

1355 NW 97 AV SUITE 200
MIAMI FLORIDA 33172
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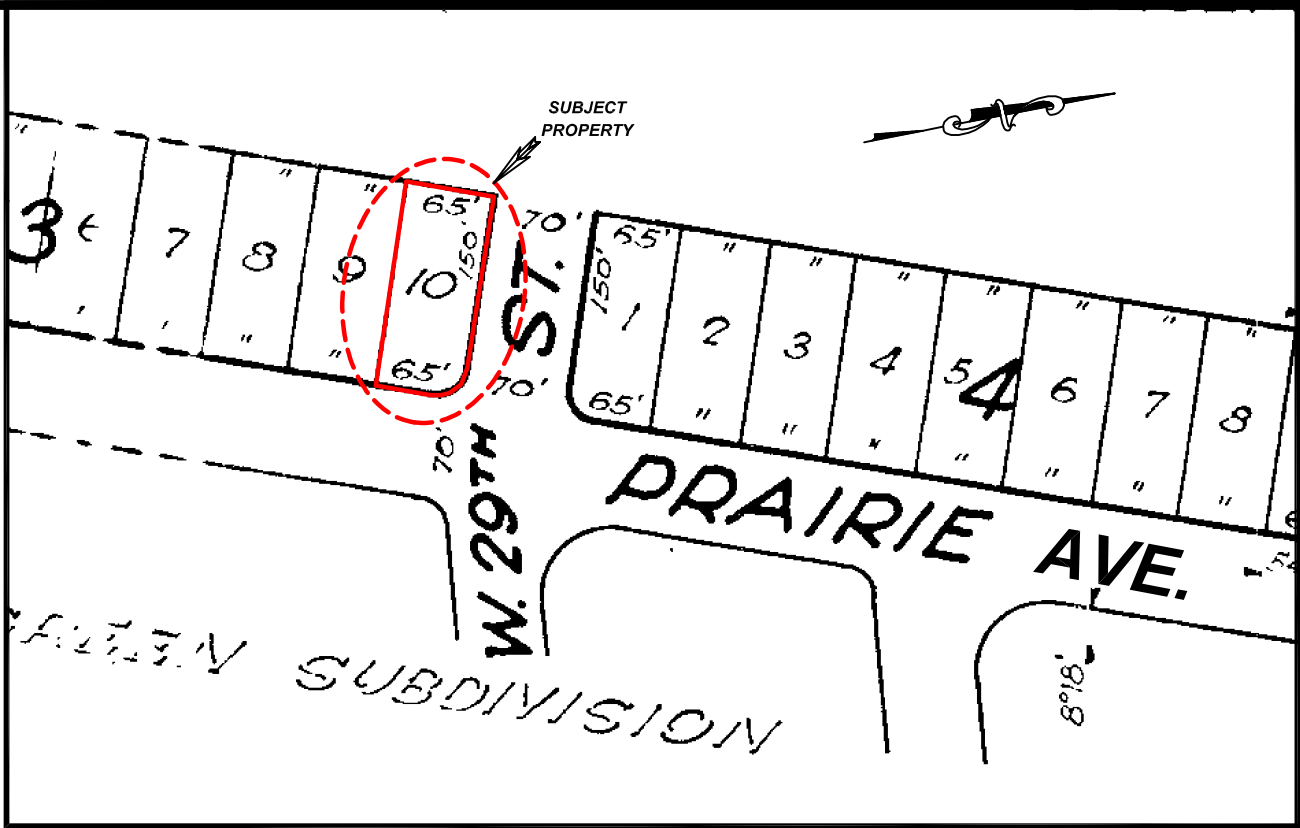
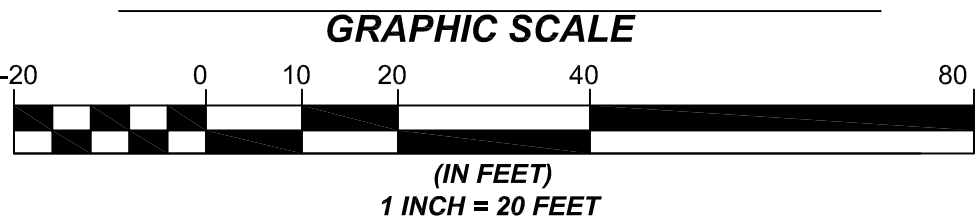
DRAWN BY: AL.

