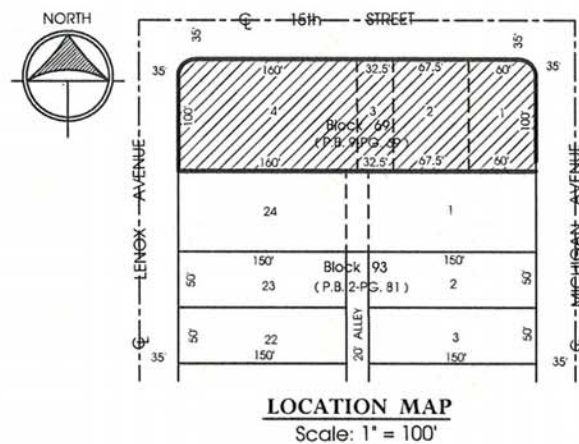


**LEGAL DESCRIPTION:** (PROPOSED RESERVATION EASEMENT)  
THE SOUTH 4.00 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:  
LOTS 1, 2, 3 AND 4, BLOCK 69, "LINCOLN SUBDIVISION", ACCORDING  
TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, AT PAGE 69, OF THE  
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,  
CONTAINING 31904 +/- S.F.



#### LEGAL DESCRIPTION:

FOLIO: 02-4203-009-6980  
LOTS 1, 2, 3 AND 4, BLOCK 69, "LINCOLN SUBDIVISION", ACCORDING  
TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, AT PAGE 69, OF THE  
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,  
CONTAINING 31904 +/- S.F.

#### PROPERTY ADDRESS:

1030 15th STREET, MIAMI BEACH, FLORIDA 33139

#### FLOOD ZONE INFORMATION:

FLOOD ZONE: "AE" COMMUNITY: 120651 PANEL: 0317  
DATE OF FIRM: 09-11-2009 SUFFIX: L ELEVATION: 8.0 FEET

#### CERTIFIED TO:

AT&T Florida  
Leslie A. Lewis, Esq.  
Old Republic National Title Insurance Company.

#### SCHEDULE B II MATTERS SHOWN:

EASEMENT CONTAINED IN INSTRUMENT RECORDED OCTOBER 9, 1974, UNDER O.R. BOOK  
8803, PAGE 40, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
EASEMENT CONTAINED IN INSTRUMENT RECORDED OCTOBER 9, 1974, UNDER O.R. BOOK  
8803, PAGE 43, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS MEANS OF  
INGRESS AND EGRESS TO AND FROM THE ALLEY.

#### SURVEY NOTES:

- 1) LEGAL DESCRIPTION SHOWN PER TITLE COMMITMENT.
- 2) EXAMINATION OF THE ABSTRACT OF THE TITLE WAS MADE AND ALL PLOTTABLE  
EASEMENTS LISTED IN SCHEDULE B-II OF THE TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL  
TITLE INSURANCE COMPANY FILE NO. 01-2014-002497 DATED FEBRUARY 2, 2014 @ 11:00 PM
- 3) 4 FOOT PROPOSED RESERVATION OF EASEMENT CONTAINS 1280 +/- S.F. OF LAND
- 4) UNDERGROUND PORTION OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS  
WERE NOT LOCATED.
- 5) ONLY VISIBLE ON ABOVE GROUND ENCROACHMENTS LOCATED.
- 6) WALL TIES ARE THE FACE OF THE WALL.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) BEARINGS REFERENCED TO LINE NOTED AS B.R.
- 9) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF  
THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE  
AND/OR NOT TO SCALE.
- 10) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 11) NOT VALID UNLESS SEALED WITH THE SIGNINGS SURVEYORS EMBOSSED SEAL.
- 12) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 13) ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.
- 14) THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
- 15) THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES  
NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
- 16) BENCHMARK: D-149 ..... ELEVATION: 4.18 FEET  
LOCATION: N.E. 15th STREET & MERIDIAN AVENUE

#### CERTIFICATION:

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND  
CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH  
THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF  
PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 17-051, FLORIDA ADMINISTRATIVE CODE  
PURSUANT TO 472.027, FLORIDA STATUTES.

