MAP OF BOUNDARY SURVEY

LEGEND AND ABBREVIATIONS

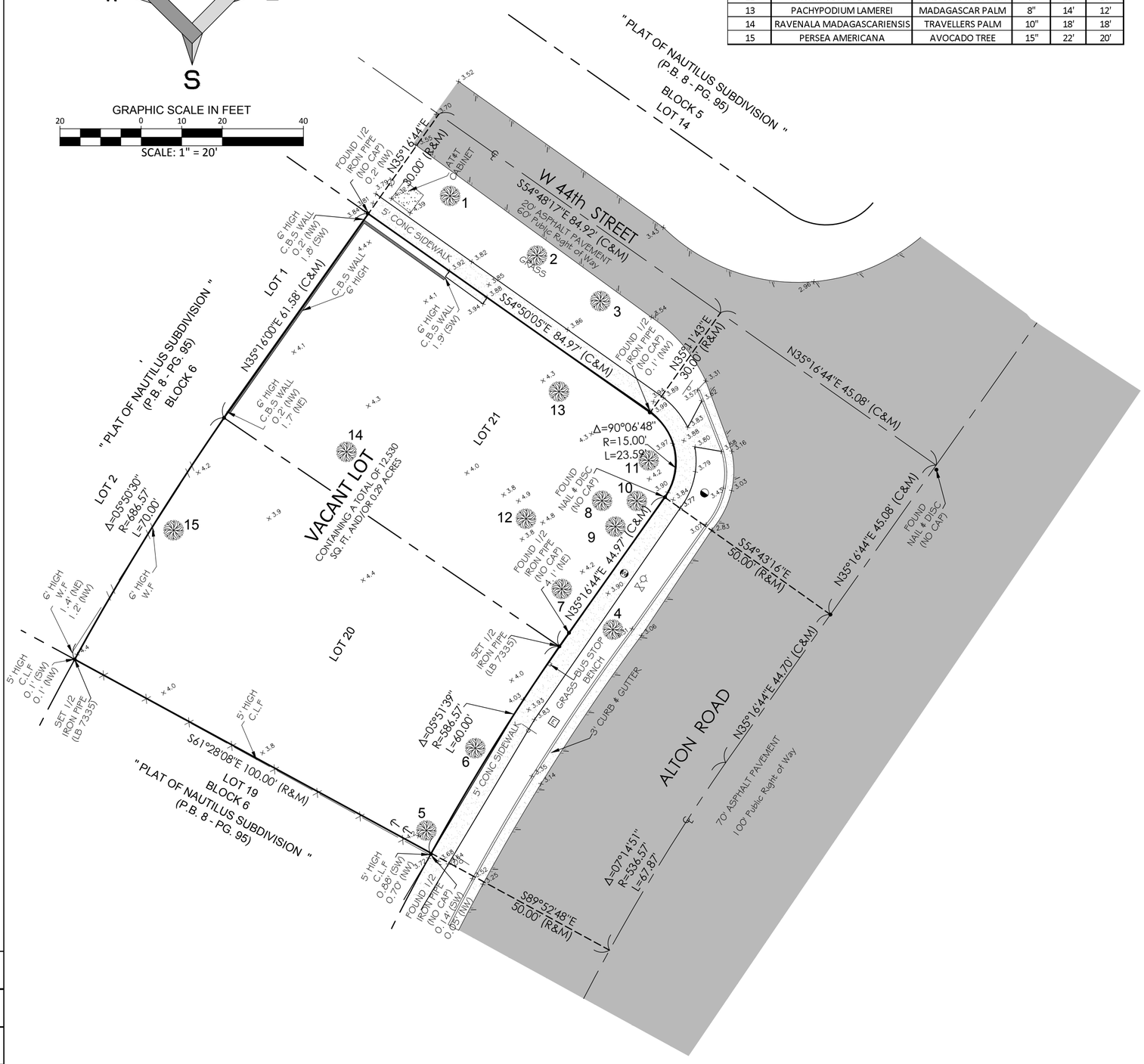
= PALM TREE
= TREE
= ORNAMENTAL TREE
= TEMPORARY SITE BENCHMARK
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
ADA = AMERICAN DISABILITY ACT
INV. = INVERT
ELEV. = ELEVATION
TYP. = TYPICAL
IRR = IRRIGATION
EX = EXISTING
ST = STORM
SAN = SANITARY
G = GAS
W = WATER
COM = EXISTING UNDERGROUND COMMUNCATION LINE
E = EXISTING UNDERGROUND ELECTRIC LINE
FO = FIBER OPTIC
CATV = CABLE TELEVISION
ELEC. = ELECTRIC
x 0.00 = SPOT ELEVATION
CONC. = CONCRETE
C.B.S. = CONCRETE BLOCK STUCCO
C.L.F. = CHAIN LINK FENCE
W.F. = WOOD FENCE
M.F. = METAL FENCE
B.W.F. = BARBED WIRE FENCE
FF = FINISH FLOOR
FDC = FIRE DEPARTMENT CONNECTION
D = DIAMETER OF TREE (TAKEN AT BREAST HEIGHT)
H = HEIGHT OF TREE
S = SPREAD (CANOPY OF TREE)
PVC = POLYVINYL CHLORIDE PIPE
HDPE = HIGH-DENSITY POLYETHYLENE
(R) = RECORD
(C) = CALCULATED
(M) = MEASURE
MLP = METAL LIGHT POLE
WLP = WOODEN LIGHT POLE
LB = LICENSE BUSINESS
L = LENGTH
Δ = CENTRAL ANGLE
R = RADIUS
T = TANGENT
PCC = POINT OF COMPOUND CURVATURE
PRC = POINT OF REVERSE CURVATURE
PT = POINT OF TANGENCY
PC = POINT OF CURVATURE
STA. = STATION
OLP = ORNAMENTAL LIGHT POLE
CLP = CONCRETE LIGHT POLE
R/W = RIGHT-OF-WAY
P.B. = PLAT BOOK
= SECTION LINE
= CENTERLINE
= BASELINE
= MONUMENT LINE
= TRAFFIC SIGNAL BOX
= TRAFFIC SIGNAL CABINET
= BOLLARD
= PEDESTRIAN SIGNAL
= TRAFFIC MANHOLE
= TRAFFIC CAMERA
= TRAFFIC MARKER SIGN
= TRAFFIC SIGNAL MAST ARM
= SIGN
