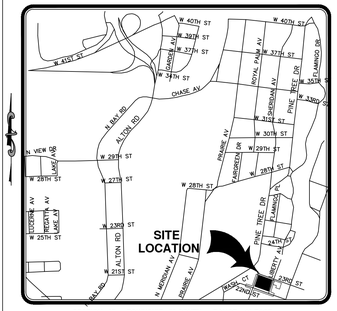
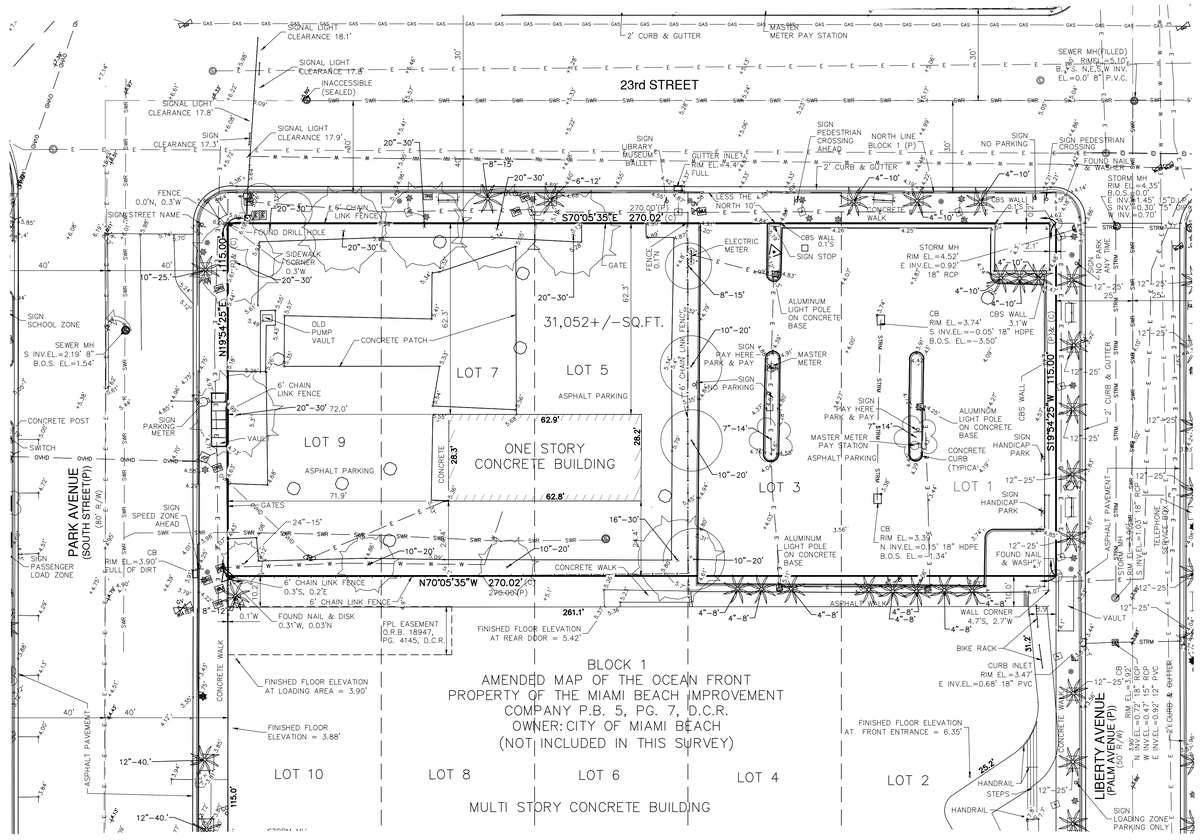


SECTION 27 , TOWNSHIP 53 SOUTH , RANGE 42 EAST

LOCATION MAP
N.T.S.

