

Lots 8, 9, 10, 11, 12, 13, 14 & 15, Block 3, Fleetwood Subdivision Amended, according to the Plat thereof, recorded in Plat Book 28, Page 34 of the Public Records of Dade County, Florida.

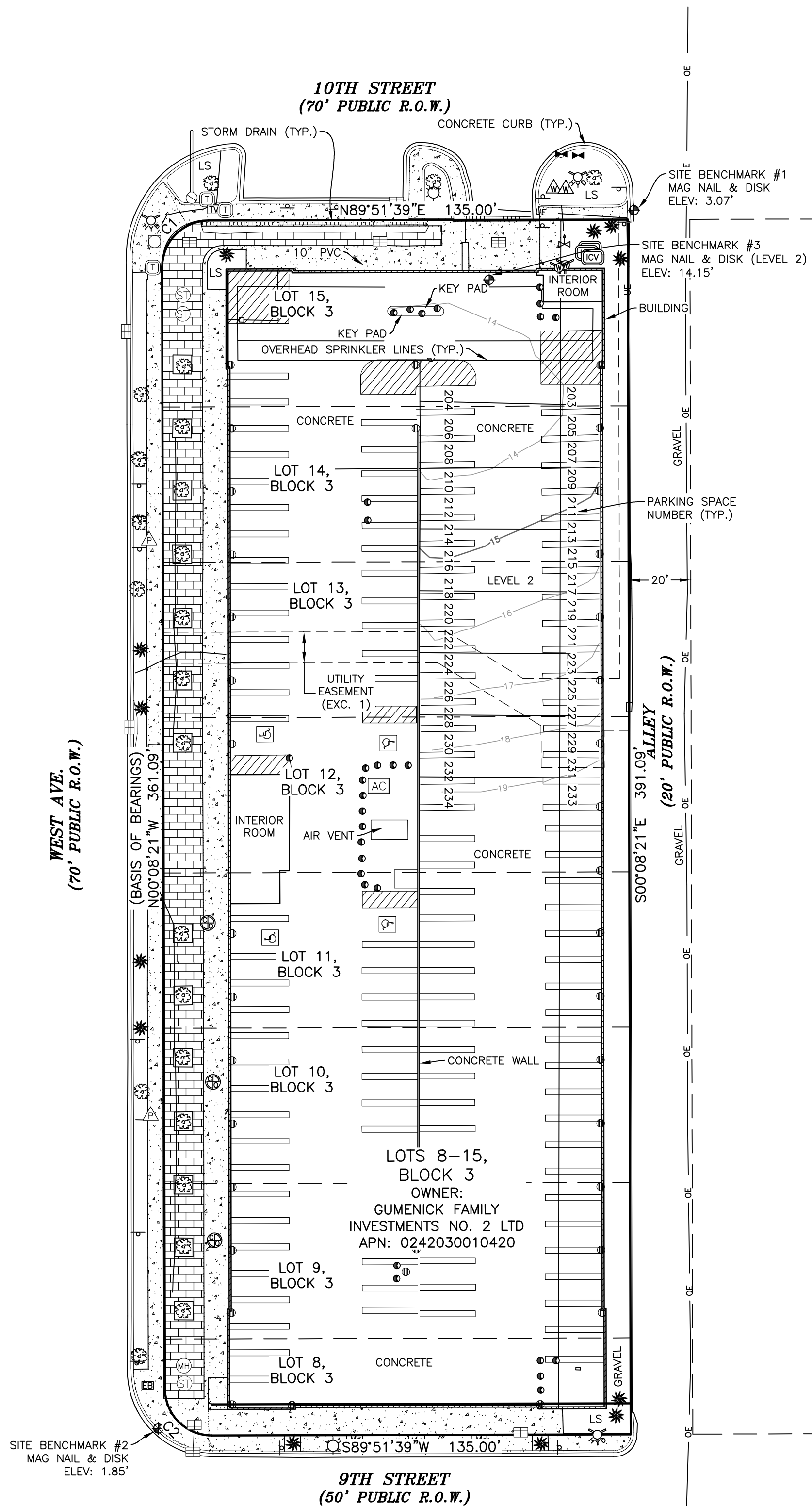
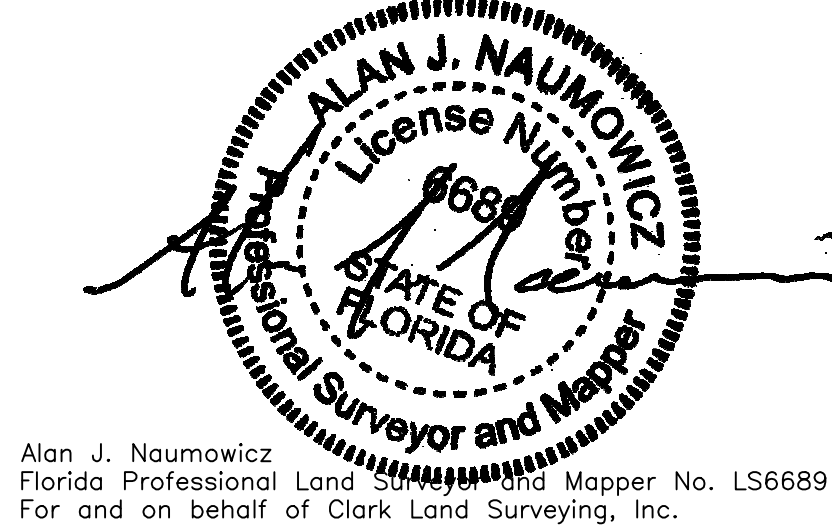
1. EASEMENT, November 27, 2002, BOOK 20834 PAGE 2135.  
- AFFECTS SURVEY AREA AND IS SHOWN HEREON.
2. MATTERS AS SHOWN ON FILED MAP, November 27, 1927, BOOK 28 OF PLATS, PAGE 34  
- NO EASEMENTS SHOWN ON PLAT.