= TRAFFIC SENSOR
= CABLE TELEVISION MANHOLE
= CABLE TELEVISION HANDHOLE
= CABLE TELEVISION VAULT
= CABLE TELEVISION BOX
= CABLE TELEVISION MARKER SIGN
= CABLE TELEVISION MARKER FLAG
= CONCRETE LIGHT POLE
= FLOODLIGHT
= ELECTRIC BOX
= ELECTRIC SWITCH
= WOODEN UTILITY POLE
= CONCRETE UTILITY POLE
= METAL UTILITY POLE
= ELECTRIC TRANSFORMER
= GUY ANCHOR
= ELECTRIC MANHOLE
= ELECTRIC METER
= ELECTRIC HANDHOLE
= ELECTRIC MARKING FLAG
= ELECTRIC MARKING SIGN
= GAS VALVE
= GAS UTILITY BOX
= GAS MANHOLE
= GAS TANK
= GAS HANDHOLE
= GAS METER
= GAS WELL
= GAS MARKER FLAG
= GAS MARKER SIGN
= COMMUNICATION BOX
= COMMUNICATION MANHOLE
= GARBAGE RECEPTACLE
= HANDICAP PARKING SPACE
= WATER METER
= IRRIGATION VALVE
= WATER VALVE
= FIRE HYDRANT
= AIR RELEASE VALVE
= WATER BOX
= WATER CONNECTION
= WATER MANHOLE
= WATER WELL
= WATER MARKING FLAG
= WATER MARKING SIGN
= STORM MANHOLE
= STORM METER
= STORM HANDHOLE
= CATCH BASIN
= TELEPHONE MANHOLE
= TELEPHONE BOX
= TELEPHONEHANDHOLE
= TELEPHONE MARKER SIGN
= NEWSPAPER DISPENSER
= MAILBOX
= BORING HOLE
= SANITARY MANHOLE
= SANITARY VALVE
= SANITARY METER
= SANITARY MARKER FLAG
= SANITARY MARKER SIGN
= GREASE TRAP MANHOLE
= CLEANOUT
= PARKING METER
= FIBER OPTIC MANHOLE
= FIBER OPTIC BOX
= MONITORING WELL
= FUEL TANK
= UNKNOWN UTILITY BOX
= UNKNOWN UTILITY HANDHOLE
= UNKNOWN UTILITY METER
= UNKNOWN UTILITY MANHOLE
= UNKNOWN UTILITY POLE
= UNKNOWN UTILITY TANK
= UNKNOWN UTILITY VALVE
= RAILROAD SIGNAL
= RAILROAD SIGN
= FLAGPOLE