SIGNED

BY:

MIGUEL ESPINOSA

FOR THE FIRM

P.S.M. No. 5101-STATE OF FLORIDA

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR  
THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND  
MAPPER.

#### ABBREVIATIONS AND LEGEND:

CONC. = DENOTES CONCRETE  
R/W = DENOTES RIGHT-OF-WAY  
G = DENOTES CENTERLINE  
P.B. = DENOTES PLAT BOOK  
PG. = DENOTES PAGE  
W.M. = DENOTES WATER METER  
W.P.P. = DENOTES WOOD POWER POLE  
O.H.W. = DENOTES OVERHEAD WIRES  
F.I.P. = DENOTES FOUND IRON PIPE (NO ID.)  
F.N.D. = DENOTES FOUND NAIL AND DISC

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE  
RECORD AND MEASURE UNLESS OTHERWISE NOTED.

## MAP OF SURVEY

Scale: 1" = 25'

PREPARED FOR: AT&T FLORIDA

#### MIGUEL ESPINOSA LAND SURVEYING INC.

PROFESSIONAL SURVEYOR AND MAPPER  
10665 S.W. 190th STREET, SUITE 3111, MIAMI, FLORIDA 33157  
PHONE: (305) 262-2992 FAX: (305) 964-9303

L.B. No. 6461

#### BOUNDARY SURVEY

Original Date:	Field date:	Revision Date:	Drawn by:	Job No.
06/06/2014	06/02/2014	06/02/2014	R.U.	S-10998

