

0 30' 60'

SCALE: 1" = 30'

LOT 5  
OCEAN BEACH FLORIDA  
ADDITION NO. 3  
BLOCK 101  
PLAT BOOK 2, PG. 81

6" CHAINLINK FENCE

PROPOSED DAS  
NODE 5\_18  
LAT: 25°46'16.648"N  
LON: 80°08'18.722"W  
X: 939667.711  
Y: 523493.028

TRAFFIC BOX

70' PUBLIC RIGHT-OF-WAY

## SURVEYOR'S NOTES

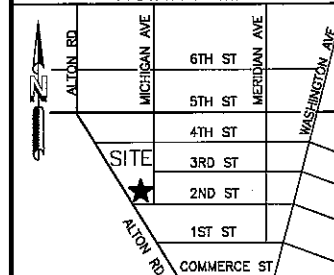
1. This is a Right-of-Way Survey, made on the ground under the supervision of a Florida Registered Land Surveyor. Date of field survey is March 16, 2016.
2. The following surveying instruments were used at time of field visit: Nikon NPL-352, Total Station, Reflectorless and Hiper + Legacy E RTK, GD 1HZ.
3. Bearings are based on Florida East State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a GPS Continuously Operating Reference Station, PID AC2231. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of a Right-of-Way Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted without the benefit of an Abstract Title search.
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor and mapper.
13. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.

## DAS NODE INFO

LATITUDE: 25°46'16.648" NORTH  
LONGITUDE: 80°08'18.722" WEST  
(NAD 83)

GROUND ELEVATION: 2.4'  
ABOVE MEAN SEA LEVEL (NAVD88)

## VICINITY MAP



NOT TO SCALE

## FLORIDA EAST

GRID NORTH  
GRID TO TRUE NORTH  
CONVERGENCE  
0°22'

TRUE NORTH TO MAGNETIC  
DECLINATION  
6°34' W

COMBINED SCALE FACTOR  
1.000033327

## LEGEND

- = 5/8" REBAR SET
- = FOUND PROPERTY CORNER
- ⊕ = FOUND P.K. NAIL
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POE = POINT OF ENDING
- ▲ = CALCULATED POINT
- (R) = REFERENCED INFORMATION
- (M) = MEASURED
- ☼ = LIGHT POLE
- ⊞ = TRAFFIC HANDHOLE
- ⊞ = TELEPHONE HANDHOLE
- ⊞ = ELECTRIC HANDHOLE
- ⊞ = SIGN
- ⊞ = FIRE HYDRANT
- ⊞ = WATER VALVE
- ⊞ = WATER METER
- ⊞ = HARDWOOD TREE
- = RIGHT-OF-WAY
- = CENTER LINE

## FLOOD NOTE

By graphic plotting only, the subject property appears to lie in Zone "AE" of the Flood Insurance Rate Map Community Panel No. 12086C0319L, which bears an effective date of 09/11/2009 and is in a special flood hazard area. Zone AE: Base Flood Elevation is 8', more or less, per the FIRM.

