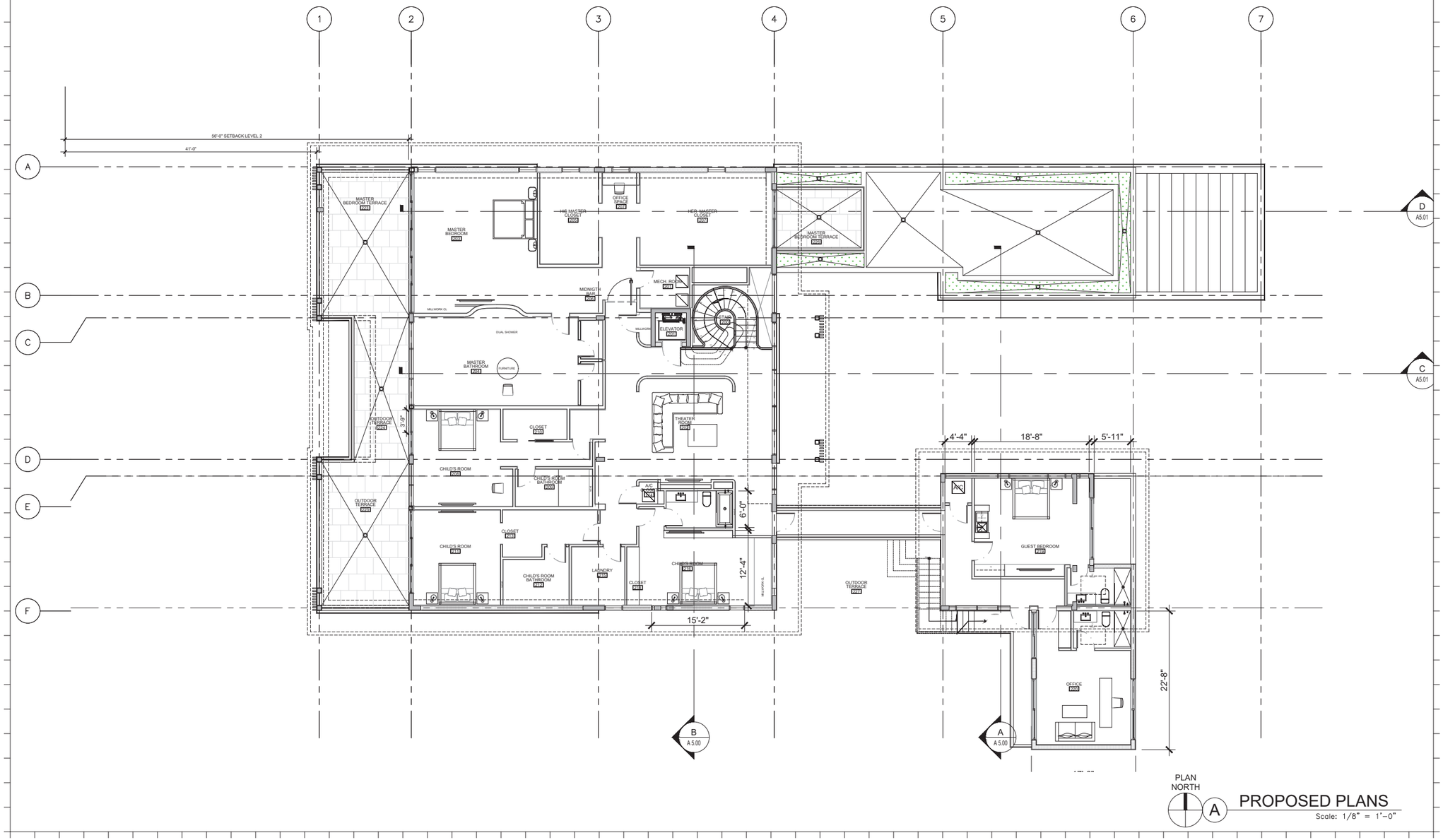
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Fax: +1(305) 573 3766

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MASS PROPOSED LOT

Date	12-15-2023	Sheet No.	A3.00A
Scale	--		
Project	21124		



PLAN NORTH

PROPOSED PLANS

Scale: 1/8" = 1'-0"

