

MAP OF BOUNDARY SURVEY

PROPERTY ADDRESS: 803 5TH STREET,
MIAMI BEACH, FLORIDA 33139

PROJECT No. 17684

PAGE | OF |

LEGAL DESCRIPTION:
THE EAST 100 FEET OF LOTS 7 AND 8 IN BLOCK 74, LESS THE SOUTH TEN (10) FEET OF THE EAST 100 FEET OF SAID LOT 8, BLOCK 74, OCEAN BEACH, FLA. ADDITION NO. 3 ACCORDING TO THE MAP THEREOF, AS RECORDED IN PLAT BOOK 2 , PAGE 81 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S REPORT AND GENERAL NOTES
(NOT VALID WITHOUT THE ATTACHED SURVEY MAP)

- LEGAL DESCRIPTION HAS BEEN FURNISHED BY THE CLIENT.
- REFERENCES TO "DEED", "RECORD" OR "PLAT" REFER TO DOCUMENTS AND INSTRUMENTS OF RECORD AS PART OF THE PERTINENT INFORMATION USED FOR THIS SURVEY WORK. MEASURED DISTANCES, DIRECTIONS AND ANGLES ALONG BOUNDARY LINES ARE IN CONSISTENCY WITH CORRESPONDING VALUES FROM RECORDS, UNLESS OTHERWISE SHOWN.
- THESE LANDS ARE SUBJECT TO ADDITIONAL RESTRICTIONS OF RECORD THAT WERE NOT FURNISHED TO THE UNDERSIGNING REGISTERED SURVEYOR. A TITLE SEARCH HAS NOT BEEN PERFORMED.
- NORTH ARROW DIRECTION IS BASED ON AN ASSUMED MERIDIAN.
- ONLY ABOVE GROUND IMPROVEMENTS ARE SHOWN HEREIN. FOUNDATIONS, UNDERGROUND FEATURES AND UTILITIES HAVE NOT BEEN LOCATED.
- FENCE OWNERSHIP HAS NOT BEEN DETERMINED. DISTANCES FROM EXISTING FENCES TO BOUNDARY LINES ARE APPROXIMATE. FENCE/WALLS WIDTH AND CONDITIONS MUST BE CONSIDERED TO DETERMINE TRUE LOCATION.
- LANDS LOCATED BEYOND PERIMETER FENCES MIGHT OR MIGHT NOT BE BEING USED BY ADJOINERS. ADJOINING PARCELS HAVE NOT BEEN INVESTIGATED.
- THIS SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE SCALE SHOWN HEREON. DATA IS EXPRESSED IN U.S. SURVEY FOOT.
- THIS SURVEY MAP IS BEING PREPARED FOR THE USE OF THE PARTY/PARTIES THAT IT IS CERTIFIED TO AND DOES NOT EXTEND TO ANY UNNAMED INDIVIDUAL, ENTITY OR ASSIGNEE.
- FLOOD PLAIN INFORMATION: AS SCALED FROM FEDERAL INSURANCE RATE MAP (FIRM) OF COMMUNITY No. 120651 (CITY OF MIAMI BEACH), PANEL 0319, SUFFIX L, REVISED ON SEPT 11TH, 2009, THIS REAL PROPERTY FALLS IN ZONE "AE" WITH BASE FLOOD ELEVATION 8 FEET
- HORIZONTAL ACCURACY: ACCURACY OBTAINED THRU MEASUREMENTS AND CALCULATIONS MEETS AND EXCEEDS THE MINIMUM HORIZONTAL FEATURE ACCURACY FOR AN URBAN AREA BEING EQUAL TO 1 FOOT IN 7, 500 FEET.
- VERTICAL CONTROL AND ACCURACY: THE ELEVATIONS AS SHOWN ARE REFERRED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929). THE CLOSURE IN FEET, AS COMPUTED, MEETS THE STANDARD OF PLUS OR MINUS 0.05 FEET TIMES THE SQUARED ROOT OF THE LOOP DISTANCE IN MILES. ELEVATION ARE BASED ON A LEVEL LOOP FROM AND TO THE FOLLOWING OFFICIAL BENCH MARKS:
BENCH MARK # 1: MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT BENCH MARK D-II6, ELEVATION = 5.03 FEET
LOCATION: 5 ST --- 85' SOUTH OF C/L, WASHINGTON AVE --- 39' EAST OF C/L
DESCRIPTION: PK NAIL AND ALUMINUM WASHER IN CONC CATCH BASIN.
BENCH MARK # 2: MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT BENCH MARK D-I46, ELEVATION = 8.84 FEET
LOCATION: 5 ST --- ON C/L, OCEAN DR --- 46' WEST OF C/L
DESCRIPTION: PK NAIL AND BRASS WASHER IN CONC BULLNOSE, WEST OF INTERSECTION.