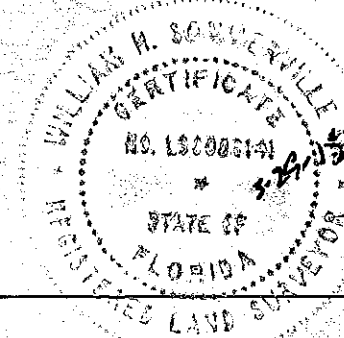
5\_18

FRACT. SEC. 3, T-54-S, R-42-E  
DADE COUNTY, FLORIDA

## SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Florida to the best of my knowledge, information, and belief.

William H. Sommerville, III  
Florida License No. 0006141



RIGHT-OF-WAY SURVEY

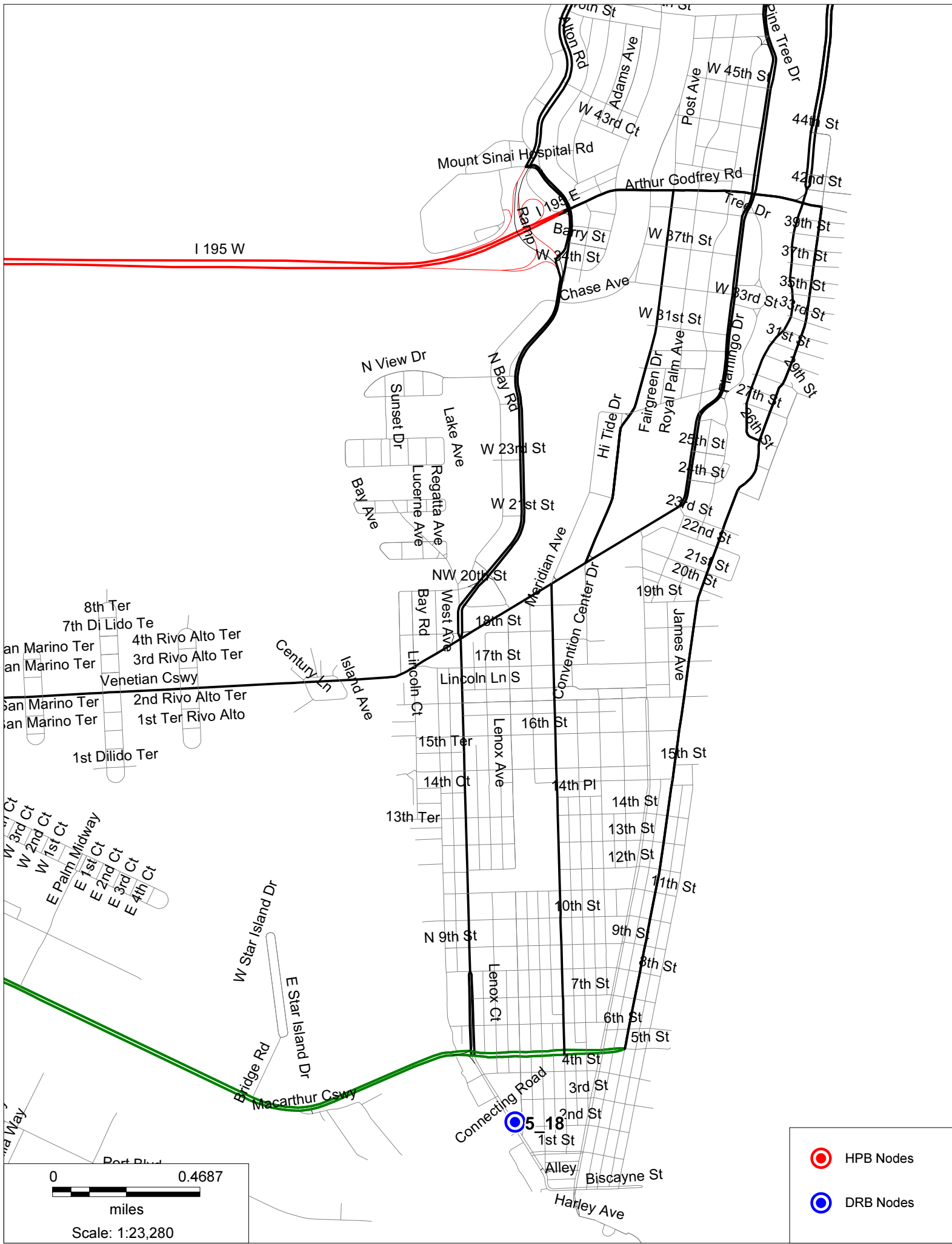
SMW Engineering Group, Inc.