	ASPHALT		BRICK
	PAVER		CONCRETE
	UNIMPROVED		TILE
	GRAVEL		STAMPED CONCRETE

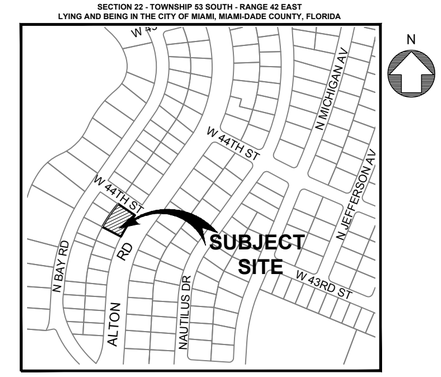
N
W E
S

GRAPHIC SCALE IN FEET
20 0 10 20 40
SCALE: 1" = 20'

EXISTING TREE TABLE					
No.	SCIENTIFIC NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD
1	PHOENIX DACTYLIFERA	DATE PALM	24"	14'	14'
2	PHOENIX DACTYLIFERA	DATE PALM	24"	14'	14'
3	PHOENIX DACTYLIFERA	DATE PALM	24"	14'	14'
4	SWITENIA MACROPHYLLA	MAHOGANY	24"	35'	38'
5	CARPENTARIA ACUMINATA	CARPENTARIA PALM	5"	13'	10'
6	PACHYPODIUM LAMEREI	MADAGASCAR PALM	8"	14'	14'
7	COCOS NUCIFERA	COCONUT PALM	14"	28'	17'
8	SABAL PALMETTO	SABAL PALM	20"	32'	16'
9	COCOS NUCIFERA	COCONUT PALM	14"	27'	16'
10	COCOS NUCIFERA	COCONUT PALM	14"	27'	16'
11	FICUS AUERA	STRANGLER FIG	46"	35'	40'
12	PACHYPODIUM LAMEREI	MADAGASCAR PALM	8"	12'	10'
13	PACHYPODIUM LAMEREI	MADAGASCAR PALM	8"	14'	12'
14	RAVENALA MADAGASCARIENSIS	TRAVELLERS PALM	10"	18'	18'
15	PERSEA AMERICANA	AVOCADO TREE	15"	22'	20'



SECTION 22 - TOWNSHIP 53 SOUTH - RANGE 42 EAST
LYING AND BEING IN THE CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA



LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S NOTES:

DATE OF FIELD SURVEY:

The date of completion of the original field Survey was on July 04, 2018

LEGAL DESCRIPTION:

Lot 20 and 21, Block 6, of "PLAT OF NAUTILUS SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 8, Page 95, of the Public Records of Miami-Dade County, Florida.

Containing 12,530 sq. ft. and/or 0.29 acres, more or less, by calculations.

Folio No.: 02-3222-011-1430

Property Address: 4354 ALTON ROAD Miami Beach, FL 33140-2800

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Suburban Area (Linear: foot in 7,500 feet) as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of One inch equals Twenty feet or smaller.

PERTINENT INFORMATION USED FOR SURVEY:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Centerline of Alton Road with an assumed bearing of N35°16'44"E, said line to be considered a well established and monumented line.

This project area appears to be located in Flood Zone "AE", with a Base Flood Elevation being "7.0", as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651 (City of Miami), Map No. 0309 Suffix L, Map Revised Date: September 11, 2009.

For Vertical Control:

All elevations shown hereon are based on the National Geodetic Vertical Datum of 1929 (N.G.V.D. '29), and a Benchmark supplied by the Public Works and Waste Management Department of Miami-Dade County, Florida.

Benchmark: MDC D 157R Elevation: + 3.38 (N.A.V.D. '88) + 1.55 = + 4.93 (N.G.V.D. '29)
Located of INTX OF W 44 th Street & Alton Road.

Plat of "PLAT OF NAUTILUS SUBDIVISION" according to the Plat thereof as recorded in Plat Book 8 at Page 95 of the Public Records of Miami-Dade County, Florida.

Warranty Deed Recorded on October 02, 2014 in Official Record Book 29333 at Page 260 of the Public Record Miami-Dade County Florida.

RESTRICTIONS:

Since no other information were furnished other than that is cited under pertinent information, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

PURPOSE OF SURVEY:

The purpose of this survey is for future construction.

