



NEWDOC

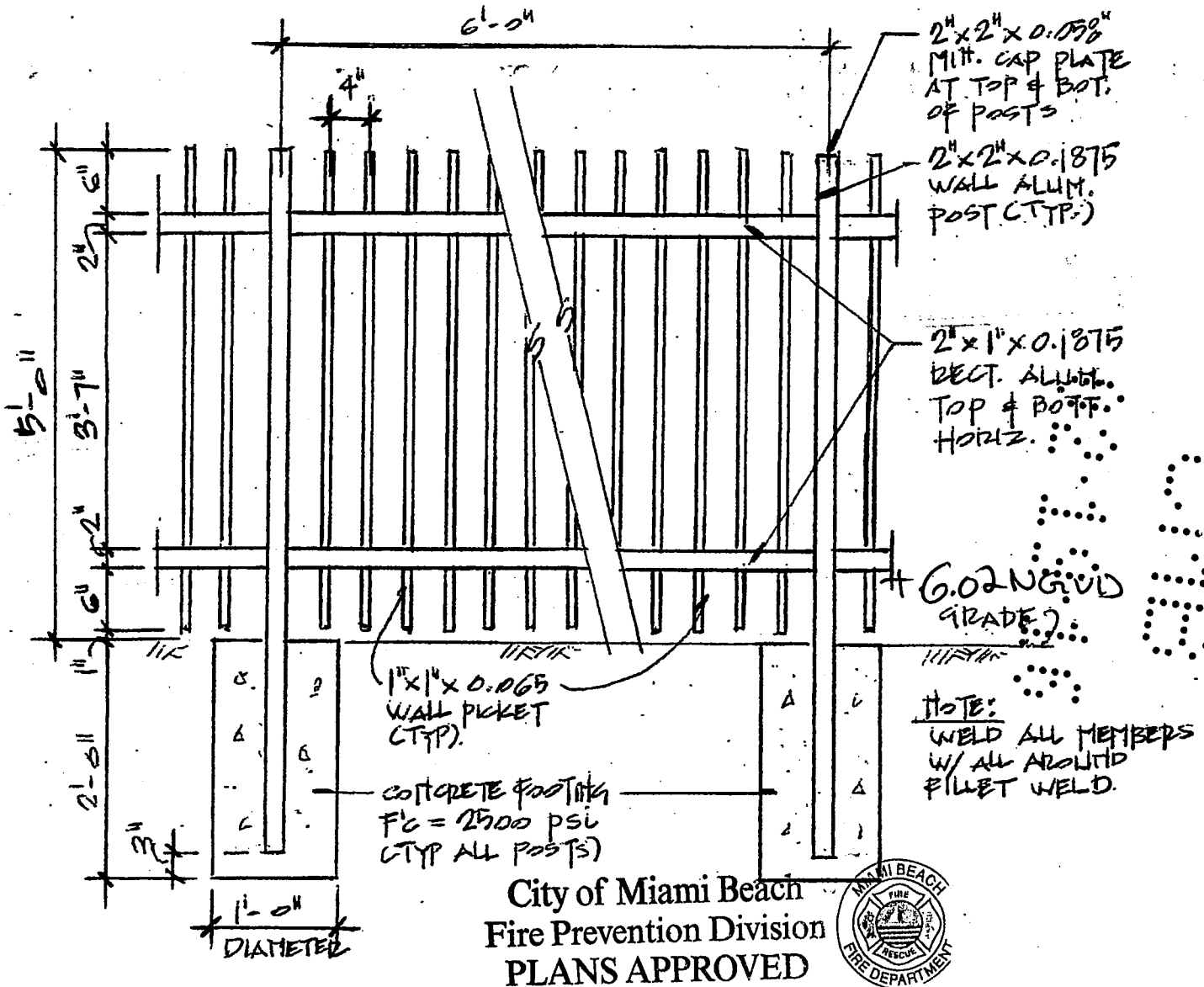
B1602250

S/L

16-117

LASTAYO + PADILLA & ASSOCIATES

ARCHITECTURE - PLANNING - INTERIORS



TYP. ALUMINUM FENCE - N.T.S.