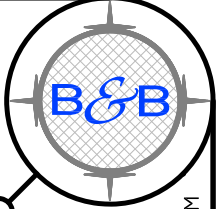
LEGEND & ABBREVIATIONS

	= CONCRETE (CONC.)
	= CONC. BLOCK WALL
	= WOOD DECK
	= COVERED AREA
	= ASPHALT
	= CHAIN LINK FENCE (CLF)
	= WOOD FENCE (WF)
	= IRON METAL BARS FENCE (IF)
	= OVERHEAD WIRES
	= WATER VALVE (WV)
	= POWER POLE (PP)
	= GUY ANCHOR
	= WATER METER (WM)
	= CONC. LIGHT POLE (LP)
	= WELL
	= STREET SIGN
	= SANITARY MANHOLE
	= DRAINAGE MANHOLE
	= MANHOLE
	= FIRE HYDRANT
	= CABLE BOX (CATV)
	= FPL TRANSFORMER
	= CATCH BASIN OR INLET
	= EXISTING ELEVATION
	= PERMANENT REFERENCE MONUMENT (PRM)
	= PERMANENT CONTROL POINT (PCP)
	= PERMANENT CONTROL POINT (PCP)
	= POINT OF TANGENCY
	= POINT OF CURVATURE
	= POINT OF COMPOUND CURVE
	= POINT OF REVERSE CURVE
	= BENCH MARK
	= BEARING REFERENCE
	= TEMPORARY BENCH MARK
	= PROPERTY LINE
	= CENTER LINE
	= MONUMENT LINE
	= CALCULATED
	= FIELD MEASURED
	= PER PLAT
	= PROFESSIONAL SURVEYOR AND MAPPER
	= AIR CONDITIONER PAD
	= ENCROACHMENT
	= FINISHED FLOOR ELEVATION
	= PLAT BOOK
	= OFFICIAL RECORD BOOK
	= CONCRETE BLOCK STRUCTURE
	= RIGHT OF WAY
	= ELEVATION
	= SECTION
	= TOWNSHIP
	= RANGE

I HEREBY CERTIFY TO:
SOBE 5, LLC.
THAT THIS SURVEY CONFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN APPLICABLE PROVISIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THIS SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ODALYS C. BELLO-IZNAGA
PROFESSIONAL SURVEYOR AND MAPPER LS6169 · STATE OF FLORIDA
FIELD WORK DATE: 09/16/2017

ADDITIONS AND DELETIONS TO THIS SURVEY MAP ARE PROHIBITED. THIS SURVEY MAP AND REPORT ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR WITHOUT THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF THE UNDERSIGNING FLORIDA LICENSED SURVEYOR AND MAPPER.



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0 10 20

SCALE: 1" = 20'



LOT - 6
BLOCK - 74

FOUND 1/2" IRON
PIPE NE CORNER
LOT 3, BLOCK 74

FOUND 1/2" IRON
PIPE NE CORNER
LOT 4, BLOCK 74

FOUND 1/2" IRON
PIPE NE CORNER
LOT 5, BLOCK 74

FOUND 1/2" IRON
PIPE

100.00'

EAST 100 FEET
LOT - 7, BLOCK - 74

WEST 40 FEET
LOT - 7, BLOCK - 74

BEING OCCUPIED
BY ADJACENT PROPERTY
(NO ACCESS)

VACANT LAND
NET AREA: +/- 9 000 SQ.FT.

EAST 100 FEET
LOT - 8, BLOCK - 74

WEST 40 FEET
LOT - 8, BLOCK - 74

FOUND 1/2" IRON
PIPE SW CORNER
LOT 8, BLOCK 74

FOUND 1/2" IRON
PIPE

CONC. SIDEWALK

ORIGINAL LOT LINE

SOUTH 10' OF EAST 100' OF LOT 8
DEDICATED FOR R/W

BUILDING BASE LINE

TRAFFIC
SIGNAL MAST

FOUND
DRILL HOLE

100.00'

PL

PL

PL

PL

C.B.

