



LOCATION MAP

NOT TO SCALE



BOUNDARY AND TOPOGRAPHICAL SURVEY

LEGEND & ABBREVIATIONS:

CONCRETE CONC. BLOCK WALL WOOD DECK COVERED AREA ASPHALT CHAIN LINK FENCE (CLF) WOOD FENCE (WF) IRON FENCE (IF) ARC DISTANCE LENGTH CENTRAL ANGLE / DELTA RADIUS TANGENT POINT OF TANGENCY POINT OF CURVATURE POINT OF COMPOUND CURVE	B.C. = BLOCK CORNER P. = PROPERTY LINE C. = CENTER LINE ENC. = ENCROACHMENT CALC. = CALCULATED M. = FIELD MEASURED PER PLAT TYP. = TYPICAL P.R.M. = PERMANENT REFERENCE MONUMENT P.C.P. = PERMANENT CONTROL POINT FD. NAIL = FOUND NAIL FD. D/H = FOUND DRILL HOLE FD. 1/2" I.P. = FOUND IRON PIPE 1/2" DIAMETER C.M. = CONCRETE MONUMENT	U.E. = UTILITY EASEMENT A.E. = ANCHOR EASEMENT D.E. = DRAINAGE EASEMENT ENC. = ENCROACHMENT F.F. ELEV. = FINISHED FLOOR ELEVATION N.T.S. = NOT TO SCALE P.B. = PLAT BOOK O.R.B. = OFFICIAL RECORD BOOK M.H. = MAN HOLE C.B.S. = CONCRETE BLOCK STRUCTURE BLDG. = BUILDING O.H.L. = OVERHEAD UTILITY LINES TEL. = TELEPHONE FACILITIES	P.R.C. = POINT OF REVERSE CURVE CH. = CHORD CH. BRG. = CHORD BEARING B.M. = BENCH MARK B.R. = BEARING REFERENCE P.O.A. = POINT OF COMMENCEMENT P.O.B. = POINT OF BEGINNING T.B.M. = TEMPORARY BENCH MARK P.O.B. = TEMPORARY BENCH MARK FD. I.R. = FOUND IRON REBAR FD. P.K.NAIL = FOUND PARKER-KALON NAIL P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER A/C = AIR CONDITIONER PAD TX = TRANSFORMER P.P. = POWER POLE D.M.E. = DRAINAGE & MAINTENANCE EASEMENT	C.B. = CATCH BASIN CATV = CABLE UTILITY BOX W.M. = WATER METER R/W = RIGHT OF WAY ELEV. = ELEVATION SEC. = SECTION TWS. = TOWNSHIP RG. = RANGE SWW = SIDEWALK + 0.0' = EXISTING ELEVATION
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SURVEYOR'S NOTES:

- 1) OWNERSHIP SUBJECT TO OPINION OF TITLE.
- 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 4) LEGAL DESCRIPTION PROVIDED BY CLIENT.
- 5) UNDERGROUND ENCROACHMENTS NOT LOCATED.
- 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 7) OWNERSHIP OF FENCES ARE UNKNOWN.
- 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.
- 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- 11) ELEVATIONS BASED OFF OF BM# D-105-R LOC# 3225 N ELEV. 4.28' NGVD

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB. 5 PG. 7

PROPERTY ADDRESS: 2899 COLLINS AVE., MIAMI BEACH, FL. 33140.

FOLIO# 02-3226-007-0001

LEGAL DESCRIPTION: LOTS 1 THROUGH 10, INCLUSIVE, BLOCK 8, "OCEAN FRONT PROPERTY OF MIAMI BEACH IMPROVEMENT COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND ALSO THAT CERTAIN PARCEL OF LAND LYING EASTERLY OF MIAMI BEACH DRIVE AND EASTERLY OF BLOCK 8, OF THE "OCEAN FRONT PROPERTY OF MIAMI BEACH IMPROVEMENT COMPANY" AS ALL ARE SHOWN ON SAID PLAT RECORDED ON SAID PLAT BOOK 5, AT PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BOUNDED ON THE WEST BY THE EASTERLY LINE OF MIAMI BEACH DRIVE, BOUNDED ON THE EAST BY THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN, BOUNDED ON THE SOUTH BY THE NORTHERLY RIGHT OF THE SOUTHERLY LINE OF SAID BLOCK 8 TO ITS INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN, BOUNDED ON THE NORTH BY THE SOUTHERLY LINE OF A 35.00 FEET WIDE STRIP OF LAND DEDICATED TO THE CITY OF MIAMI PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA EXTENDED EASTERLY FROM THE EASTERLY LINE OF MIAMI BEACH DRIVE TO THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN.

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED THEREON MEETS THE MINIMUM TECHNICAL REQUIREMENTS ADOPTED BY THE STATE OF FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THERE ARE NO ENCROACHMENTS, OVERLAPS, EASEMENTS APPEARING ON THE PLAT OR VISIBLE EASEMENTS OTHER THAN AS SHOWN HEREON.		SINCE 1987 BLANCO SURVEYORS INC. Engineers • Land Surveyors • Planners • LB # 0007059 555 NORTH SHORE DRIVE MIAMI BEACH, FL 33141 (305) 865-1200 Email: blancosurveyorsinc@yahoo.com Fax: (305) 865-7810		NOT VALID UNLESS EMBOSSED SURVEYOR'S SEAL REVISED: _____
FLOOD ZONE: A-E PANEL: 0317 DATE: 11/9/18		SUFFIX: L FEMA DATE: 09/11/09 BASE: 8.00' COMMUNITY # 120651 DWN. BY: R.BELLO JOB No. 18-685		SCALE: 1" = 30'