1030 15th Street, Miami Beach, Florida

City of Miami Beach - Development Application

Boundary Survey

03/21/2016

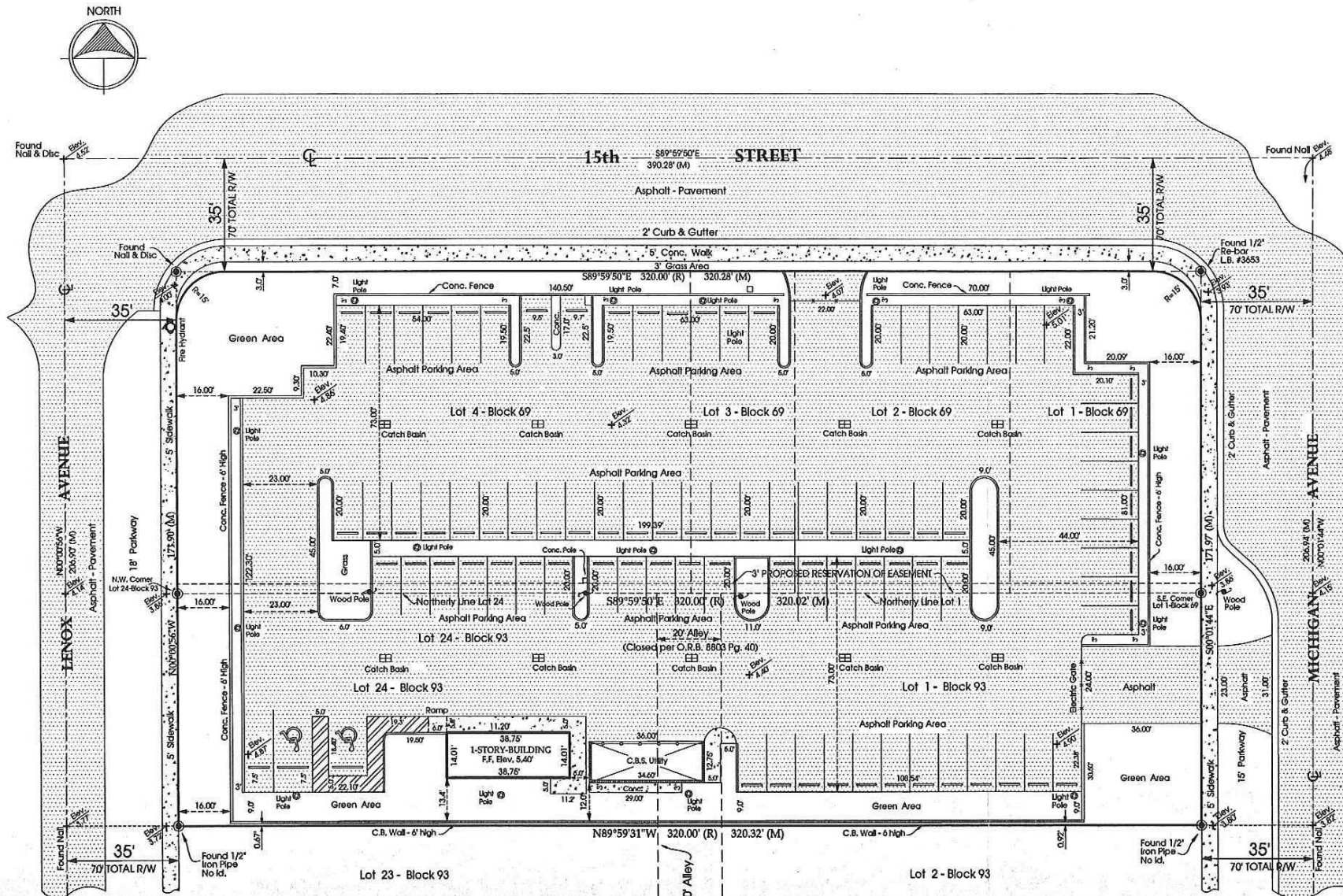
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**ZYSCOVICH**  
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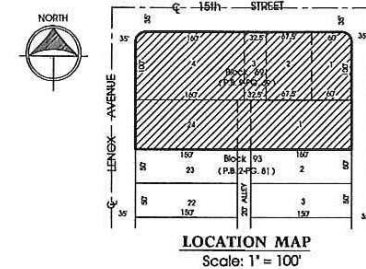




"OCEAN BEACH FLA. ADDITION No. 3"  
P.B. 2 - PG. 81

**LEGAL DESCRIPTION:** (PROPOSED RESERVATION EASEMENT)

THE SOUTH 3.00 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:  
LOTS 1, 2, 3 AND 4, BLOCK 69, "LINCOLN SUBDIVISION", ACCORDING TO THE PLAT  
THEREOF, AS RECORDED IN PLAT BOOK 9, AT PAGE 69, OF THE PUBLIC RECORDS OF  
MIAMI-DADE COUNTY, FLORIDA,  
CONTAINING 31904 +/- S.F.



**LEGAL DESCRIPTION:**

FOUO: 02-4203-009-6980  
LOTS 1 AND 24 AND 20 FEET OF ALLEY LYING BETWEEN LOTS 1 AND 24, BLOCK 69, OCEAN BEACH FLA.  
ADDITION No. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 81, OF  
THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,  
CONTAINING 23016 +/- S.F.

AND:

FOUO: 02-4203-009-6980  
LOTS 1, 2, 3 AND 4, BLOCK 69, "LINCOLN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS  
RECORDED IN PLAT BOOK 9, AT PAGE 69, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,  
CONTAINING 31904 +/- S.F.

**PROPERTY ADDRESS:**

1030 15th STREET, MIAMI BEACH, FLORIDA 33139

**FLOOD ZONE INFORMATION:**

FLOOD ZONE: "AE" COMMUNITY: 120651 PANEL: 0317  
DATE OF FIRM: 09-11-2009 SUFFIX: L ELEVATION: 8.0 FEET

**CERTIFIED TO:**

AT&T Florida  
Leslie A. Lewis, Esq.  
Old Republic National Title Insurance Company.