M.H.

CONCRETE

5TH STREET

TOTAL R/W VARIES
ASPHALT PAVEMENT

GRASS MEDIAN

MERIDIAN AVENUE (FIELD)
PINE AVENUE (PLAT)

70' TOTAL R/W

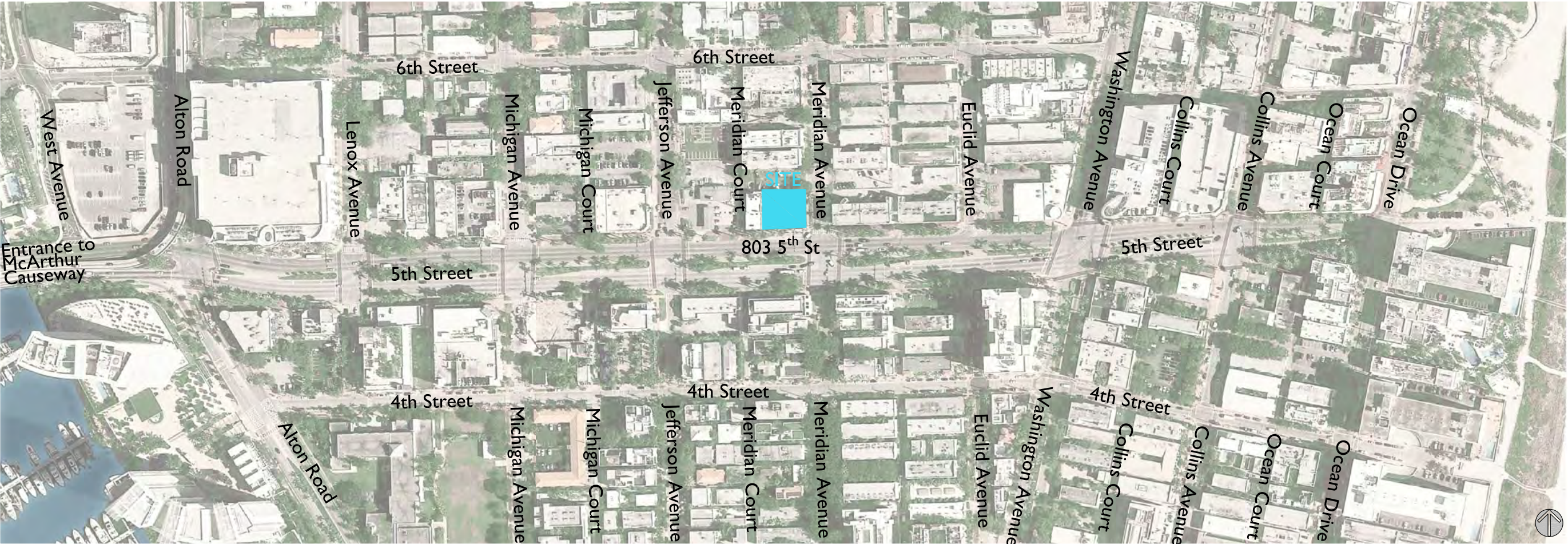
38.6' ASPHALT PAVEMENT

M.H.

M.H.