CLIENT INFORMATION:

This Boundary Survey was prepared at the insistence of and certified to:

EDWARD HARDYMAN GOMEZ
RHIANON MARY PEDRO

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the Standards of Practice for Land Surveying in the State of Florida, pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS LLC., a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335

By: _____
Eduardo M. Suarez, PSM
Registered Surveyor and Mapper LS6313
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

LONGITUDE SURVEYORS
7715 NW 48th STREET
SUITE 310
DORAL, FLORIDA
33166
PH: (305) 463-0912
FAX: (305) 513-5680
FLORIDA CERTIFICATE OF AUTHORIZATION LB 7335
WWW.LONGITUDESURVEYORS.COM

RECORD OF REVISION

No.:	Date:	Description	By:

Project Name: **EDWARD HARDYMAN GOMEZ**
RHIANON MARY PEDRO
4354 ALTON ROAD Miami Beach, FL 33140-2800

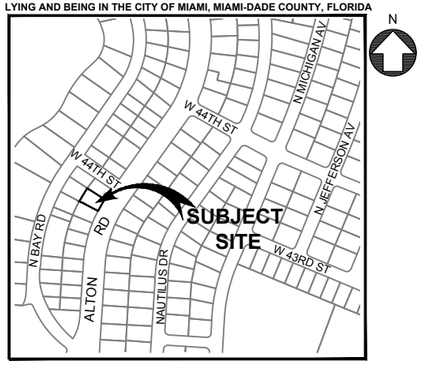
Type of Project: **BOUNDARY SURVEY**

Scale:	AS SHOWN
Drawn By:	SF
Checked By:	DR
Managed By:	DR
Date:	July 6, 2018
Project No.:	18257.0.00

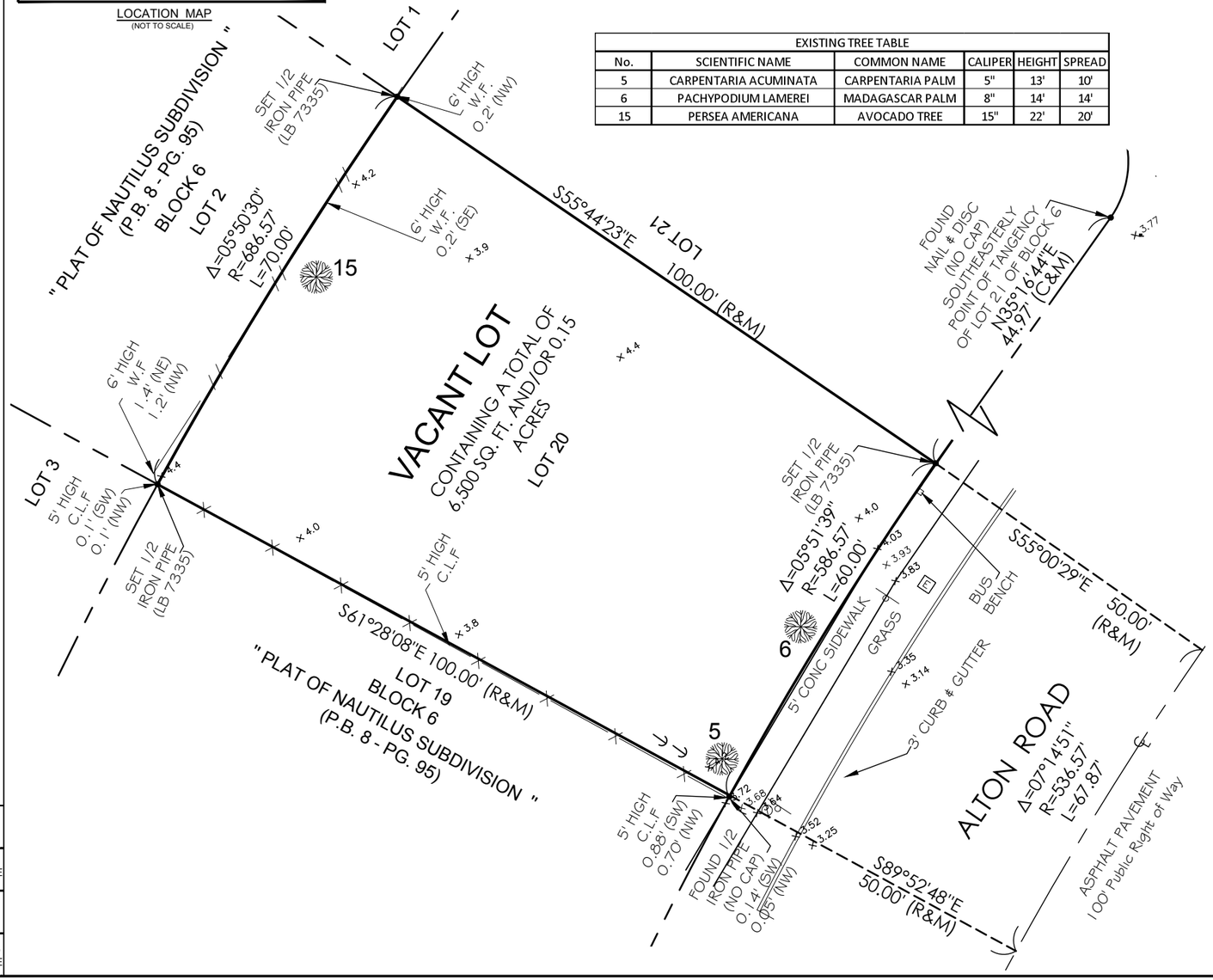
Sheet 1 of 1

MAP OF BOUNDARY SURVEY

SECTION 22 - TOWNSHIP 53 SOUTH - RANGE 42 EAST
LYING AND BEING IN THE CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA



LOCATION MAP
(NOT TO SCALE)



EXISTING TREE TABLE					
No.	SCIENTIFIC NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD
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15	PERSEA AMERICANA	AVOCADO TREE	15"	22'	20'

GRAPHIC SCALE IN FEET
20 0 10 20 40
SCALE: 1" = 20'

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RHIANON MARY PEDRO

SURVEYOR'S CERTIFICATE:

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LONGITUDE SURVEYORS LLC., a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335

By: _____
Eduardo M. Suarez, PSM
Registered Surveyor and Mapper LS6313
State of Florida

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= CENTERLINE
= BASELINE
= MONUMENT LINE
TR = TRAFFIC SIGNAL BOX
TR = TRAFFIC SIGNAL CABINET
= BOLLARD
= PEDESTRIAN SIGNAL
= TRAFFIC SIGNAL MAST ARM
= SIGN
TV = CABLE TELEVISION BOX
= LIGHT POLE
E = ELECTRIC BOX
= UTILITY POLE
T = ELECTRIC TRANSFORMER
= GUY ANCHOR
= ELECTRIC MANHOLE
E = ELECTRIC METER
G = GAS VALVE
G = GAS UTILITY BOX
G = GAS MANHOLE
G = GAS TANK
G = GAS METER
C = COMMUNICATION BOX
C = COMMUNICATION MANHOLE
= GARBAGE RECEPTACLE
= HANDICAP PARKING SPACE
M = WATER METER
= IRRIGATION VALVE
= WATER VALVE
= FIRE HYDRANT
W = WATER BOX
= WATER CONNECTION
W = WATER MANHOLE
= WATER TANK
W = WATER WELL
= WATER MARKING FLAG
= WATER MARKING SIGN
D = STORM MANHOLE
= STORM METER
= CATCH BASIN
T = TELEPHONE MANHOLE
T = TELEPHONE BOX
N = NEWSPAPER DISPENSER
= MAILBOX
S = SANITARY MANHOLE
S = SANITARY BOX
= SANITARY TANK
= SANITARY LIFT STATION
= GREASE TRAP MANHOLE
= CLEANOUT
= PARKING METER
F = FIBER OPTIC BOX
= FIBER OPTIC MARKER SIGN
= MONITORING WELL
= FUEL TANK
= UNKNOWN UTILITY BOX
= UNKNOWN UTILITY METER
= UNKNOWN UTILITY MANHOLE
= UNKNOWN UTILITY VALVE
= UNKNOWN UTILITY MARKER FLAG
= SANITARY VALVE
= RAILROAD SIGN
= FLAGPOLE