**SCHEDULE B II MATTERS SHOWN:**

EASEMENT CONTAINED IN INSTRUMENT RECORDED OCTOBER 9, 1974, UNDER O.R. BOOK  
8803, PAGE 40, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
EASEMENT CONTAINED IN INSTRUMENT RECORDED OCTOBER 9, 1974, UNDER O.R. BOOK  
8803, PAGE 43, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS MEANS OF  
INGRESS AND EGRESS TO AND FROM THE ALLEY.

**SURVEY NOTES:**

- LEGAL DESCRIPTION SHOWN PER TITLE COMMITMENT.
- EXAMINATION OF THE ABSTRACT OF THE TITLE WAS MADE AND ALL PLOTTABLE  
EASEMENTS LISTED IN SCHEDULE B-II OF THE TITLE COMMITMENT PREPARED BY  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO. 01-2014-002497  
DATED FEBRUARY 2, 2014 @ 11:00 P.M.
- 4 FOOT PROPOSED RESERVATION OF EASEMENT CONTAINS 1280 +/- S.F. OF LAND.
- UNDERGROUND PORTION OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS  
WERE NOT LOCATED.
- ONLY VISIBLE ON ABOVE GROUND ENCROACHMENTS LOCATED.
- WALL TIES ARE THE FACE OF THE WALL.
- FENCE OWNERSHIP NOT DETERMINED.
- BEARINGS REFERENCED TO LINE NOTED AS B.R.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF  
THE SURVEY WORK PERFORMED IN THE FIELD. COULD BE DRAWN AT A SHOWN SCALE  
AND/OR NOT TO SCALE.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- NOT VALID UNLESS SEALED WITH THE SIGNINGS SURVEYORS EMBOSSED SEAL.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.
- THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
- THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES  
NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
- BENCHMARK: D-149 ..... ELEVATION: 4.18 FEET (N.G.V.D. 1929)  
LOCATION: N.E. 15th STREET & MERIDIAN AVENUE



**ABBREVIATIONS AND LEGEND:**

CONC. = DENOTES CONCRETE  
R/W = DENOTES RIGHT-OF-WAY  
C = DENOTES CENTERLINE  
P.B. = DENOTES PLAT BOOK  
PG. = DENOTES PAGE  
S.Q. = SQUARE FEET

□ = DENOTES WATER METER  
—O— = DENOTES WOOD POWER POLE  
—OH— = DENOTES OVERHEAD WIRES  
⊙ = DENOTES FOUND IRON PIPE (NO ID.)  
⊙ = DENOTES FOUND NAIL AND DISC

**NOTE:**  
NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND  
AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID  
WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSE  
SURVEYOR AND MAPPER.

**MAP OF SURVEY**

Scale: 1" = 20'

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE  
RECORD AND MEASURE UNLESS OTHERWISE NOTED.

**CERTIFICATION:**

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY"  
IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY  
DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET  
FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND  
MAPPER IN CHAPTER 31-77.05, FLORIDA ADMINISTRATIVE CODE PURSUANT TO  
472.027, FLORIDA STATUTES.

SIGNED: MIGUEL ESPINOSA FOR THE FIRM  
F.S.M. NO. 1101 - STATE OF FLORIDA

**MIGUEL ESPINOSA LAND SURVEYING INC.**

PROFESSIONAL SURVEYOR AND MAPPER  
10665 S.W. 190th STREET, SUITE 3111, MIAMI, FLORIDA 33157  
PHONE: (305) 262-2992 FAX: (305) 964-9303

L.B. No. 6463

Original Date: 06/06/2014	Field date: 06/02/2014	Revision Date: 06/06/2014	Drawn by: R.U.	Job No. S-10998
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1030 15th Street, Miami Beach, Florida

City of Miami Beach - Development Application

Boundary Survey

03/21/2016

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