PAVERS

TRAFFIC
LIGHT



AERIAL OF 5TH STREET




AERIAL FACING WEST



AERIAL OF 1/2 MILE RADIUS



PHOTO LOCATIONS 



1. VIEW OF PROPERTY FACING NORTH ACROSS 5TH STREET



2. VIEW OF PROPERTY FACING NORTHWEST

SITE PHOTOS

URBANICA
THE FIFTH HOTEL

803 5TH STREET
MIAMI BEACH,
FLORIDA



3. VIEW OF PROPERTY FACING WEST



4. MERIDIAN AVENUE FACING SOUTH



5. MERIDIAN AVENUE FACING NORTH

SITE PHOTOS

SITE PHOTOS



6. SITE ALONG MERIDIAN AVENUE AND EXISTING CURB



7. CURB CUT ON ADJACENT PROPERTY TO NORTH



8. MERIDIAN AVENUE FACING SOUTH ALONG SIDEWALK



9. VIEW OF RESIDENTIAL BUILDING ON SOUTHEAST CORNER OF 5TH STREET AND MERIDIAN AVENUE



10. VIEW OF URBANICA HOTEL ON SOUTHWEST CORNER OF 5TH STREET AND MERIDIAN AVENUE



11. VIEW OF RESIDENTIAL BUILDING TO THE NORTH OF PROPERTY



12. VIEW OF BUILDING ON NORTHEAST CORNER OF 5TH STREET AND MERIDIAN AVENUE

SITE PHOTOS



14. VIEW OF EAST SIDE OF MERIDIAN AVENUE



15. VIEW OF EAST SIDE OF MERIDIAN AVENUE