Nova Surveyors Inc.
LAND SURVEYORS

SURVEY No. 15-0001263-5

SHEET No. 1 OF 1

BOUNDARY SURVEY



LOCATION SKETCH N.T.S.

LEGAL DESCRIPTION:

SURVEY OF LOT 10, BLOCK 3, OF MID GOLF SUB 1ST ADDITION
ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 7,
PAGE 161, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

2850 PRAIRIE AVE
MIAMI BEACH, FL 33140

CERTIFICATIONS:

NAMRON MIAMI LLC

SURVEYOR'S NOTES:

- 1). IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
- 2). NORTH ARROW BASED ON PLAT
- 3). ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 DADE COUNTY. BENCH MARK # D-131. LOCATOR : No. 3234N.E. DESCRIPTION: XX ELEVATION 8.73 FEET OF N.G.V.D. OF 1929
- 4). THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: 10/21/2015
GEORGE IBARRA (DATE OF FIELD WORK)
PROFESSIONAL LAND SURVEYOR NO. :2534
STATE OF FLORIDA
FIRM L.B. # 6044

(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

REVISED ON: 11-04-2015

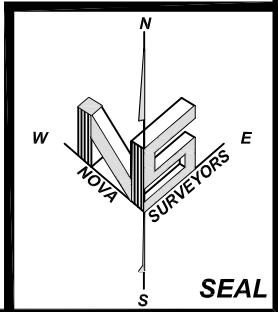
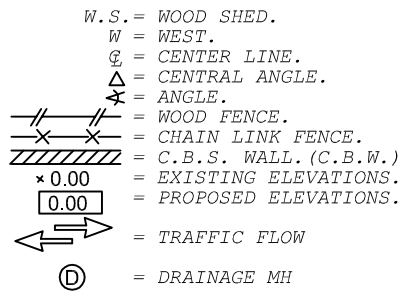
REVISED ON: 06-02-2016

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):

- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND OR NOT TO SCALE.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.
- THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN: ZONE: "AE" COMMUNITY/PANEL/SUFFIX: 120651/0317/L DATE OF FIRM: 09/11/2009 BASE FLOOD ELEVATION: 8 FEET.

ABBREVIATIONS AND MEANINGS

A = ARC	CONC. = CONCRETE.	PROP. COR. = PROPERTY CORNER	O.H. = OVERHEAD	RR. = RAIL ROAD.
A/C = AIR CONDITIONER PAD.	F.N.P. = FEDERAL NATIONAL INSURANCE	F.N.P. = FOUND NAIL.	O.H.L. = OVERHEAD UTILITY LINES	RES. = RESIDENCE.
A.E. = ANCHOR EASEMENT.	C.S. = CONCRETE SLAB.	F.N. = FOUND NAIL.	O.V.H. = OVERHANG	R/W = RIGHT-OF-WAY.
A/R = ALUMINUM ROOF.	D.E. = DRAINAGE EASEMENT	H. = HIGH (HEIGHT)	P.V.M.T. = PAVEMENT.	R.P. = RADIUS POINT.
A/S = ALUMINUM SHED.	D.M.E. = DRAINAGE MAINTENANCE EASEMENTS	IN. & EG. = INGRESS AND EGRESS EASEMENT.	P.L. = PLANTER.	RGE. = RANGE.
ASPH. = ASPHALT.	DRIVE = DRIVEWAY	L.B. = LICENSED BUSINESS	P/L = PROPERTY LINE.	SEC. = SECTION.
B.C. = BLOCK CORNER.	E = EAST.	L.P. = LIGHT POLE.	P.C.C. = POINT OF COMPOUND CURVE.	STY. = STORY.
BLDG. = BUILDING.	E.T.P. = ELECTRIC TRANSFORMER PAD.	L.F.E. = LOWEST FLOOR ELEVATION.	P.C. = POINT OF CURVE.	SWK. = SIDEWALK.
B.M. = BENCH MARK	ELEV. = ELEVATION.	L.M.E. = LAKE MAINTENANCE EASEMENT.	P.T. = POINT OF TANGENCY.	S.I.P. = SET IRON PIPE L.B. #6044.
B.M.H. = BELLISOUTH MANHOLE	ENCR. = ENCROACHMENT.	M. = MEASURED DISTANCE.	POC. = POINT OF COMMENCEMENT.	S. = SOUTH.
B.O.B. = BASIS OF BEARINGS.	F.H. = FIRE HYDRANT.	MON. = MONUMENT LINE.	POB. = POINT OF BEGINNING.	S. = SECONDS
C = CALCULATED	F.I.P. = FOUND IRON PIPE.	M/H = MANHOLE.	P.R.C. = POINT OF REVERSE CURVE	T = TANGENT.
C.B. = CATCH BASIN.	F.I.R. = FOUND IRON ROD.	M/L = MONUMENT LINE.	P.B. = PLAT BOOK.	TWP. = TOWNSHIP.
C.B.S. = CONCRETE BLOCK STRUCTURE.	F.F.E. = FINISHED FLOOR ELEVATION.	N.A.P. = NOT A PART OF.	P.G. = PAGE.	UTIL. = UTILITY.
CBW = CONCRETE BLOCK WALL.	F.N.D. = FOUND NAIL & DISK.	NGVD = NATIONAL GEODETIC VERTICAL DATUM.	P.W.Y. = PARKWAY.	U.P. = UTILITY POLE.
CH. = CHORD.	FR = FRAME.	N. = NORTH.	PRM. = PERMANENT REFERENCE MONUMENT.	W.M. = WATER METER.
CH.B. = CHORD BEARING.	FT = FEET.	N.T.S. = NOT TO SCALE.	P.L.S. = PROFESSIONAL LAND SURVEYOR.	W.F. = WOOD FENCE.
CL = CLEAR		# = NO.	R. = RECORDED DISTANCE.	
C.L.F. = CHAIN LINK FENCE.		O/S = OFFSET.		
C.M.E. = CANAL MAINTENANCE EASEMENTS.				