Rev.		Date	Rev.		Date
1	CITY COMMENTS 10-25-2022				
2	CITY COMMENTS - 1-13-2023				
3	OWNER COMMENTS 08-03-2023				

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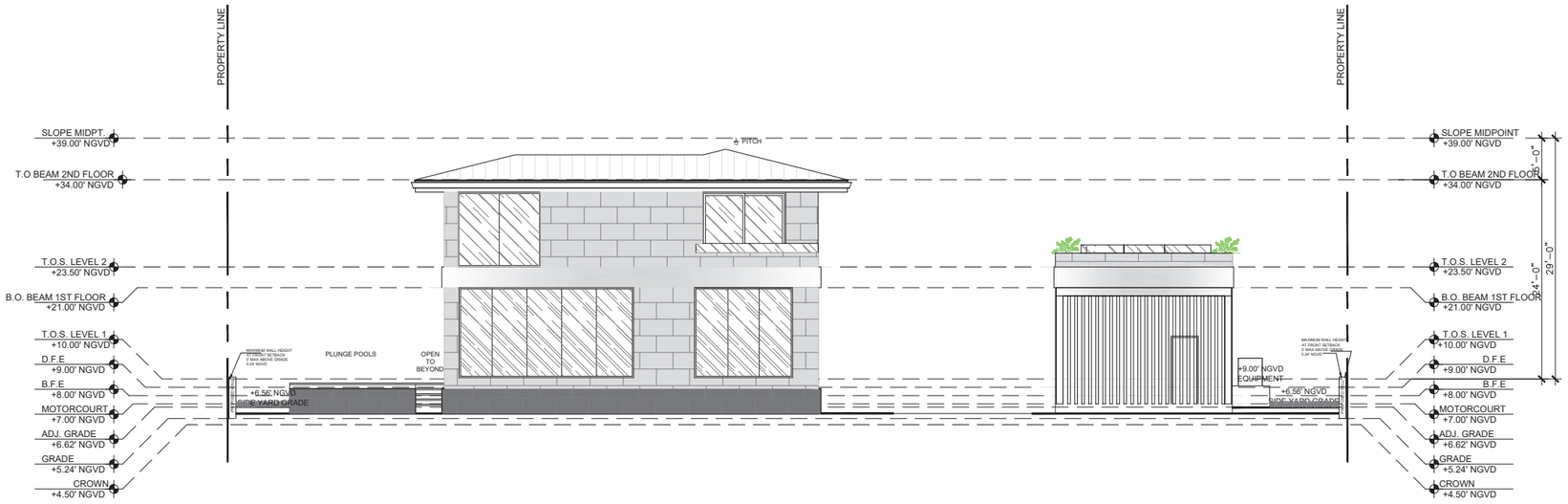
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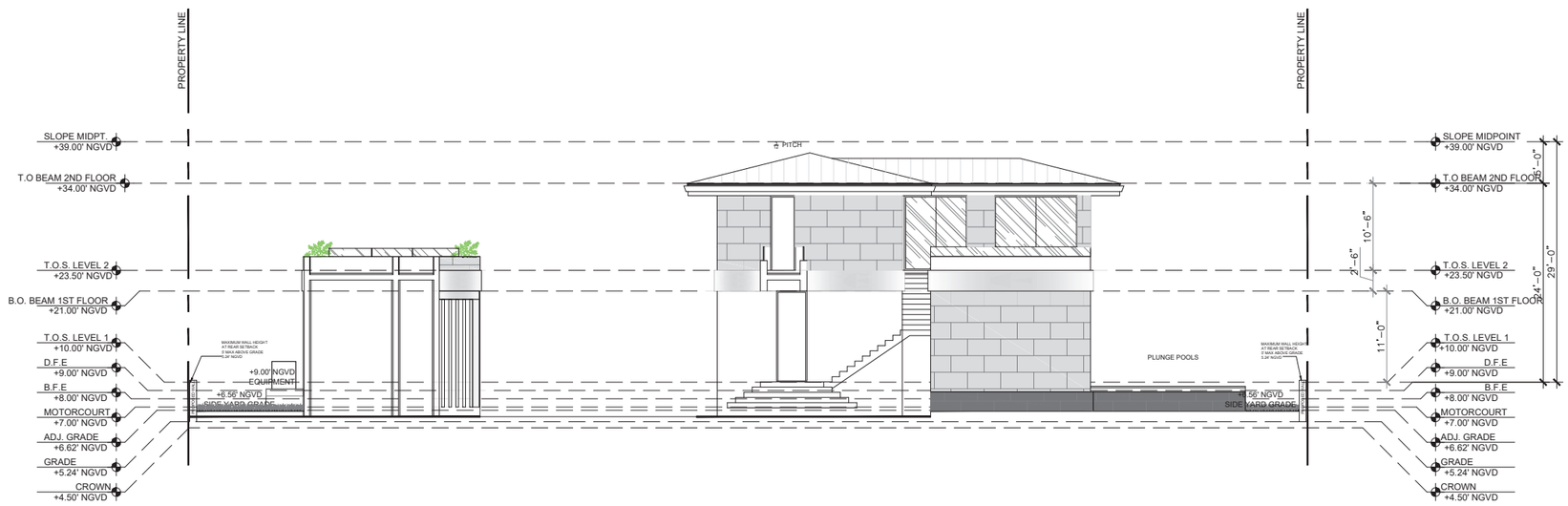
PROPOSED LEVEL 2

