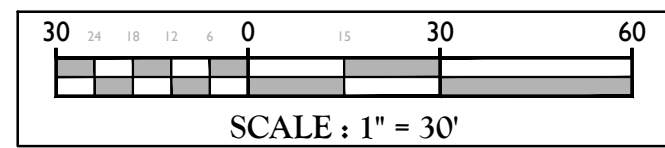
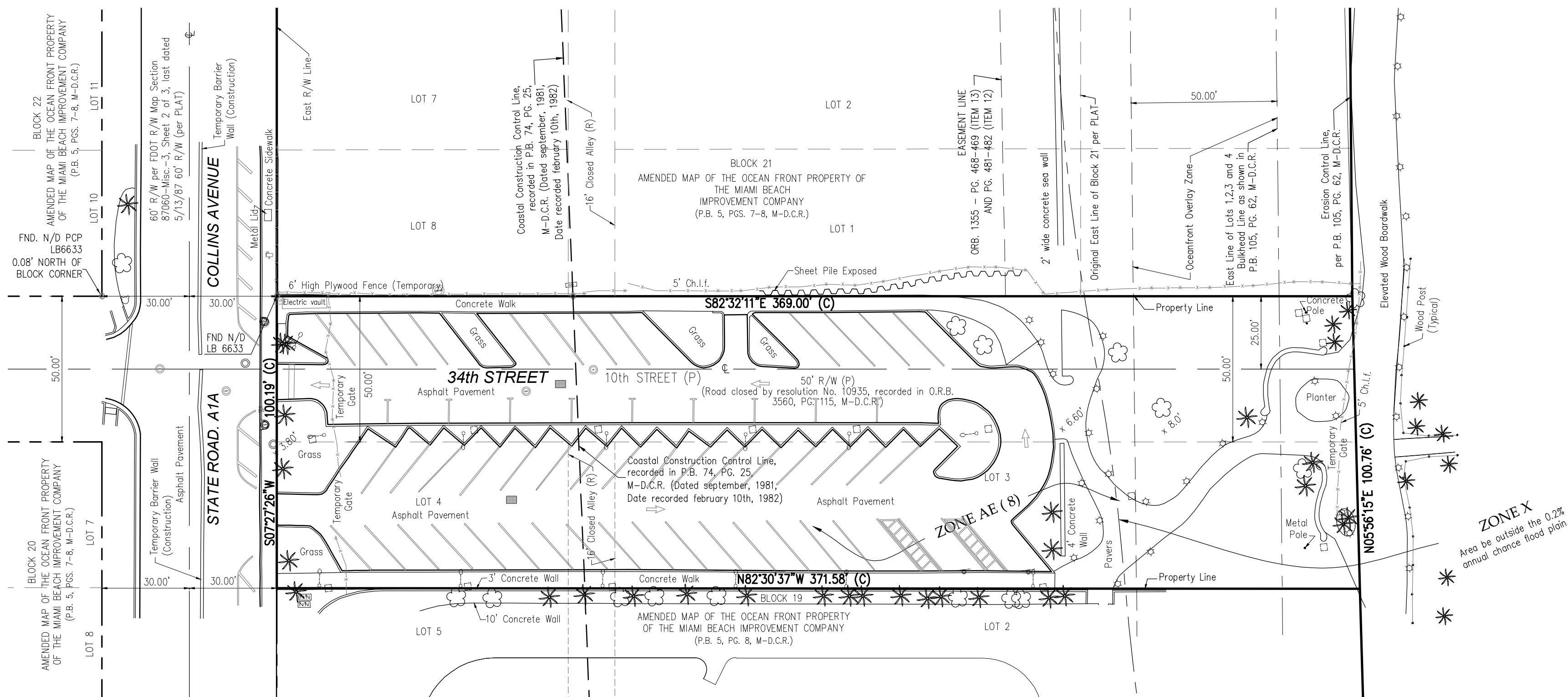
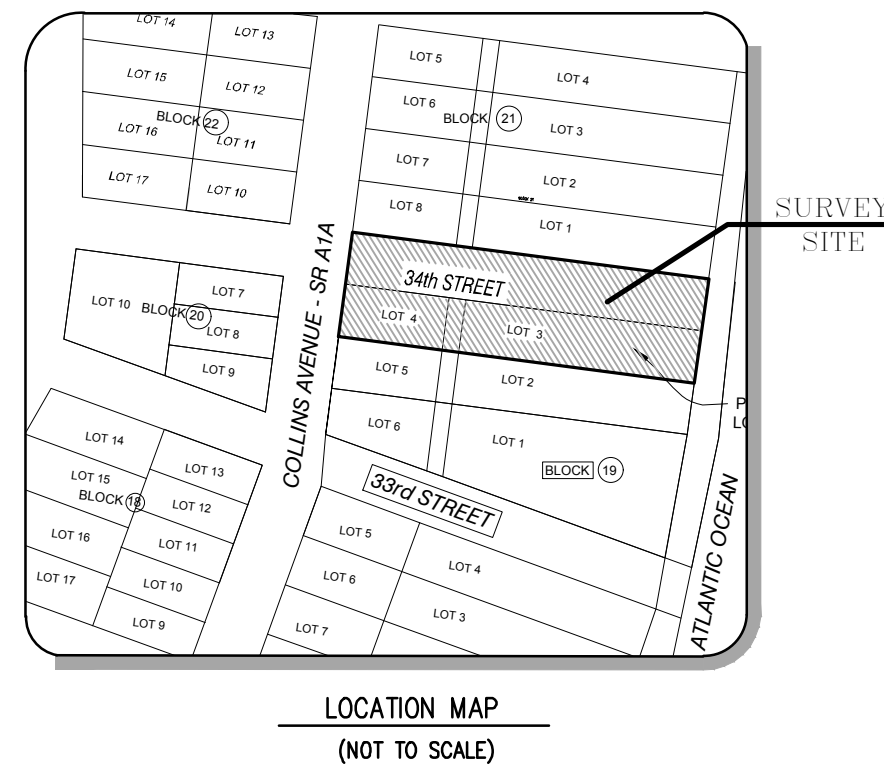