375 NW 124th Avenue, Miami, FL 33182
Tel. 786-236-5202 - Fax. 305-207-0024 - Email. Jorge@lastayopadilla.com
AA -26002676

[Signature]
PADILLA
2.16.16

BOUNDARY SURVEY

SECOND STREET

60' TOTAL RIGHT OF WAY

BLOCK
CORNER
FP 1/2"
NO ID.

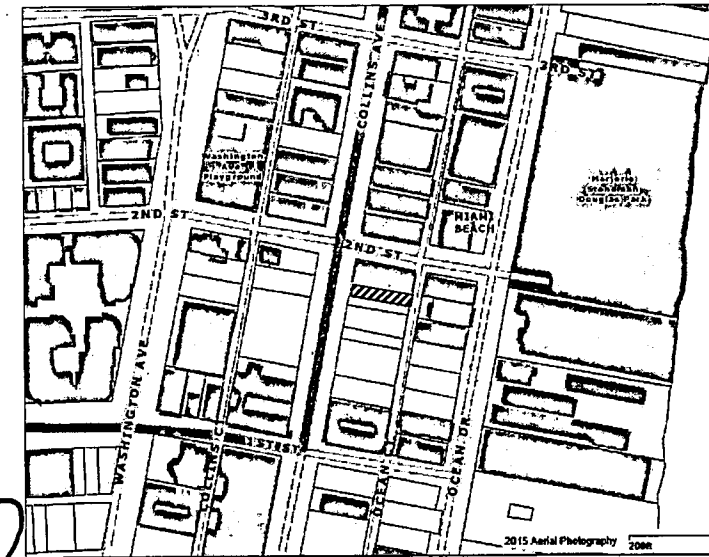
SOUTH RIGHT OF WAY LINE

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



Aluminum Fence 5' high
w/ Small Gate

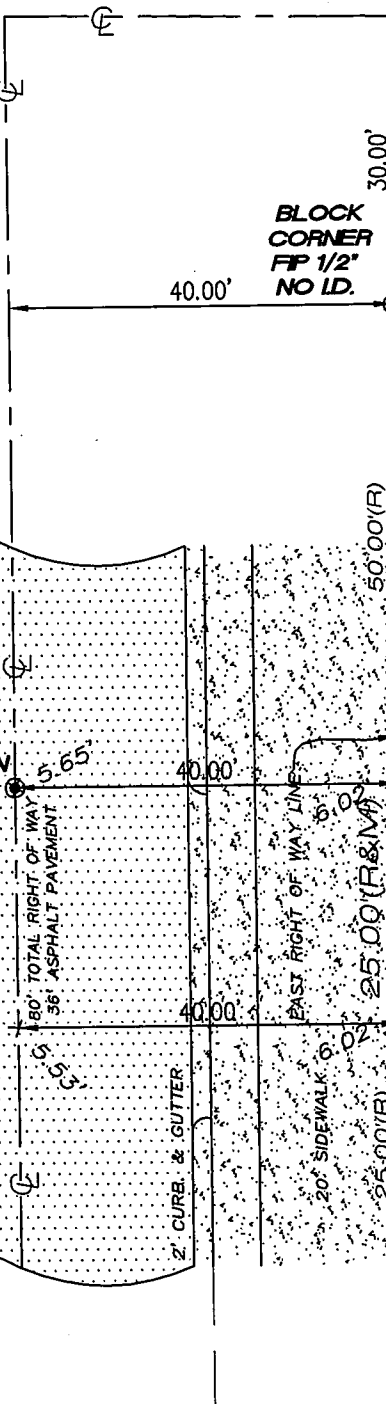
Aluminum Fence 5' High
w/ Small Gate



LOCATION MAP
(NOT TO SCALE)



COLLINS AVENUE



LOT-16 BLOCK-2

BUILDING No. 157

LOT-15 BLOCK-2
VACANT LOT
ASPHALT

LOT-15 BLOCK-2
REMAINDER

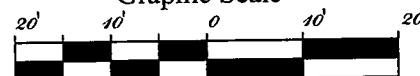
LOT-14 BLOCK-2

OCEAN COURT

LOT-2 BLOCK-2



Graphic Scale



1" = 20'

LEGAL DESCRIPTION:

The North 1/2 of Lot 15, in Block 2, "OCEAN BEACH FLA", according to the Plat thereof, as recorded in Plat Book 2, at Page 38, of the Public Records of Miami Dade County, Florida.