Date	12-15-2023	Sheet No.	A3.01
Scale	--		
Project	21124		



A ACCESSORY FRONT ELEVATION

Scale: 1/8" = 1'-0"



B ACCESSORY REAR ELEVATION

Scale: 1/8" = 1'-0"

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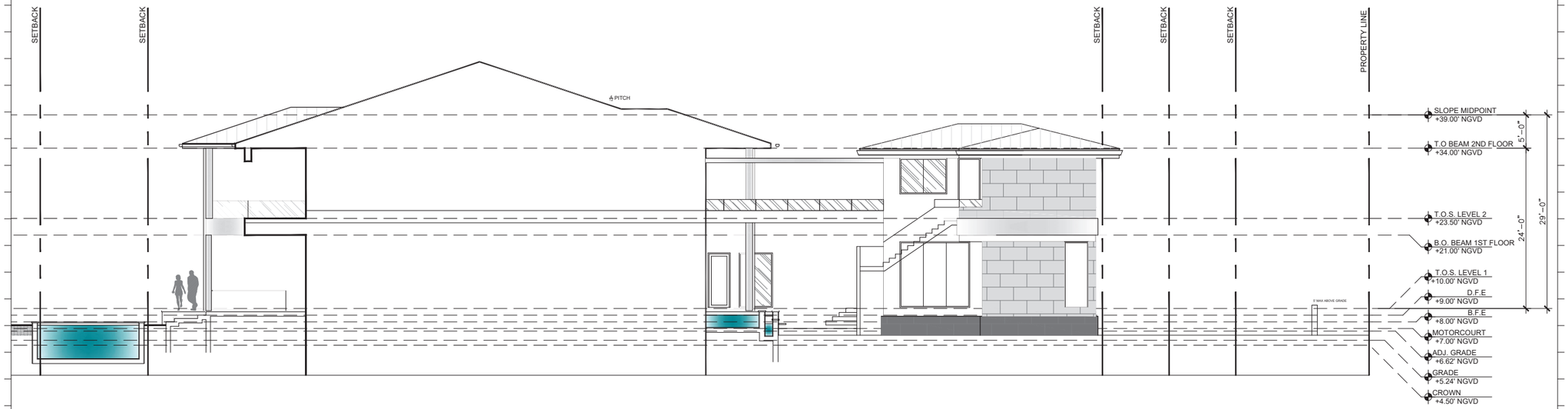
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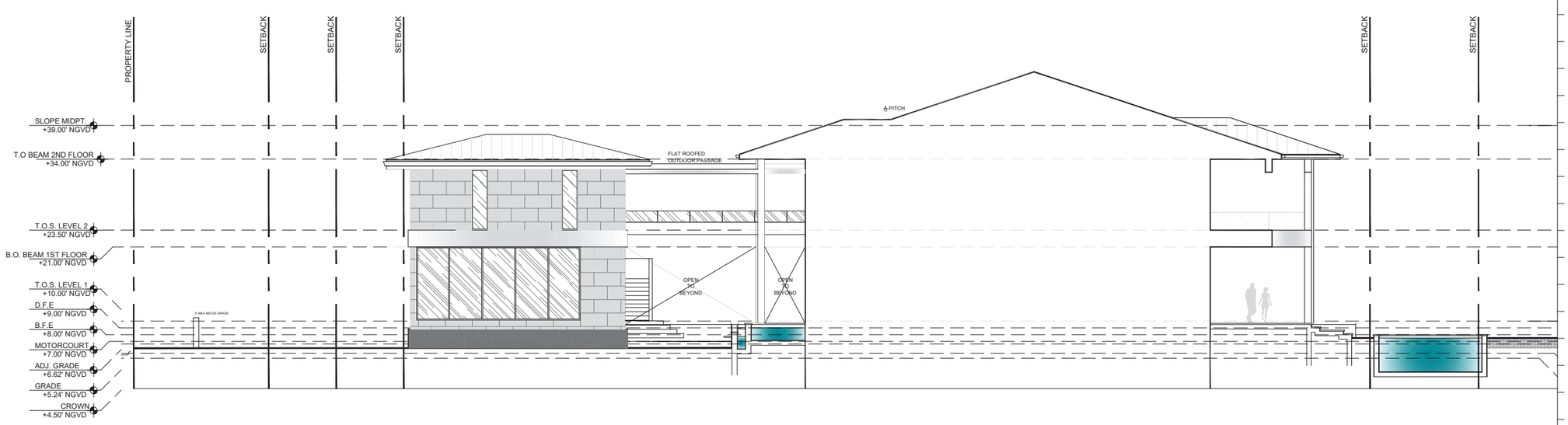
ELEVATIONS