Location Plan





Survey



LEGAL DESCRIPTION:

Lots 3 and 4 in Block 19, of the Ocean Front Property of the Miami Beach Improvement Company, a subdivision according to the amended plat thereof as recorded in Plat Book 5, Pages 7 and 8, of the Public Records of Dade County, Florida; together with that portion of the Alley separating, abutting and adjacent to said Lots 3 and 4; and together with all right, title and interest of the Grantor herein in and to Thirty-Fourth Street adjacent to and abutting said Lots 3 and 4, and the Street-End of Thirty-Fourth Street; and together with all littoral rights and water privileges appertaining to said lots and street-end.

SURVEYOR'S NOTES:

1. This survey map is intended to be displayed at a scale of 1"=30'.
2. This survey is limited to the location of above ground improvements only. Subsurface utilities, foundations and encroachments were not located and are not shown herein. This site could have underground installations that are not shown herein. Before design, construction or excavation, contact sunshine state one call of Florida (1-800-432-4770) and the appropriate utility companies for field verification of utilities.
3. The location of the Coastal Construction Control Line (CCLL) shown herein are based on information obtained from the Miami-Dade County Department of Natural Protection and recorded in miscellaneous Plat Book 74, Page 25, of the Public Records of Miami-Dade County, Florida, dated September 1981, recorded February 10th, 1982. See sheet 6 of 10. Point of origin is listed P.R.M. 87-78-a-1.
4. The location of the Erosion Control Line and Bulkhead Line were calculated based on data shown in Plat Map entitled "Establishment of Erosion Control Line", recorded in Plat Book 105, Page 62, of the Public Records of Miami-Dade County, Florida.
5. Horizontal control was verified by traverse closures exceeding 1 foot in 10,000 feet.
6. The symbols reflected in the legend and on this survey may have been enlarged for clarity. The symbols have been plotted at the center of the field location and may not represent the actual shape of the feature it represents.
7. The information depicted on this map represents the results of the survey on the dates indicated and can only be considered as indicating the general conditions existing at the time of survey.
8. Portions of the property shown herein are located within the following flood zones: Zone A (FEMA 8 N.G.V.29) and Zone X as shown on the Federal Emergency Management Agency Flood Insurance Rate Map Number 12068C0336 1, Community Number 120635, Miami-Dade County Unincorporated Areas and effective date September 11, 2009.
9. Elevations refer to The National Geodetic Vertical Datum of 1929 (NGVD 29) More Specifically, on a FDOT Benchmark SRA1A BMWPS 87-05-PN101, located at 26th Street and Collins Avenue (SRA1A) with a published elevation of 5.15 feet N.G.V. Datum (1929).

SURVEYOR'S CERTIFICATION:

We hereby certify that to the best of our knowledge and belief this "TOPOGRAPHIC SURVEY" is true and correct based on our field survey dated September 22nd, 2017 and meets the Standard of Practice Requirements as set forth in Rule 5J-17.051 AND 5J-17.052 as adopted by the Florida Board of Professional Surveyors and Mappers pursuant to Chapter 472.027 Florida Statutes.