Items not listed above are determined non-survey related items and are not plotted hereon.



3. This is a topographic map. This is not a boundary survey and is only intended to depict those topographic features or improvements shown. The property lines shown are record lines only and are shown for graphical reference only.
4. Any underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available.
5. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 12086C0319L effective date September 11, 2009, indicates this parcel of land is located in Zone AE (special flood hazard areas subject to inundation by the 1% annual chance flood).
6. This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Clark Land Surveying, Inc. relied upon a Search Report, prepared by Pacific Corporate & Title Services with an order number of RC1949116-400601, dated January 29, 2018.
7. Elevations are based on NAVD 88 datum.
8. SITE BENCHMARKS:
  - Site Benchmark #1: Mag Nail & Disk in Concrete, as shown. Elevation: 3.07' (NAVD 88).
  - Site Benchmark #2: Mag Nail & Disk in Concrete, as shown. Elevation: 1.85' (NAVD 88).
  - Site Benchmark #3: Mag Nail & Disk in Concrete (Level 2), as shown. Elevation: 14.15' (NAVD 88).
9. BASIS OF BEARINGS: Bearings are relative to east right-of-way line of West Ave., as shown upon the plat of Amended Plat of Fleetwood Subdivision, assumed to bear N00°08'21"W, recorded in Book 28, Page 34 of the Official Public Records of Dade County, Florida.
10. Field work for this survey was completed on January 16, 2018.
11. This site is zoned "RM-2" (Residential multifamily, medium intensity) per City of Miami Beach Planning Department. Building Setbacks:
  - Front: N/A
  - Side: N/A
  - Rear: N/A

On the basis of my knowledge, information and belief, I hereby state and declare that this drawing was prepared under my direct supervision to the standard of care of surveyors practicing in the State of Florida and that the information shown hereon is true and correct to the best of my knowledge and belief.

This statement is neither a warranty nor a guarantee, either expressed or implied.



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	15.00'	23.56'	90°00'00"	21.21'	N44°51'39"E
C2	15.00'	23.56'	90°00'00"	21.21'	N45°08'21"W

<b>TOPOGRAPHIC SURVEY</b>  A PORTION OF THE WEST HALF OF SECTION 3, TOWNSHIP 54 SOUTH, RANGE 42 EAST OF THE TALLAHASSEE MERIDIAN CITY OF MIAMI BEACH, DADE COUNTY, FLORIDA		<b>SITE NAME:</b>  <b>Miami Beach, FL</b>																																	
Project No. <b>180018</b>	Drawn By: ZAR Checked By: AJN	Date: 2/1/2018 Sheet 1 of 1																																	
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<div> <div>  <div> <b>Clark</b>            Surveying         </div> </div> <div>  <div> <b>ALTA</b>            Mapping         </div> </div> </div> <div>       177 S. Tiffany Dr., Unit 1 • Pueblo West, CO 81007 • 719.582.1270  <a href="http://www.clarkis.com">www.clarkis.com</a> </div>																																			