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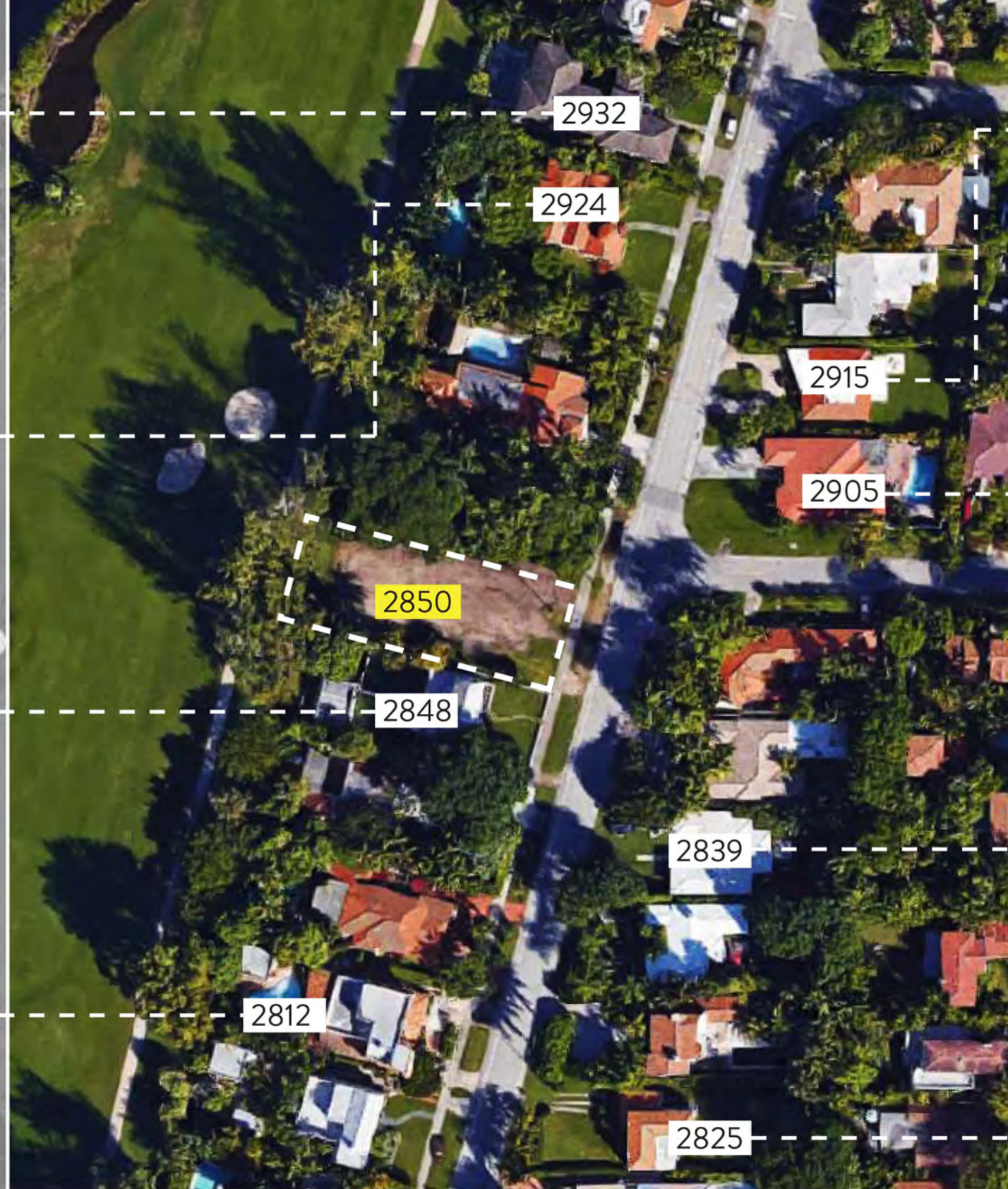
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