[illegible]

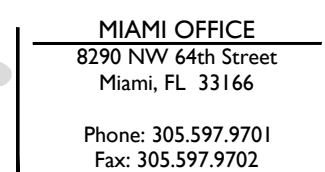
AIMARA DIAZ LA ROSA
FLORIDA PROFESSIONAL
SURVEYOR & MAPPER - LICENSE NUMBER: LS6796

SPECIFIC PURPOSE SURVEY

A PORTION OF
34th STREET

LOTS 3 & 4
BLOCK 19
AND
PORTION OF
ADJACENT ALLEY

MIAMI DADE
COUNTY
FLORIDA



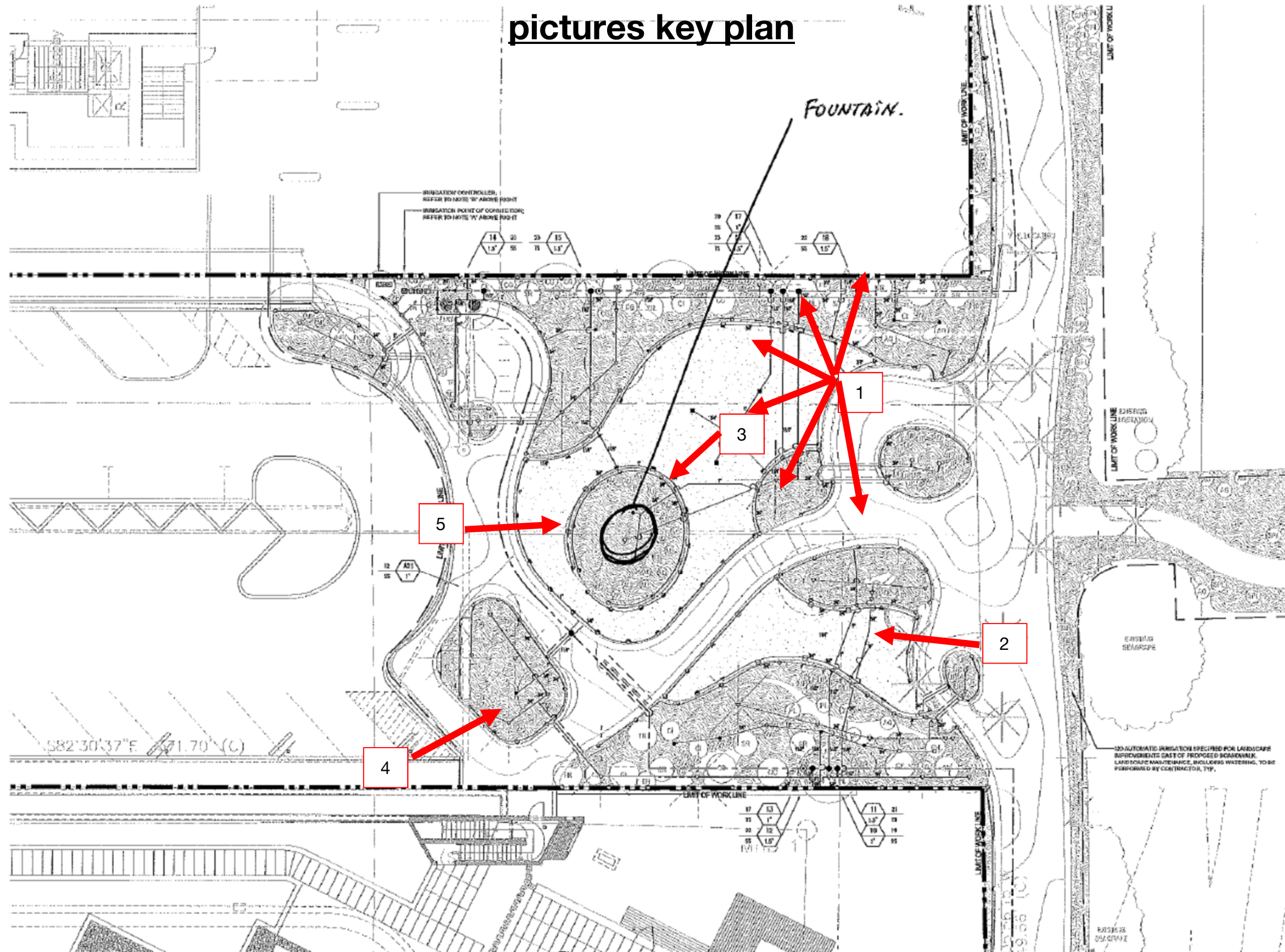
SCALE: AS SHOWN	DATE: 09/23/2017	DRAWN BY: JP	CHECKED BY: ADR
PROJECT NUMBER: 2706		DRAWING NAME: 2706_34TH STREET TOP	

SHEET TITLE:

SHEET NUMBER: | of |

By: IPINO

pictures key plan







Adjacent properties pictures

3425 Collins, the Versailles



3315 Collins, the Faena House