	ASPHALT		BRICK
	PAVER		CONCRETE
	UNIMPROVED		TILE
	GRAVEL		STAMPED CONCRETE

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WWW.LONGITUDESURVEYORS.COM

RECORD OF REVISION

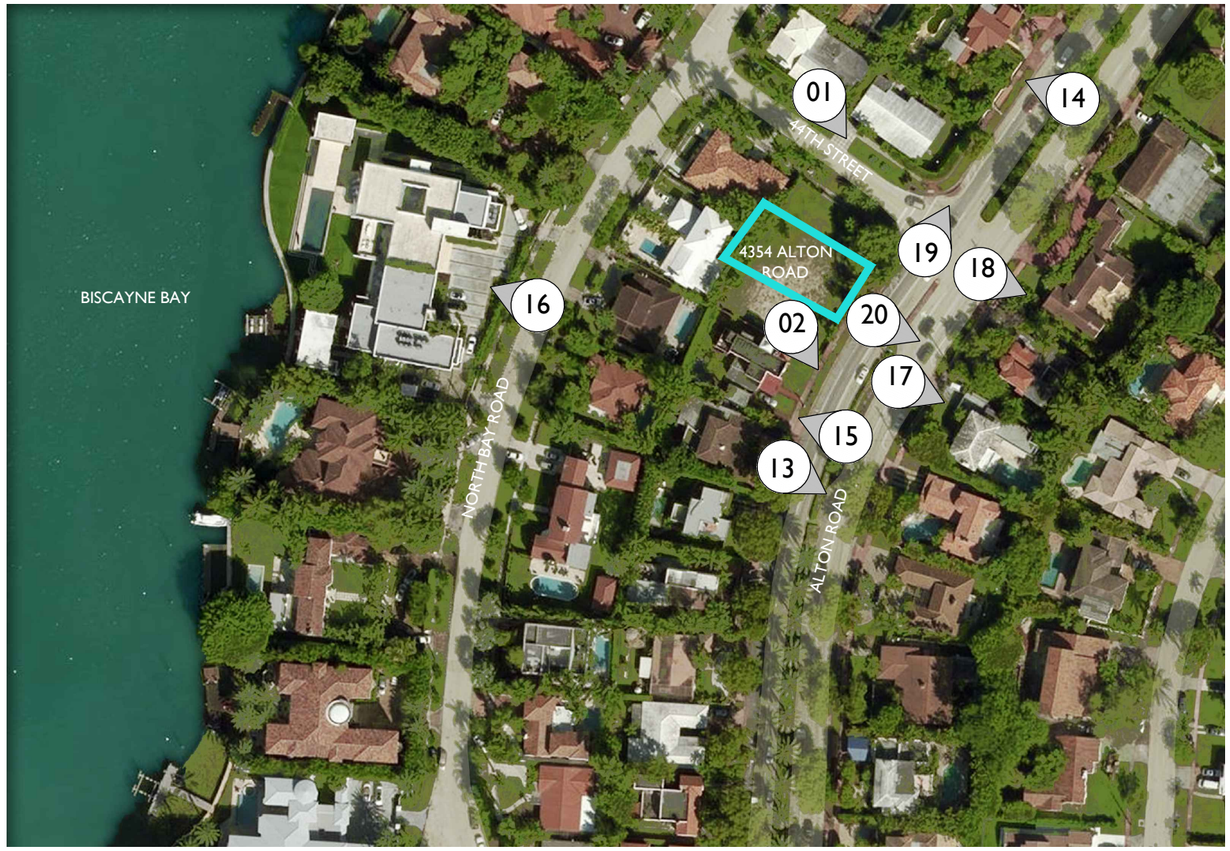
No.	Date:	Description	By:

Project Name: **EDWARD HARDYMAN GOMEZ**
RHIANON MARY PEDRO
4354 ALTON ROAD Miami Beach, FL 33140-2800

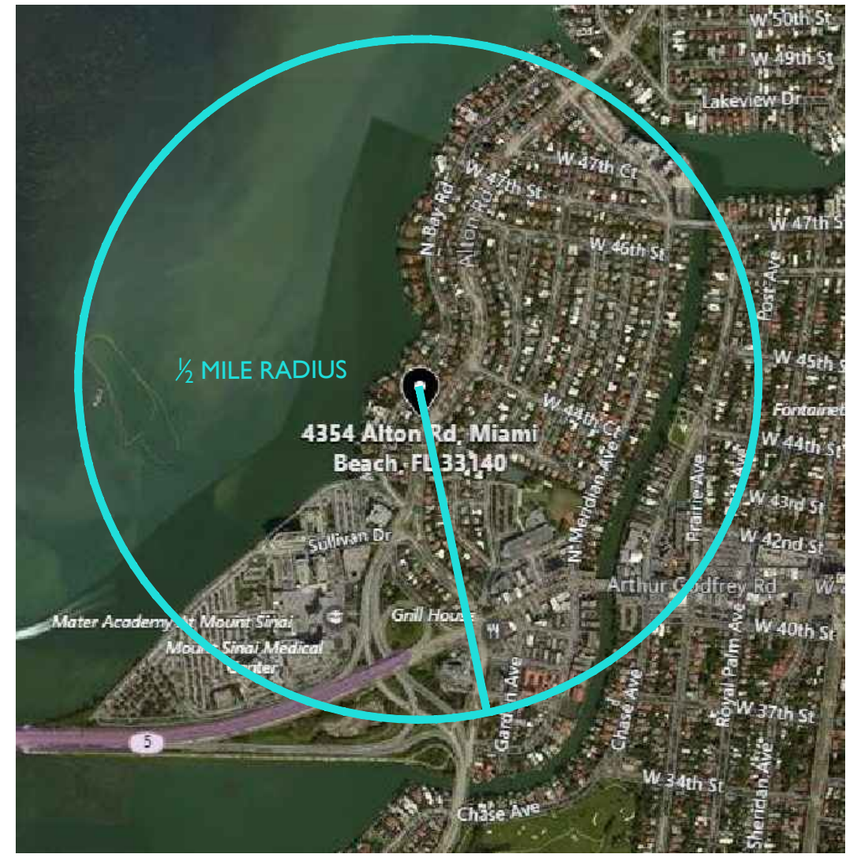
Type of Project: **BOUNDARY SURVEY**

Scale:	AS SHOWN
Drawn By:	DR
Checked By:	DR
Managed By:	DR
Date:	JULY 4, 2018
Project No.:	18257