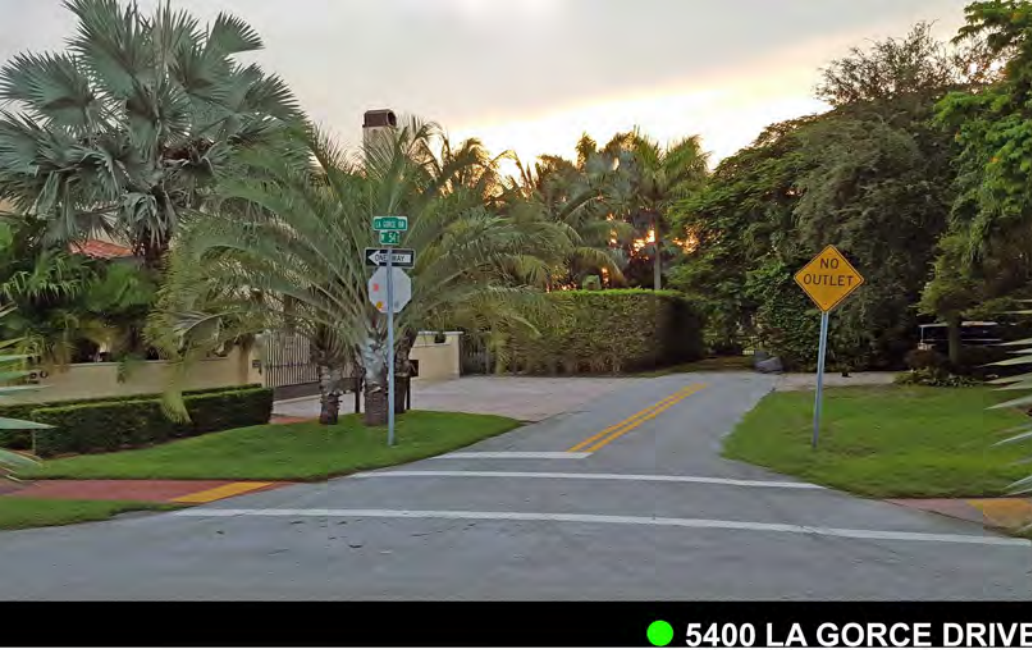
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