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AW SOLUTIONS

300 CROWN OAK CENTRE DRIVE  
LONGWOOD, FL 32750

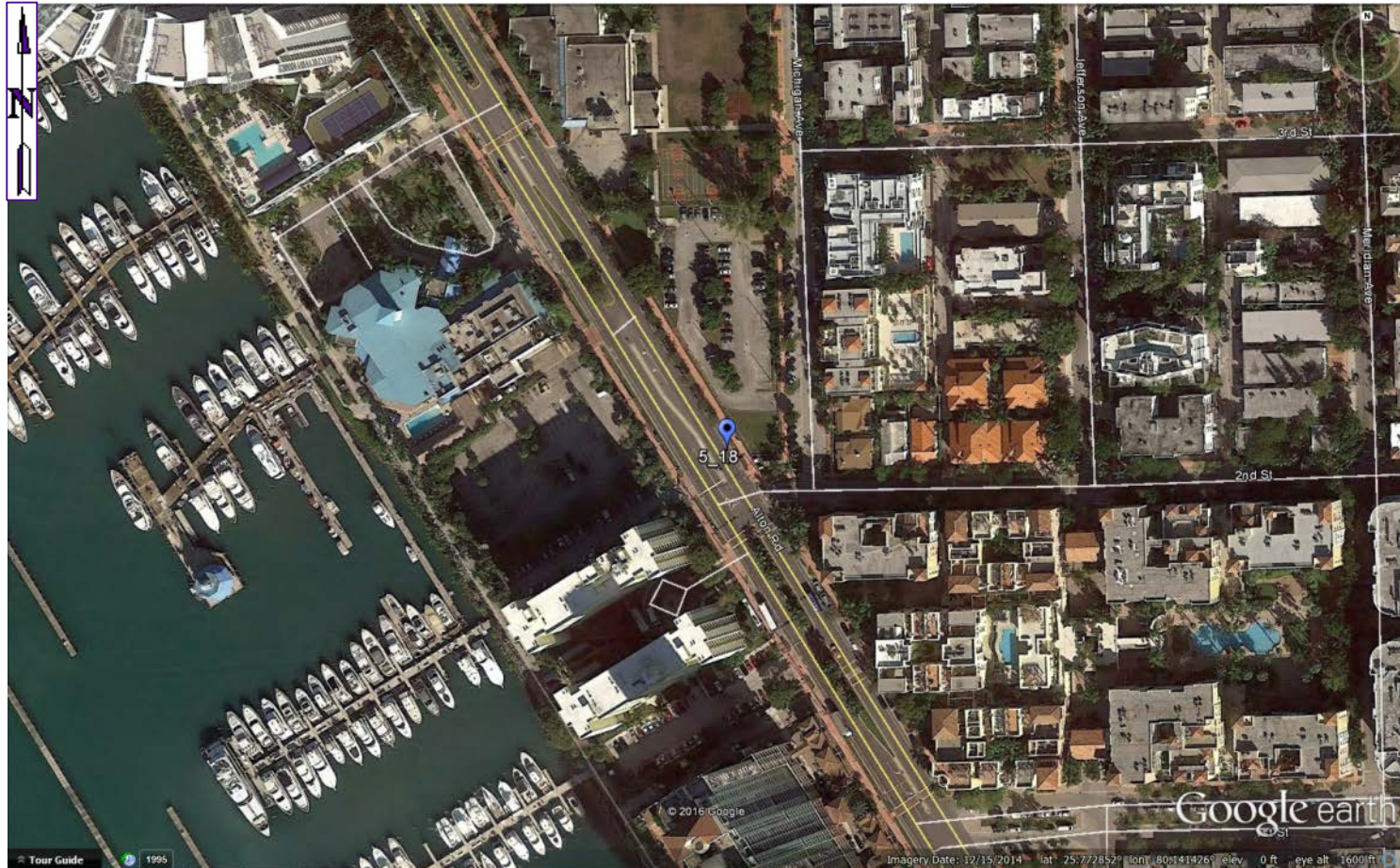
ENGINEERING GROUP, INC.



# 5\_18

211 Alton Rd., Miami Beach, FL 33139

Aerial View





# 5\_18

211 Alton Rd., Miami Beach, FL 33139

Aerial View



# 5\_18

211 Alton Rd., Miami Beach, FL 33139

North





# 5\_18

211 Alton Rd., Miami Beach, FL 33139

North

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# 5\_18

211 Alton Rd., Miami Beach, FL 33139

East

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# 5\_18

211 Alton Rd., Miami Beach, FL 33139

South

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