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 INCH = 20 FEET



SYMBOL LEGEND:

- STREET SIGN
- BOLLARD
- IRRIGATION CONTROL VALVE
- TRAFFIC PULL BOX
- METAL LIGHT POLE
- FIRE HYDRANT
- ELECTRIC MANHOLE
- CURB INLET
- SANITARY SEWER MANHOLE
- STORM DRAINAGE MANHOLE
- CATCH BASIN
- ELECTRIC SERVICE BOX
- TELEPHONE RISER
- PARKING METER
- TRASH CAN
- BACKFLOW PREVENTER
- CLEAN OUT
- GATE VALVE
- SERVICE CABINET
- WATER METER
- COVERED WATER VALVE
- ELECTRIC METER
- MONITORING WELL
- BELL
- FIRE VALVE
- BENCH
- DOUBLE DETECTOR CHECK VALVE
- DRAIN
- WATER VALVE
- PUMP
- TRANSFORMER
- TELEPHONE MANHOLE
- BORING HOLE
- GUY ANCHOR
- POWER POLE
- WELL
- GAS VALVE

ABBREVIATIONS:

EL.	ELEVATION
O.R.B.	OFFICIAL RECORD BOOK
PG.	PAGE
D.C.R.	DADE COUNTY RECORDS
P.B.	PLAT BOOK
CB	CATCH BASIN
R/W	RIGHT OF WAY
U.E.	UTILITY EASEMENT
INV	INVERT
RCP	REINFORCED CONCRETE PIPE
CBS	CONCRETE BLOCK STRUCTURE
PVC	POLYVINYL CHLORIDE PIPE
FPL	FLORIDA POWER AND LIGHT COMPANY
B.O.S.	BOTTOM OF STRUCTURE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
NTS	NOT TO SCALE
MIA	MIAMI
TYP.	TYPICAL
MH	MANHOLE
DIA.	DIAMETER

TREE LEGEND:

TRUNK DIAMETER IN INCHES
CANOPY DIAMETER IN FEET
15"–20'

- GREEN BUTTONWOOD
- BUTTONWOOD
- PIGEON PLUM
- PALM TREE

UNDERGROUND UTILITIES LEGEND:

E	ELECTRIC LINE PAINT MARKS
COMM	COMMUNICATION LINE PAINT MARKS
STRM	STORM LINE PAINT MARKS
SWR	SANITARY SEWER LINE PAINT MARKS
W	WATER LINE PAINT MARKS
GAS	GAS LINE PAINT MARKS
TS	TRAFFIC SIGNAL LINE PAINT MARKS

LEGAL DESCRIPTION:

LOTS 1, 3, 5, 7 AND 9, BLOCK 1, ACCORDING TO THE PLAT OF "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", AS RECORDED IN PLAT BOOK 5 AT PAGE 7 OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA; LESS THE NORTHERLY 10.00 FEET THEREOF FOR STREET WIDENING PURPOSES.

SITUATE, LYING AND BEING IN THE CITY OF MIAMI BEACH, FLORIDA AND CONTAINING 31,052.45 SQUARE FEET, (0.713 ACRES), MORE OR LESS.

SURVEYOR'S NOTES:

BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990, (NAD 83/90), AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PROJECT NETWORK CONTROL SHEET FOR STATE ROAD NUMBER A–1–A, AS PREPARED BY P(3)SM, LLC, UNDER THE DIRECTION OF EDUARDO M. SUAREZ, WITH A COMPLETED DATE OF JULY 27, 2010, AS PROVIDED TO MILLER LEGG BY THE FLORIDA DEPARTMENT OF TRANSPORTATION – DISTRICT VI VIE E–MAIL ON JUNE 29, 2012. A BEARING OF SOUTH 70° 05' 35" EAST HAS BEEN ESTABLISHED ALONG THE NORTH LINE OF SAID BLOCKS 1 AND 2, BETWEEN A FOUND DRILL HOLE AT THE NORTHWEST CORNER OF SAID BLOCK 1 AND A FOUND MAG. NAIL AND DISC WITH STAMPING "3653" AT THE NORTHEAST CORNER OF SAID BLOCK 2.

ELEVATIONS AS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, (N.A.V.D. '88).

THE BENCHMARK REFERENCES ARE BASED IN INFORMATION OBTAIN FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION – DISTRICT VI VIA E–MAIL ON JUNE 29, 2012, AND ARE AS FOLLOWS:

PNC 03 – A FOUND FDOT BRASS DISC IN CONCRETE MONUMENT WITH
STAMPING: "SRA1A–87–10–PNC03", AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PROJECT NETWORK CONTROL SHEET FOR SR A–1–A NEAR THE NORTHWEST CORNER OF THE INTERSECTION OF STATE ROAD A–1–A, (COLLINS AVENUE), AND 20TH STREET.
ELEVATION: 4.47 FEET.