16. VIEW OF EAST SIDE OF MERIDIAN AVENUE



17. VIEW OF EAST SIDE OF MERIDIAN AVENUE

SITE PHOTOS

JENNIFER McCONNIEY FLORIDA LIC# AR30344

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SCALE: NOT TO SCALE

CHECK: JMcG

DATE: 10/06/2017

SHEET NUMBER



18. VIEW OF WEST SIDE OF MERIDIAN AVENUE



19. VIEW OF WEST SIDE OF MERIDIAN AVENUE



20. VIEW OF WEST SIDE OF MERIDIAN AVENUE



21. VIEW OF SIDEWALK ALONG 5TH STREET

SITE PHOTOS



22. TAPTAP RESTAURANT ENTRANCE



23. VIEW OF TAPTAP RESTAURANT

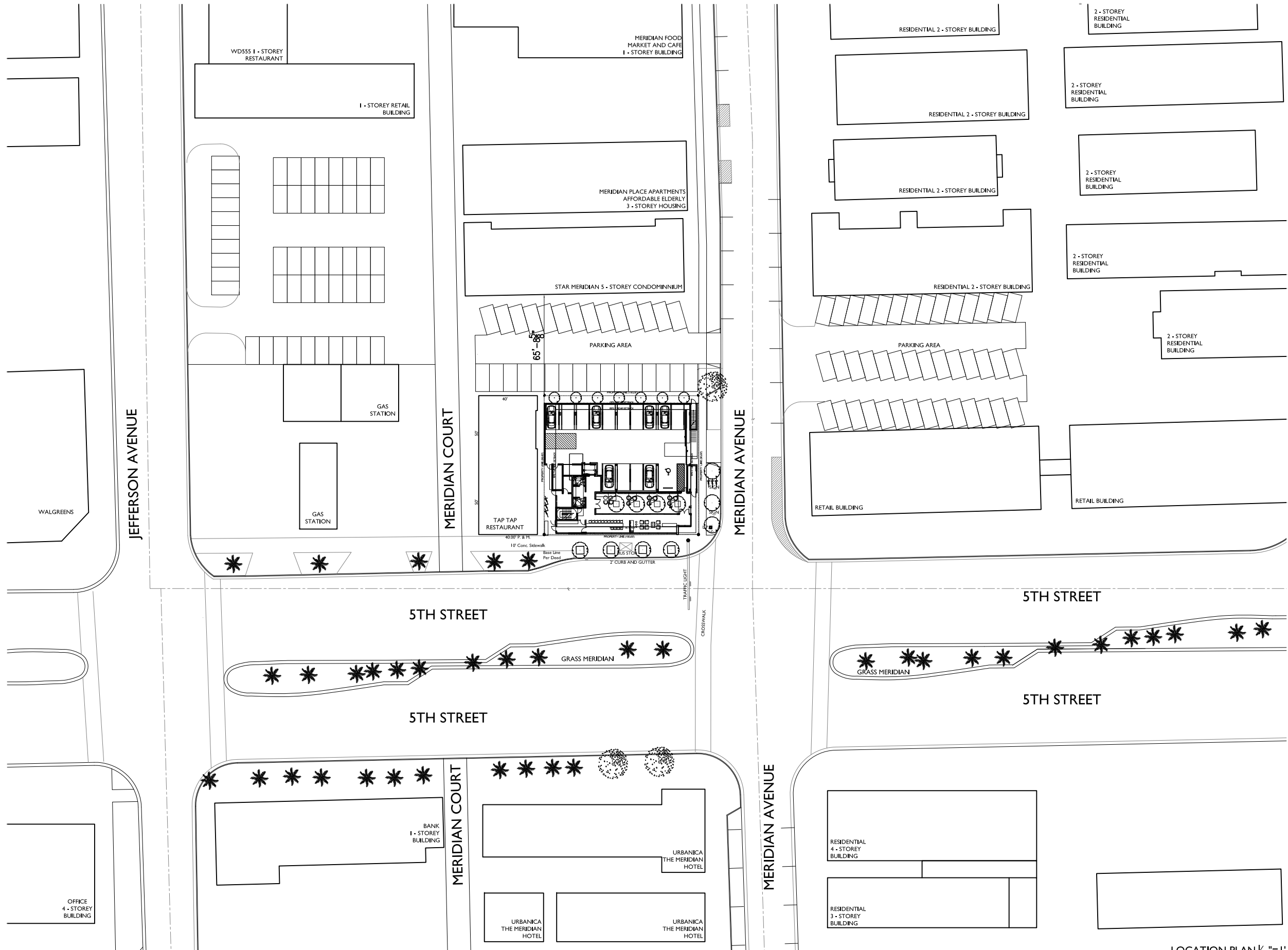


24. VIEW OF THE ALLEY BETWEEN THE SITE AND TAPTAP RESTAURANT



25. VIEW OF SIDEWALK ALONG 5TH STREET

SITE PHOTOS





1



2



3



4



5



6



7



8



9



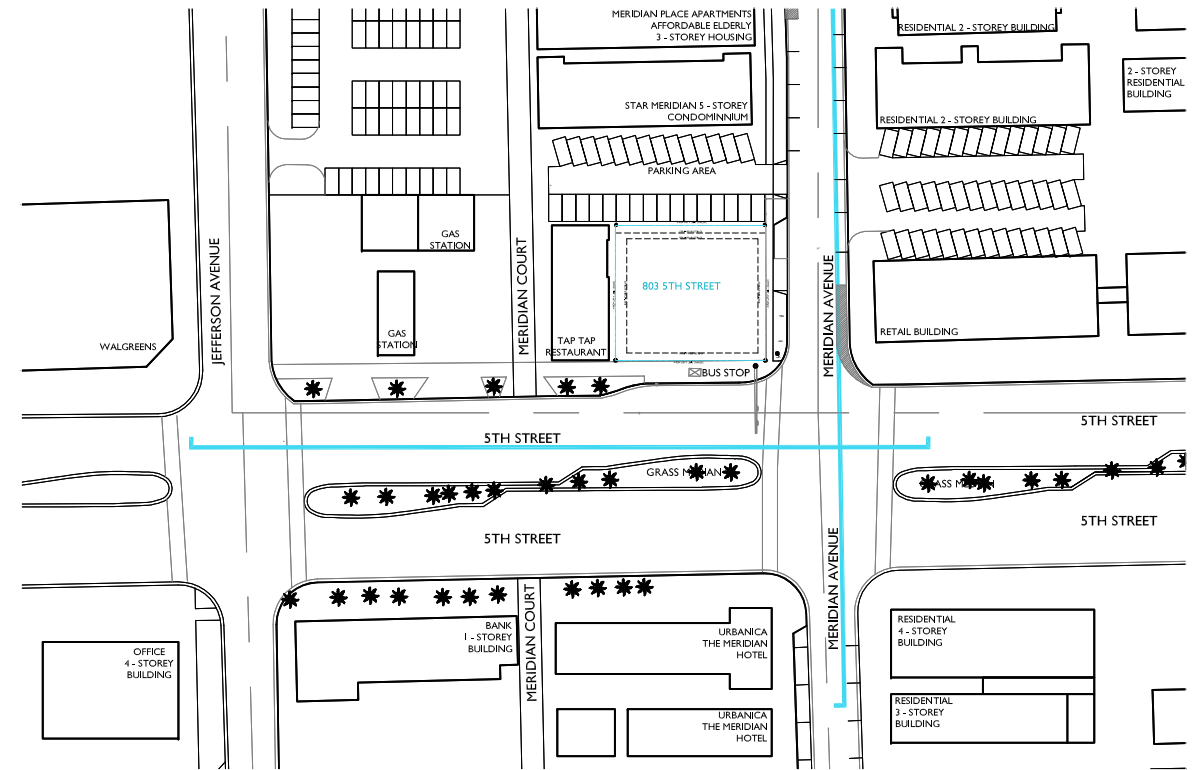
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- ON-STREET PARKING SPACE
- ON-STREET LOADING SPACE currently no on-street loading
- ON-STREET PASSENGER LOADING SPACE

ON-STREET PARKING AND LOADING PLAN 1/64"=1'-0"



LOCATION PLAN 1/128"=1'-0"