Date	10-30-2023	Sheet No.	A4.00
Scale	--		
Project	21124		



A ACCESSORY SOUTH SIDE ELEVATION

Scale: 1/8" = 1'-0"



B ACCESSORY NORTH SIDE ELEVATION

Scale: 1/8" = 1'-0"

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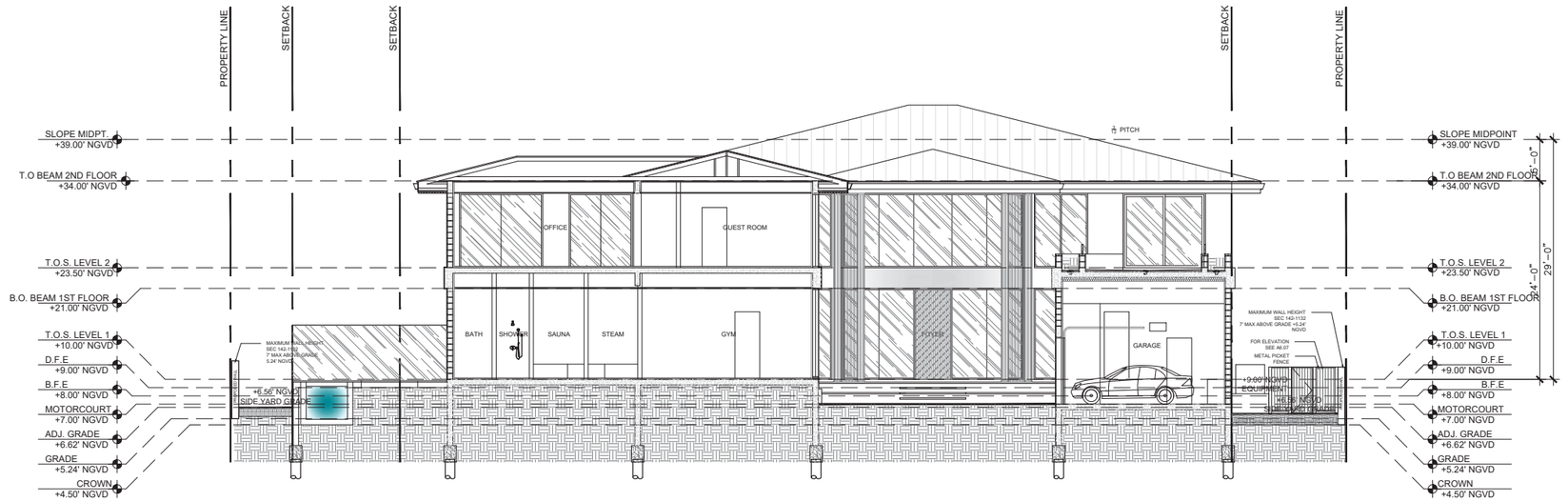
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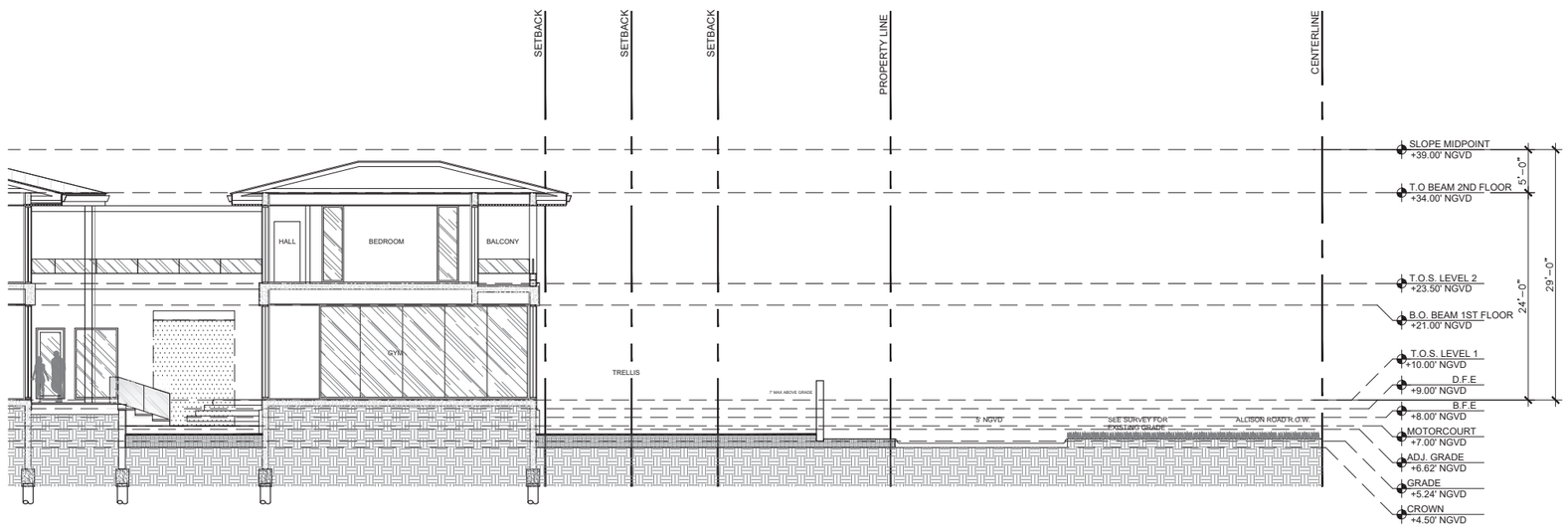
ELEVATIONS

Date	10-30-2023	Sheet No.	A4.01
Scale	--		
Project	21124		



A ACCESSORY SECTION "A"

Scale: 1/8" = 1'-0"



B ACCESSORY SECTION "F"

Scale: 1/8" = 1'-0"

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6470 ALLISON RD
MIAMI BEACH, FL 33141

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Name
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Address
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Email

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Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street,
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

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Lic. # AR0012578

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SECTIONS

Date	10-30-2023	Sheet No.	A5.00
Scale	--		
Project	21124		



A MASS AXONOMETRIC
Scale:N.T.S

Rev.	Date	Rev.	Date

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Email

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Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street,
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

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MASS AXONOMETRIC

Date	10-30-2023	Sheet No.	A6.00
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A MASS AXONOMETRIC
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Name
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Tel:
Email

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Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

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MASS AXONOMETRIC

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Scale	--		
Project	21124		