Sheet 1 of 1

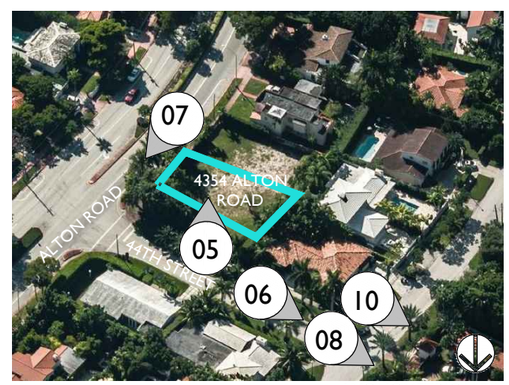


AERIAL VIEW



STREET MAP ½ MILE RADIUS

AXONOMETRIC VIEW



AXONOMETRIC VIEW

AXONOMETRIC VIEW

AXONOMETRIC VIEW

MCG ARCHITECTURE + PLANNING

7500 NE 4th Court
Studio 103
Miami, FL 33138

PROJECT NUMBER
1819

PROJECT DESIGNER:

MAK work
architecture / landscape architecture

PROJECT:
4354 ALTON ROAD RESIDENCE - SOUTH LOT

4354 ALTON RD.
MIAMI BEACH,
FLORIDA, 33139

DRAWING:

CONTEXT LOCATION

JENNIFER McCONNEY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF McG ARCHITECTURE AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF McG ARCHITECTURE & PLANNING, INC. (c) 2018

SCALE: N/A
CHECK: JMcG
DATE: 12/10/2018

SHEET NUMBER

A0.02

01

02

03

04

McG
ARCHITECTURE + PLANNING

7500 NE 4th Court
Studio 103
Miami, FL 33138

PROJECT NUMBER
1819

PROJECT DESIGNER:

MAK work
architecture /
landscape architecture

PROJECT:
4354
ALTON ROAD
RESIDENCE -
SOUTH LOT

4354 ALTON RD.
MIAMI BEACH,
FLORIDA, 33139

DRAWING:

SITE PHOTOS

JENNIFER McCONNEY FLORIDA LIC# AR93044

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SCALE: N/A
CHECK: JMcG
DATE: 12/10/2018

SHEET NUMBER

A0.03

05

06

07

08

McG
ARCHITECTURE + PLANNING

7500 NE 4th Court
Studio 103
Miami, FL 33138

PROJECT NUMBER
1819

PROJECT DESIGNER:

MAK work
architecture /
landscape architecture

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4354
ALTON ROAD
RESIDENCE -
SOUTH LOT

4354 ALTON RD.
MIAMI BEACH,
FLORIDA, 33139

DRAWING:

SITE PHOTOS

JENNIFER McCONNEY FLORIDA LIC# AR93044

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SCALE: N/A
CHECK: JMcG
DATE: 12/10/2018

SHEET NUMBER

A0.04

09

10

11

12

McG
ARCHITECTURE + PLANNING

7500 NE 4th Court
Studio 103
Miami, FL 33138

PROJECT NUMBER
1819

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MAK work
architecture /
landscape architecture

PROJECT:
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ALTON ROAD
RESIDENCE -
SOUTH LOT

4354 ALTON RD.
MIAMI BEACH,
FLORIDA, 33139

DRAWING:

CONTEXT
PHOTOS

JENNIFER McCONNEY FLORIDA LIC# AR93044

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SCALE: N/A
CHECK: JMcG
DATE: 12/10/2018

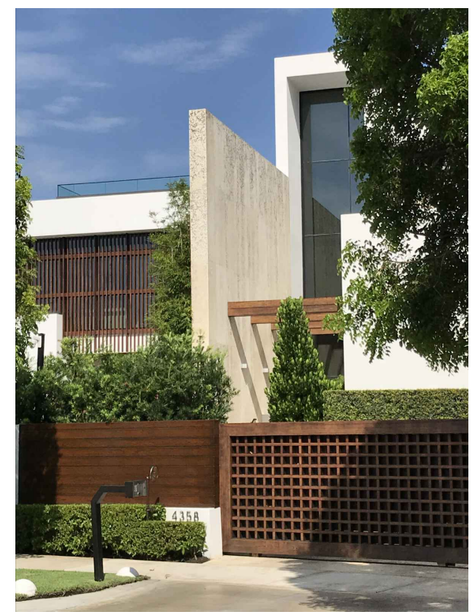
SHEET NUMBER

A0.05

13

14

15



16

McG
ARCHITECTURE + PLANNING

7500 NE 4th Court
Studio 103
Miami, FL 33138

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1819

PROJECT DESIGNER:

MAK work
architecture /
landscape architecture

PROJECT:
4354
ALTON ROAD
RESIDENCE -
SOUTH LOT

4354 ALTON RD.
MIAMI BEACH,
FLORIDA, 33139

DRAWING:

CONTEXT
PHOTOS

JENNIFER McCONNEY FLORIDA LIC# AR93044

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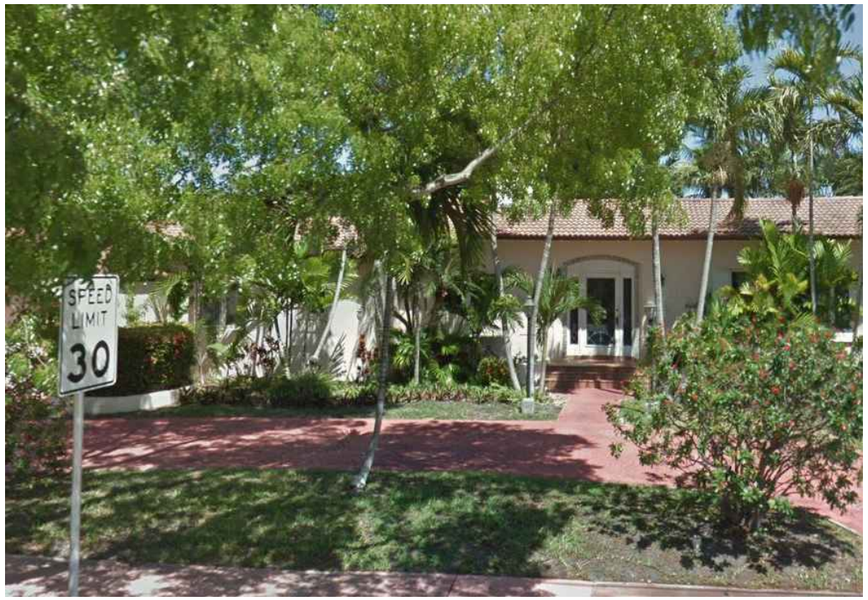
SCALE: N/A
CHECK: JMcG
DATE: 12/10/2018

SHEET NUMBER

A0.06



17

18

19

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McG
ARCHITECTURE + PLANNING

7500 NE 4th Court
Studio 103
Miami, FL 33138

PROJECT NUMBER
1819

PROJECT DESIGNER:

MAK work
architecture /
landscape architecture

PROJECT:
4354
ALTON ROAD
RESIDENCE -
SOUTH LOT

4354 ALTON RD.
MIAMI BEACH,
FLORIDA, 33139

DRAWING:

CONTEXT
PHOTOS

JENNIFER McCONNEY FLORIDA LIC# AR93044

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SCALE: N/A
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DATE: 12/10/2018

SHEET NUMBER

A0.07

21

22

23

24

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ARCHITECTURE + PLANNING

7500 NE 4th Court
Studio 103
Miami, FL 33138

PROJECT NUMBER
1819

PROJECT DESIGNER:

MAK work
architecture /
landscape architecture

PROJECT:
4354
ALTON ROAD
RESIDENCE -
SOUTH LOT

4354 ALTON RD.
MIAMI BEACH,
FLORIDA, 33139

DRAWING:

CONTEXT
PHOTOS

JENNIFER McCONNEY FLORIDA LIC# AR93044

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SCALE: N/A
CHECK: JMcG
DATE: 12/10/2018

SHEET NUMBER

A0.08

PROPOSED CONTEXT EAST ELEVATION @ ALTON ROAD

EXISTING CONTEXT EAST ELEVATION @ ALTON ROAD

McG
ARCHITECTURE + PLANNING

7500 NE 4th Court
Studio 103
Miami, FL 33138

PROJECT NUMBER
1819

PROJECT DESIGNER:

MAK work
architecture / landscape architecture

PROJECT:
4354 ALTON ROAD RESIDENCE - SOUTH LOT

4354 ALTON RD.
MIAMI BEACH,
FLORIDA, 33139

DRAWING:

CONTEXT ELEVATIONS

JENNIFER McCONNEY FLORIDA LIC# AR93044

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SCALE: N/A
CHECK: JMcG
DATE: 12/10/2018

SHEET NUMBER

A0.12