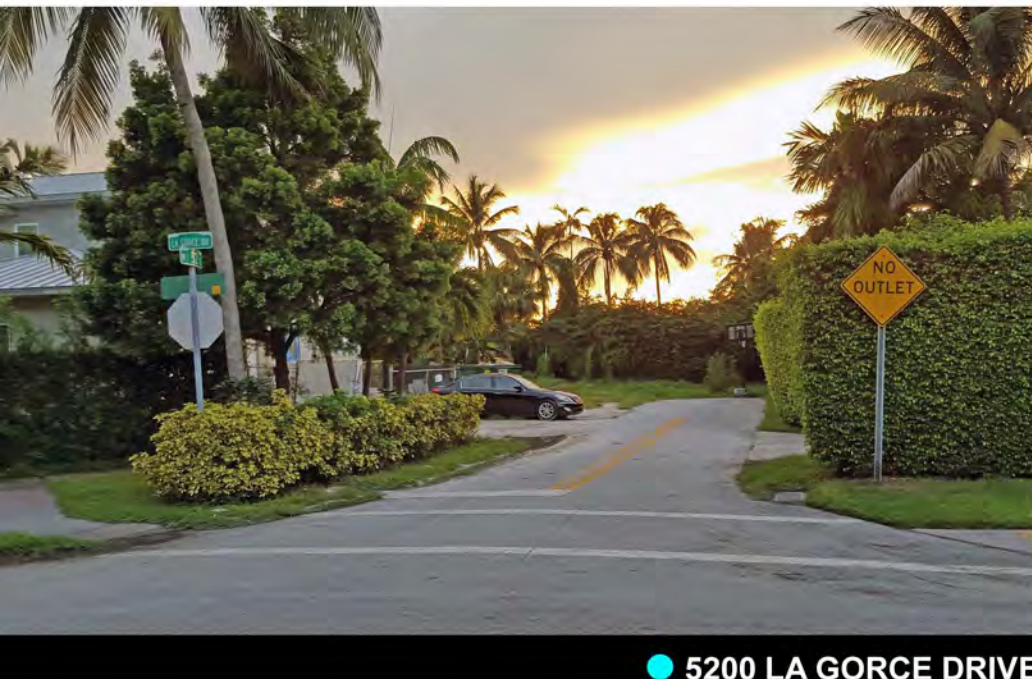
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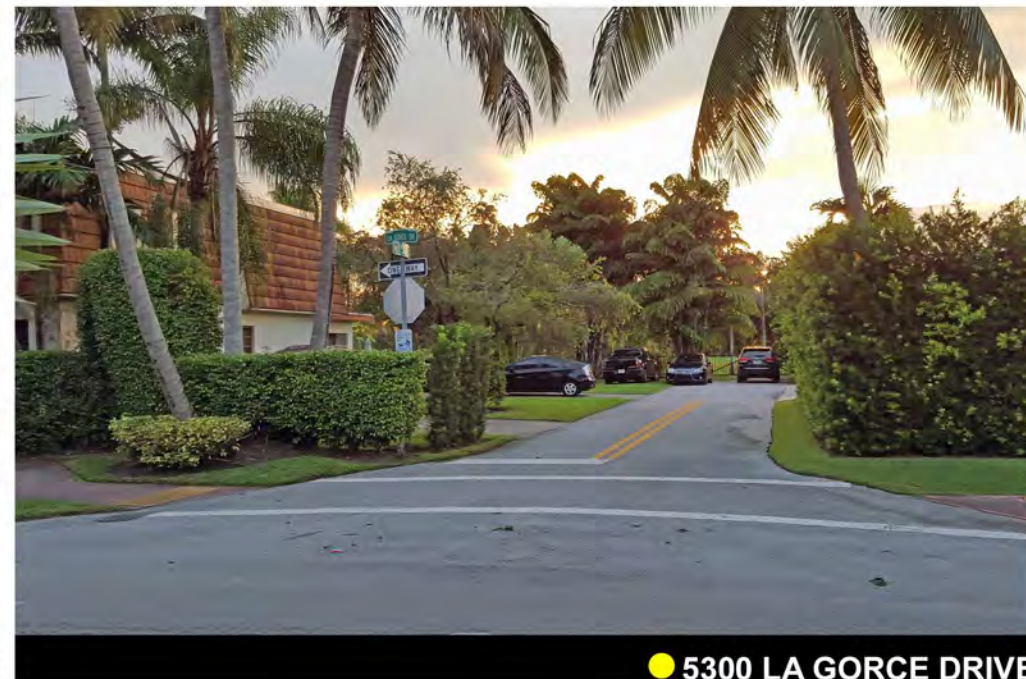
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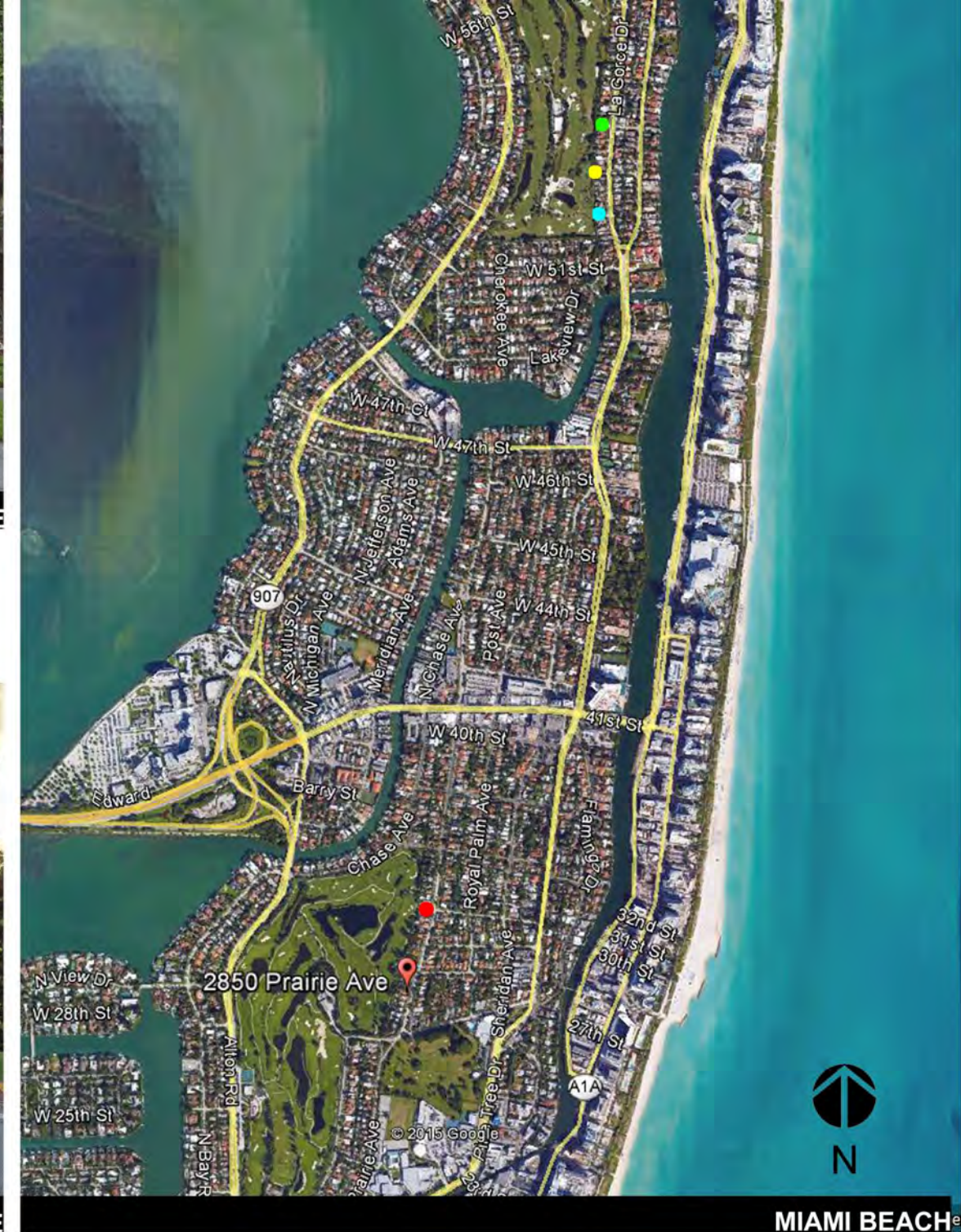
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