

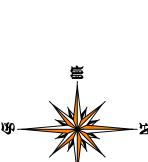
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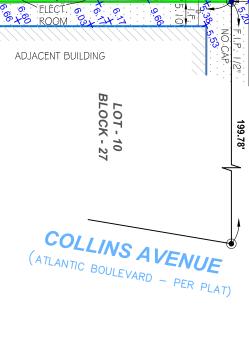
MAP 0F W 99 **VDARY** SURVEY











2.65' 3.65'

4.30' 5.45'

ASPHALT PARKING

0.0

(4)

(3)

 \odot

(4)

21.64'

JAMES AVENUE

70' TOTAL RIGHT-OF-WAY
A PUBLICLY DEDICATED RIGHT OF WAY

CATCH BASIN
RIM ELEV. = 4.06' T.B.M.

CONC. RETURN 6 CONC. SWK.

100.00'

21' ASPHALT PVMT.

CONC. PARKING

38.67'

TWO STORY
COMMERCIAL #1775

LOT - 12 BLOCK - 27

38.55'

TWO STORY

STRUCTURE

65.76

100.00

F.F.E.= 8.50

ASPHALT PARKING

0.30' CL.

150.00'

47

4.88'

4.88'

. F.N.D.

LOT - 8 BLOCK - 27

LOT - 13 BLOCK - 27

ω ν − Š	Name TABEBUIA GUMBO LIMBO SABAI PAIM		Height (Ft.)	l t
2 4	ALEXANDER PALM	0.3	20	
б Сл	ALEXANDER PALM CALOPHYLLUM	0.3	15	
7	PYGMY DATE PALMS (2)	0.25	10	
00	ALEXANDER PALMS (2)	0.4	20	
9	ALEXANDER PALMS (2)	0.3	20	
10	ALEXANDER PALMS (2)	0.3	20	
=	ALEXANDER PALMS (2)	0.3	20	
12	ALEXANDER PALMS (2)	0.3	20	
-3	ALEXANDER PALM	0.3	20	
14	ALEXANDER PALMS (2)	0.3	20	
15	ALEXANDER PALMS (2)	0.3	20	
16	CALOPHYLLUM	0.4	20	
17	ALEXANDER PALMS (2)	0.3	25	
-8	ALEXANDER PALMS (2)	0.3	25	
-9	ALEXANDER PALMS (2)	0.3	25	
20	ALEXANDER PALMS (2)	0.3	25	
2	ALEXANDER PALMS (2)	0.3	25	
22	ALEXANDER PALM	0.3	25	
23	ALEXANDER PALMS (2)	0.3	25	
24	ALEXANDER PALMS (2)	0.3	25	
25	PYGMY DATE PALM	0.3	10	
26	PYGMY DATE PALM	0.3	10	
27	PYGMY DATE PALM	0.3	10	
28	PYGMY DATE PALM	0.3	12	
29	PYGMY DATE PALM	0.3	12	
30	PYGMY DATE PALM	0.3	10	
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AMENT REFERENCE MONUMENT
SSSIONAL LAND SURVEYOR
R POLE
PUMP SLAB
SUTILITY EASEMENT
DISTANCE



LEGAL DESCRIPTION: LOTS 11 AND 12, IN BLOCK 27 OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CATCH BASIN RIM ELEV. = 5.29'

SANITARY MANHOLE RIM ELEV. =5.36'

20.5' ASPHALT PVMT.

18th STREET

L TOTAL

Σ.≦

35.00'

70' TOTAL RIGHT-OF-WAY

BASIN A PUBLICLY DEDICATED RIGHT OF WAY

EV. = 4.57'

6

6

(2)

ABBREVIATIONS

PROPERTY ADDRESS: 1775 JAMES AVENUE, MIAMI BEACH, FLORIDA 33139

= ARC.

= AIR CONDITIONER PAD

= AIR CONDITIONER PAD

= ALUMINUM RODF

= ALUMINUM SHED

= ASPHALT

= BULDING

= BULDING

= BURDING

= BROWARD COUNTY RECORDS

= BASIS OF BEARING

= BROWARD RECORDS

= BASIS OF BEARING

= BULDING SETRUCTURE

CALCULATED

CATCH BASIN

CONCRETE BLOCK WALL

CHORD

CHORD LENGTH

CHORD LENGTH

CHORD LENGTH

CERTIFICATION: HOTEL 18 GROUP LLC

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.

THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

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 DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.

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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;

THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.

EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.

THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.

ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE

RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR

AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.

UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR

FOUNDATIONS.

FAAL NATIONAL INSURANCE PRO ND NAIL 10R (HEIGHT) 16RSS AND EGRESS EASEMENT GATION CONTROL VALVE

ICE OWNERSHIP NOT DETERMINED. S PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED REON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

SED BUSING.
POLE
ST FLOOR ELEVATION
MAINTENANCE EASEMENT NADE COUNTY RECORDS NANCE EASEMENT

ART OF L GEODETIC VERTICAL D SCALE

IEAD HEAD UTILITY LINES IAL RECORDS BOOK HANG

THE NFIP FLOOD MAPS HAVE DESIGNATED THE
"AE"
SAE ODD ELEVATION: 8 FEET.
COMMUNITY: 120651
PANEL: 0317

FLOOD ZONE INFORMATION:

DATE OF FIRM:
09/11/2009
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA

SURVEYOR'S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.

2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.

3. CERTIFICATE OF AUTHORIZATION LB # 7806.

4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI DADE COUNTY BENCH MARK# A-371; LOCATOR# 3225 SW; ELEVATION IS 5.38 FEET OF N.G.V.D. OF 1929.

SURVEYOR'S CERTIFICATION:

John Jan	08/13/2018
JOHN IBARRA	(DATE OF FIELD WORK)
SIONAL LAND SURVEYOR NO.: 5204	STATE OF FLORIDA

REVISED ON:	REVISED ON: L	
ORIGINAL SURVEY	UPDATED SURVEY	
05/15/2017	08/13/2018	

LEGEND

= OVERHEAD UTILITY LINES

= CONCRETE BLOCK WALL

= CHAIN LINK FENCE

= IRON FENCE

= WOOD FENCE

= BUILDING SETBACK LINE

= UTILITY EASEMENT

= LIMITED ACCESS R/W

= NON-VEHICULAR ACCESS R/W

= EXISTING ELEVATIONS

SURVEY NO: 17-002225-2	FIELD DATE:	DRAWN BY:	
17-002225-2	08/13/2018	KEVIN	
ATTITUM			

SHEET:

