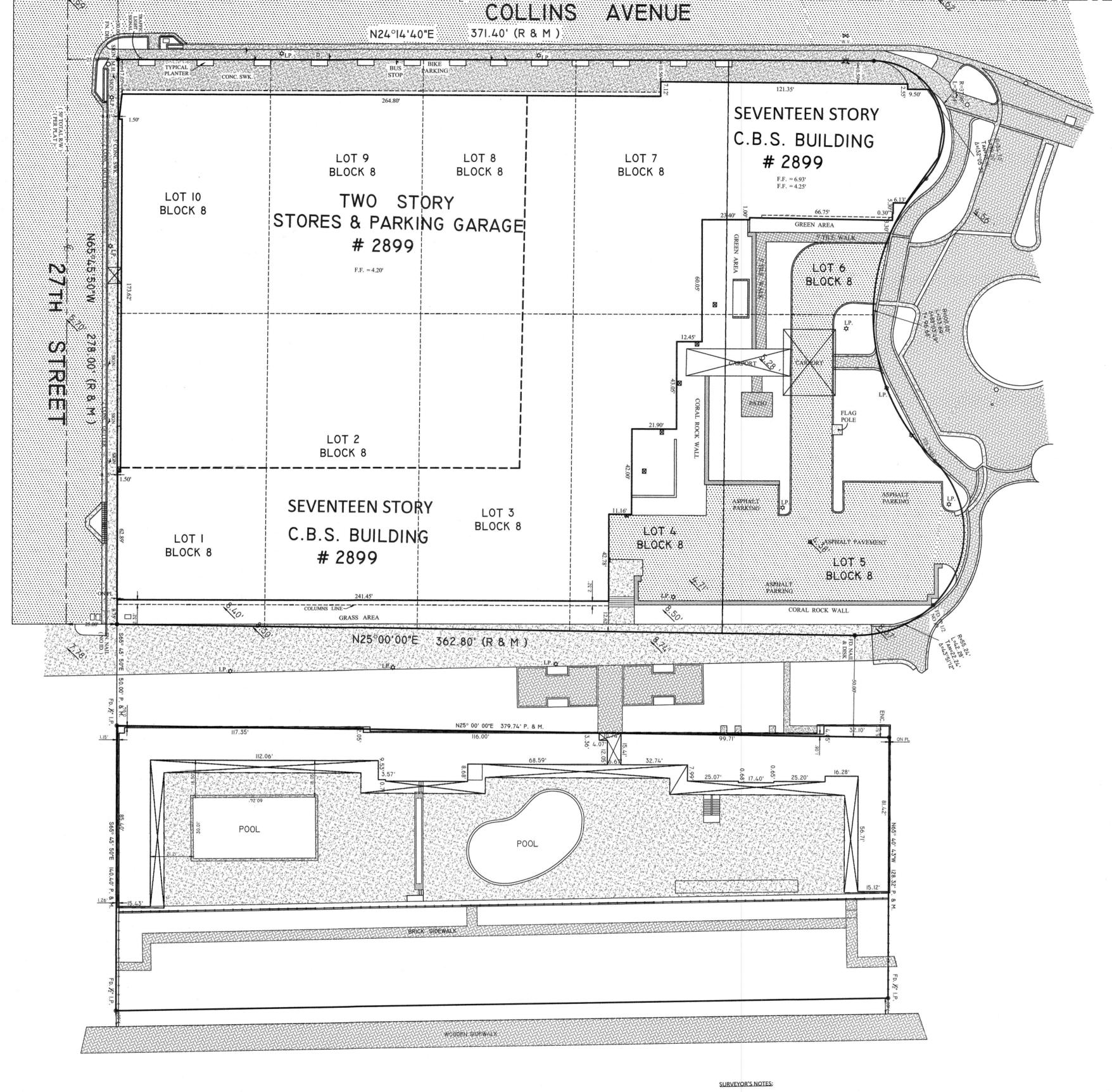
NOT TO SCALE





## BOUNDARY AND TOPOGRAPHICAL SURVEY

LEGEND & ABBREVIATIONS:				
CONCRETE  CONC. BLOCK WALL  CONC. BLOCK WALL  COVERED AREA  CALC  CALC	= BLOCK CORNER  PROPERTY LINE CENTER LINE MONUMENT LINE C.= CALCULATED FIELD MEASURED PER PLAT . = TYPICAL .M.= PERMANENT ERENCE MONUMENT .P.= PERMANENT CONTROL NT NAIL = FOUND NAIL D/H = FOUND DRILL HOLE 1/2" I.P. = FOUND IRON E 1/2" DIAMETER	U.E.= UTILITY EASEMENT A.E. = ANCHOR EASEMENT D.E. = DRAINAGE EASEMENT ENCR.= ENCROACHEMENT 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	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	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 SWK= SIDEWALK + 0.0' = EXISTING ELEVATION

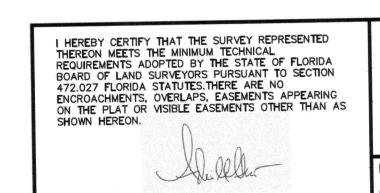
- 1) OWNERSHIP SUBJECT TO OPINION OF TITLE.
- 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- LEGAL DESCRIPTION PROVIDED BY CLIENT.
- UNDERGROUND ENCROACHMENTS NOT LOCATED.
- 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 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
- 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,
- 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 BEARINGS WHEN SHOWN ARE REFERRED TP AM 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.



REGISTERED LAND SURVEYOR STATE OF FLORIDA #5924

## BLANCO SURVEYORS INC. Engineers • Land Surveyors • Planners • LB # 0007059 555 NORTH SHORE DRIVE

1" = 30'

11/9/18

MIAMI BEACH, FL 33141 Email: blancosurveyorsinc@yahoo.com Fax: (305) 865-7810 SUFFIX: L FEMA DATE: 09/11/09 BASE: 8.00' FLOOD ZONE: AE

COMMUNITY # 120651

R.BELLO

18-685