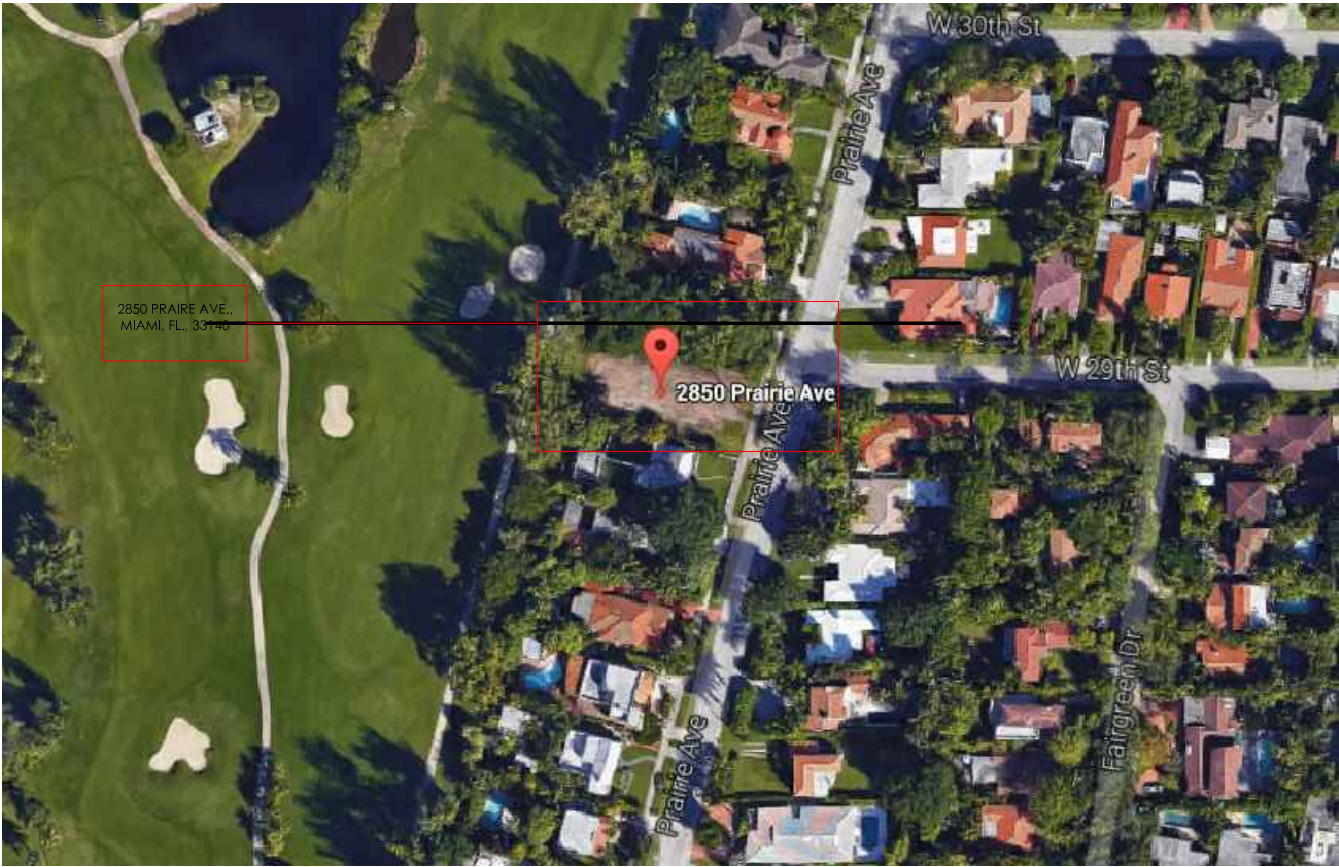
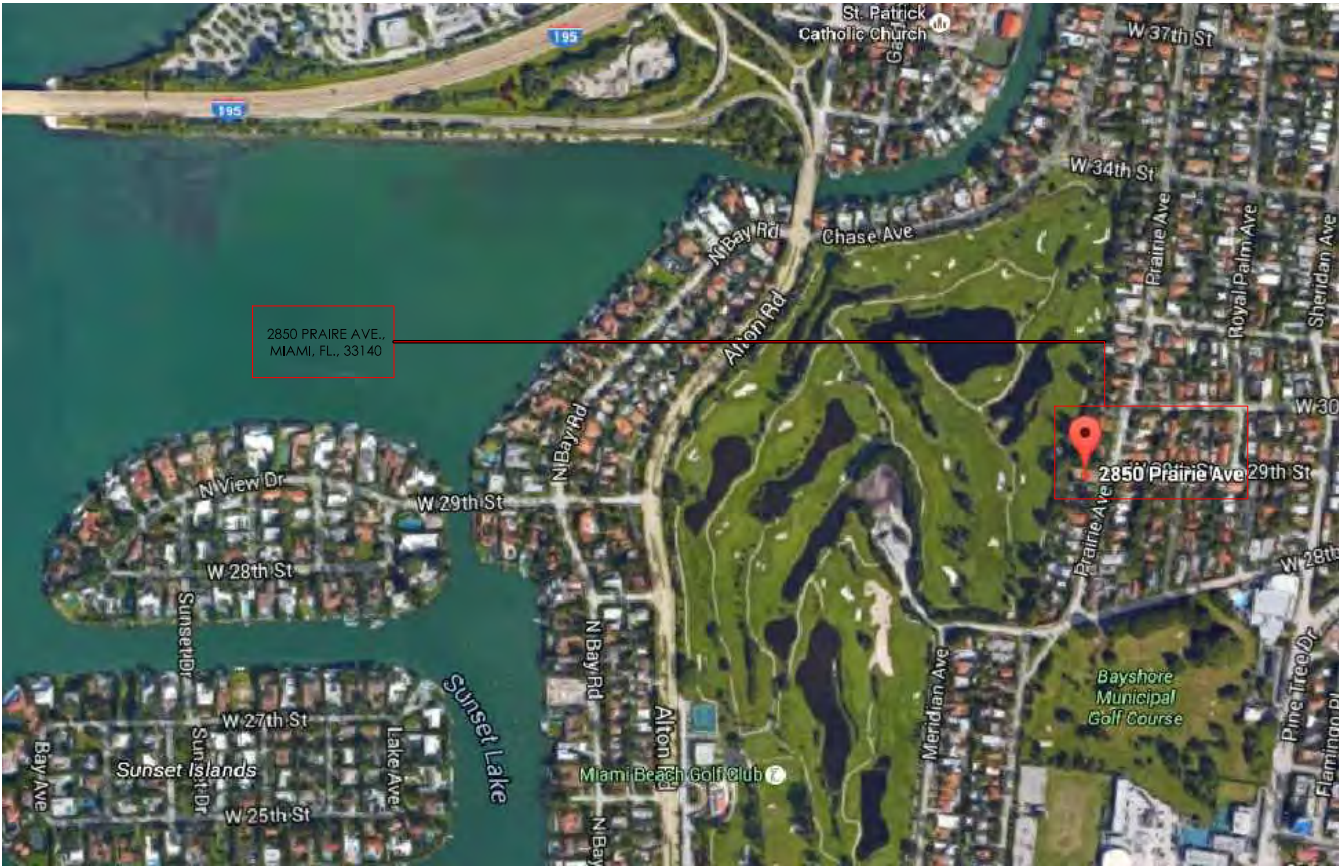
● 5200 LA GORCE DRIVE



