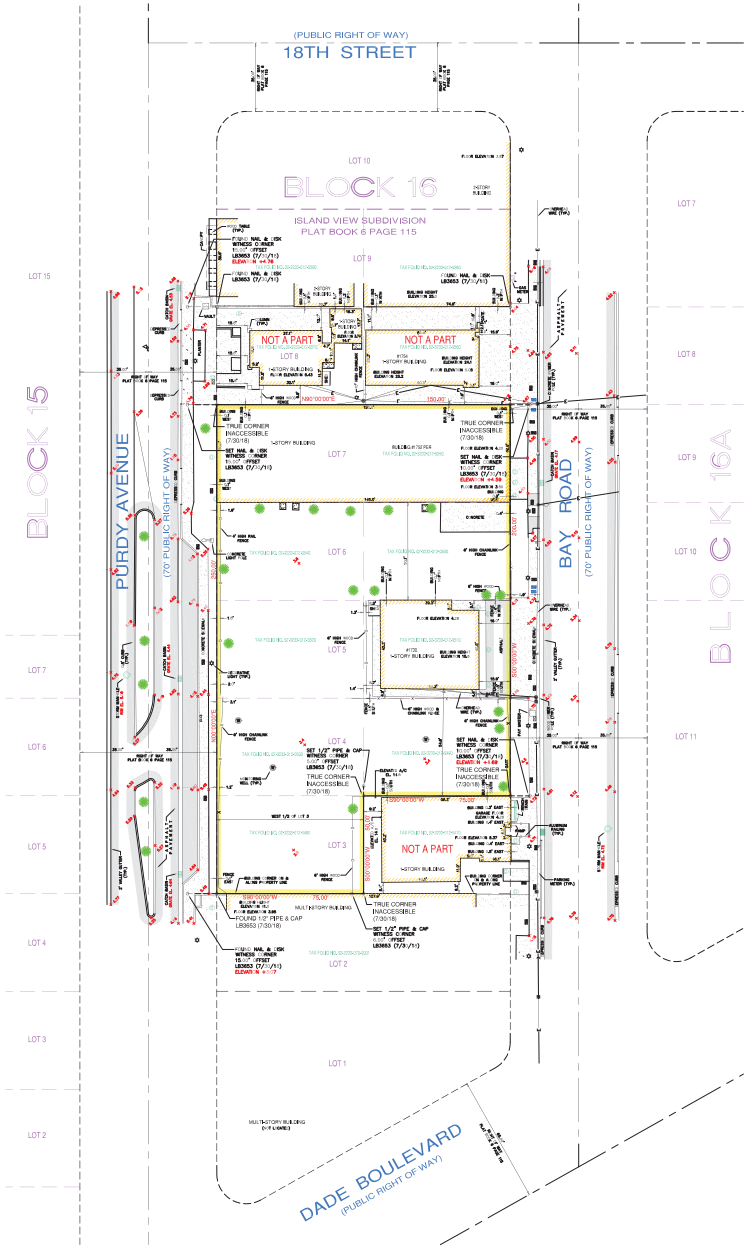

LOCATION SKETCH

NOT TO SCALE

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NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

LEGEND

- = CATCH BASIN
- = MANHOLE
- = LIGHT POLE
- = WATER METER
- = WATER VALVE
- = CATCH BASIN INLET
- = UTILITY POLE
- = RISER
- = FIRE HYDRANT
- = HANDHOLE
- = SIGN
- = 0.5' CURB
- = 2.00' CURB & GUTTER
- = CHAIN LINK FENCE
- I.D. = IDENTIFICATION
- EL. = ELEVATION
- INV. = INVERT
- SAN. = SANITARY
- P.R.M. = PERMANENT REFERENCE MONUMENT
- = CONCRETE
- = ASPHALT PAVEMENT

LEGAL DESCRIPTION:

The West 1/2 of Lot 3, Lot 4, Lot 5, Lot 6 and Lot 7, Block 16, ISLAND VIEW SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6 at Page 115 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 33, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida, unless otherwise noted.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of S 90°00'00" W for the South line of Lot 3, and evidenced by (2) found 1/2" pipe & cap.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark C-100, Elevation +11.05 and located by brass disk in the North corner of the bridge at Dade Boulevard (25' South of centerline of Eastbound lane) and West Avenue (Bridge over Collins Canal).
- Lands shown hereon are located within an area having a Zone Designation of AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0317L, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 33,750 square feet, or 0.775 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.
- Tax Folio Numbers per Miami-Dade County Property Appraiser's website.

SURVEYOR'S CERTIFICATION:

I hereby certify that the "Boundary & Topographic Survey" was made under my responsible charge on May 5, 2017, and updated on July 3, 2018 and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C Fortin
Digitally signed by Daniel C Fortin
DN: cn=Daniel C Fortin, o=Fortin, Leavy, Skiles, Inc., ou=Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper, email=dfortin@fls-survey.com, c=US
2018.07.03 09:15:15 -04'00'

Daniel C. Fortin, For The Firm
Surveyor and Mapper, LS2653
State of Florida

No	Revision Description
2	18-0-3 UPDATE SURVEY (7/30/18) SJI
1	18-2-22 ADDN BUILDING NUMBER 1752 PER TAX FOLIO MAP

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 0003653
1360 Northeast 163rd Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email flsi@flsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
SUNSET PARK
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	5/5/17
Scale	1"=30'
Drawn By	MAP
CAD No.	151403
Plotted	5/3/18 9:03a
Ref. Dwg.	2009-065
Field Book	SJD 636/59 & FLD. SHTS.
Job No.	171148
Dwg. No.	2015-144-2
Sheet	1 of 1

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