PNC 04 – A FOUND FDOT BRASS DISC IN CONCRETE MONUMENT WITH
STAMPING: "SRA1A–87–10–PNC04", AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PROJECT NETWORK CONTROL SHEET FOR SR A–1–A NEAR THE NORTHEAST CORNER OF THE INTERSECTION OF STATE ROAD A–1–A, (COLLINS AVENUE), AND 22ND STREET.
ELEVATION: 2.68 FEET.

THE LEGAL DESCRIPTION AS SHOWN IS BASED ON INFORMATION OBTAINED BY MILLER LEGG FROM THE MIAMI–DADE COUNTY PROPERTY APPRAISER WEBSITE AND THE MIAMI–DADE COUNTY CLERK OF THE COURTS PUBLIC RECORDS WEBSITE AND WAS PREPARED BASED ON INFORMATION RECEIVED FROM THE CLIENT.

MILLER LEGG DID NOT REVIEW ANY TITLE DOCUMENTATION, (I.E. ATTORNEY'S OPINION OF TITLE, TITLE COMMITMENT, ETC.), IN THE PREPARATION OF THIS SURVEY. .

THE NATIONAL FLOOD INSURANCE PROGRAM, (NFIP), FLOOD INSURANCE RATE MAP, (FIRM), INFORMATION FOR THIS SITE IS AS FOLLOWS:

COMMUNITY NAME:	CITY OF MIAMI BEACH
COMMUNITY NUMBER:	120651
PANEL NUMBER:	0317
SUFFIX:	L
MAP NUMBER:	12086C0317L
MAP REVISED DATE:	SEPTEMBER 11, 2009
ELEVATION ZONE:	AE, (BASE FLOOD ELEVATION DETERMINED)
BASE FLOOD ELEVATION:	8, (NATIONAL GEODETIC VERTICAL DATUM OF 1929 – N.G.V.D. '29)

UTILITIES ARE DEPICTED PER A SUBSURFACE UTILITY INVESTIGATION CONDUCTED ON April 1,2018. INDUSTRY STANDARD GEOPHYSICAL PROSPECTING TECHNIQUES WERE USED IN CONJUNCTION WITH GROUND PENETRATING RADAR TO DETECT UNDERGROUND UTILITY LINES IN AREAS SPECIFIED BY THE CLIENT. DUE TO SITE CONDITIONS AND INHERENT LIMITATIONS WITH CURRENT TECHNOLOGY, NO GUARANTEE IS EXPRESSED THAT ALL UTILITIES WERE SUCCESSFULLY DETECTED AND LOCATED . CLIENT / CONTRACTOR IS HEREBY ADVISED TO CONTACT SUNSHINE STATE ONE CALL OF FLORIDA AT 811 PRIOR TO ANY EXCAVATION. MILLER LEGG SHALL NOT BE HELD LIABLE FOR DAMAGE CAUSED TO UTILITIES DURING CONSTRUCTION.

THE SCALE OF SOME IMPROVEMENTS MAY HAVE BEEN EXAGGERATED FOR CLARITY AND REPRESENTATION.

CHANGES, MODIFICATIONS AND / OR REVISIONS TO THIS SURVEY WITHOUT THE CONSENT OF THE SIGNING PARTY OR PARTIES IS PROHIBITED.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES FOR PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J–17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATED THIS 5th DAY OF APRIL, 2018 A.D.

KAREN A. LYNCH
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NO. 5837
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER

NO.	DATE	REVISIONS	DES.	DWN.

COLLINS PARK GARAGE
A PORTION OF SECTION 27, TOWNSHIP 53, RANGE 42 EAST
FOR: CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

MILLER LEGG
South Florida Office: 5747 N. Andrews Way
Ft. Lauderdale, Florida : 33309-2284
954-436-7000 : Fax: 954-436-8664
www.millerlegg.com

CERTIFICATES OF AUTHORIZATION:
EB7318 LB6680 LC0337

DES.	DWN.	CHK.
	HJ	KL

PROJECT / FILE NO. 18–00012
DRAWING NO. SH–1
DATE DRAWN: 04/05/18
SH. 1 OF 1

SKETCH OF BOUNDARY SURVEY

HONC 4/6/18 by KL
V:\PROJECTS\18-0002 – COLLINS PARK PARKING GARAGE\SURVEY\SURVEY\18-00012.DWG