● 5300 LA GORCE DRIVE



MIAMI BEACH



A LOCATION

B LOCATION



C SITE STREET VIEW - PRAIRIE AVE. - TAKEN 11/15/2015

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GOMEZ

ARCHITECTS *pa*

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PROJECT NO. : MA-MA
ADDRESS : 2850 PRAIRIE AVENUE
MIAMI BEACH, FL 33140

PROJECT PHASE : 3D ● 02 ○ 03 ○
AREA : 424.41 M2 / 4 568.31 SQFT
DATE : JUNE 3rd / 2016

#	REVISION	DATE
01	SUBMITTAL	06/03/2016
02	STAFF NOTES	06/17/2016

DWG TITLE :

AERIAL VIEW AND
SITE IMAGES

SHEET NUMBER :

A0.2



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MIAMI BEACH, FL 33140

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01	SUBMITTAL	06/03/2016
02	STAFF NOTES	06/17/2016

DWG TITLE :
CORNER TO
CORNER AND
ACROSS THE STREET
IMAGES

SHEET NUMBER :

A0.3

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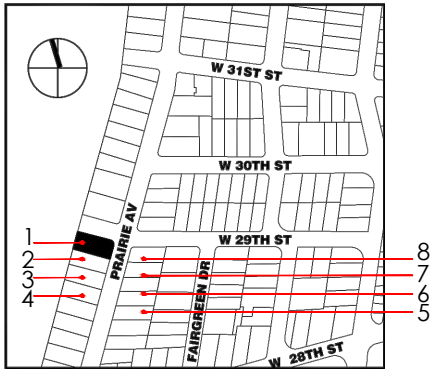


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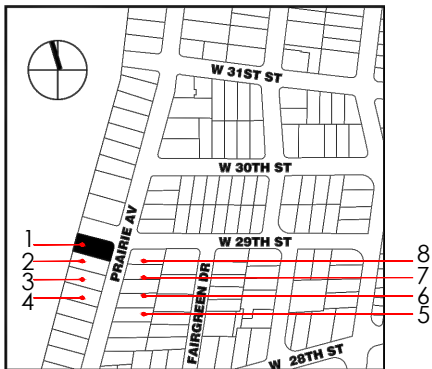
6



7



8



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MIAMI BEACH, FL 33140

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DATE : JUNE 3rd / 2016

#	REVISION	DATE
01	SUBMITTAL	06/03/2016
02	STAFF NOTES	06/17/2016

DWG TITLE :

CORNER TO
CORNER AND
ACROSS THE STREET
IMAGES

SHEET NUMBER :

A0.4