03/01/2016 Secured elevations ONLY

FLOOD ZONE: WITHIN ZONE: AE
ELEVATION: 8.0'
COMMUNITY: 120651
PANEL No.: 0319
SUFFIX: L
DATE: 09/11/2009

ORDER NO.: M-7709-C
FIELD BOOK: "FILE"
DATE: NOVEMBER 17, 2015
UPDATE: MARCH 1, 2016 (ELEV)
UPDATE:

PROPERTY ADDRESS:
153 Collins Avenue
Miami Beach, FL. 33149

FOR: LAWRENCE F. KAINE

I HEREBY CERTIFY: THAT THIS DRAWING REPRESENTS THE RESULT OF A SURVEY OF THE WITHIN DESCRIBED PROPERTY AND THIS DRAWING AND SAID SURVEY WERE PREPARED BY ME OR UNDER MY DIRECTION.
THERE ARE NO ENCROACHMENTS UNLESS SHOWN THEREON.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

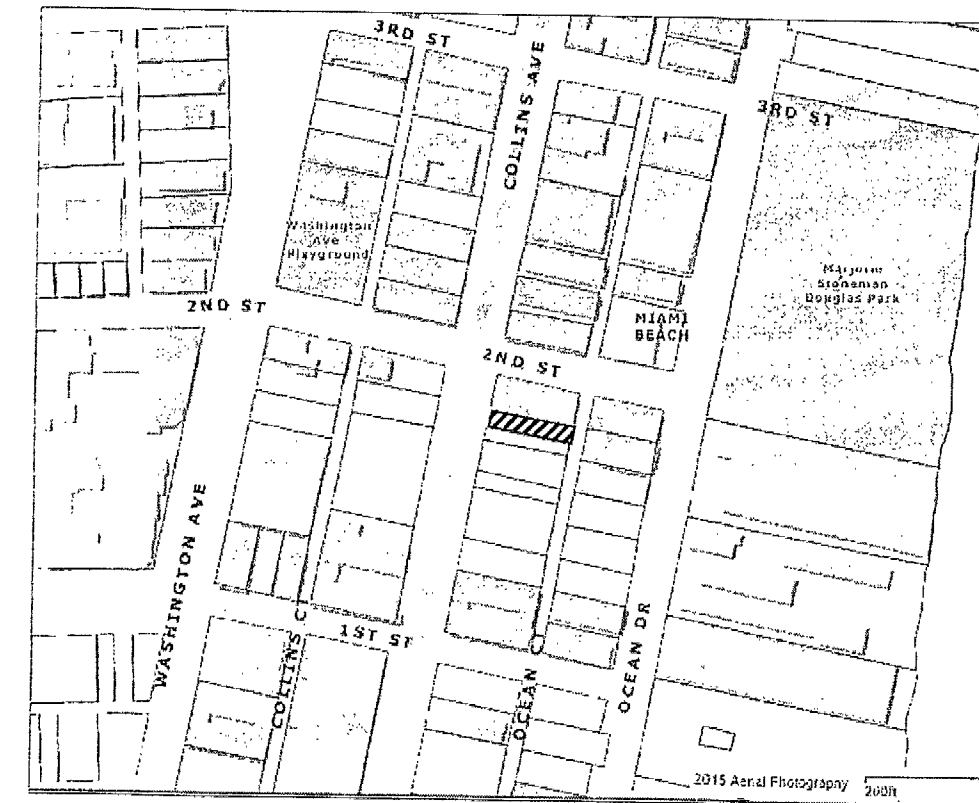
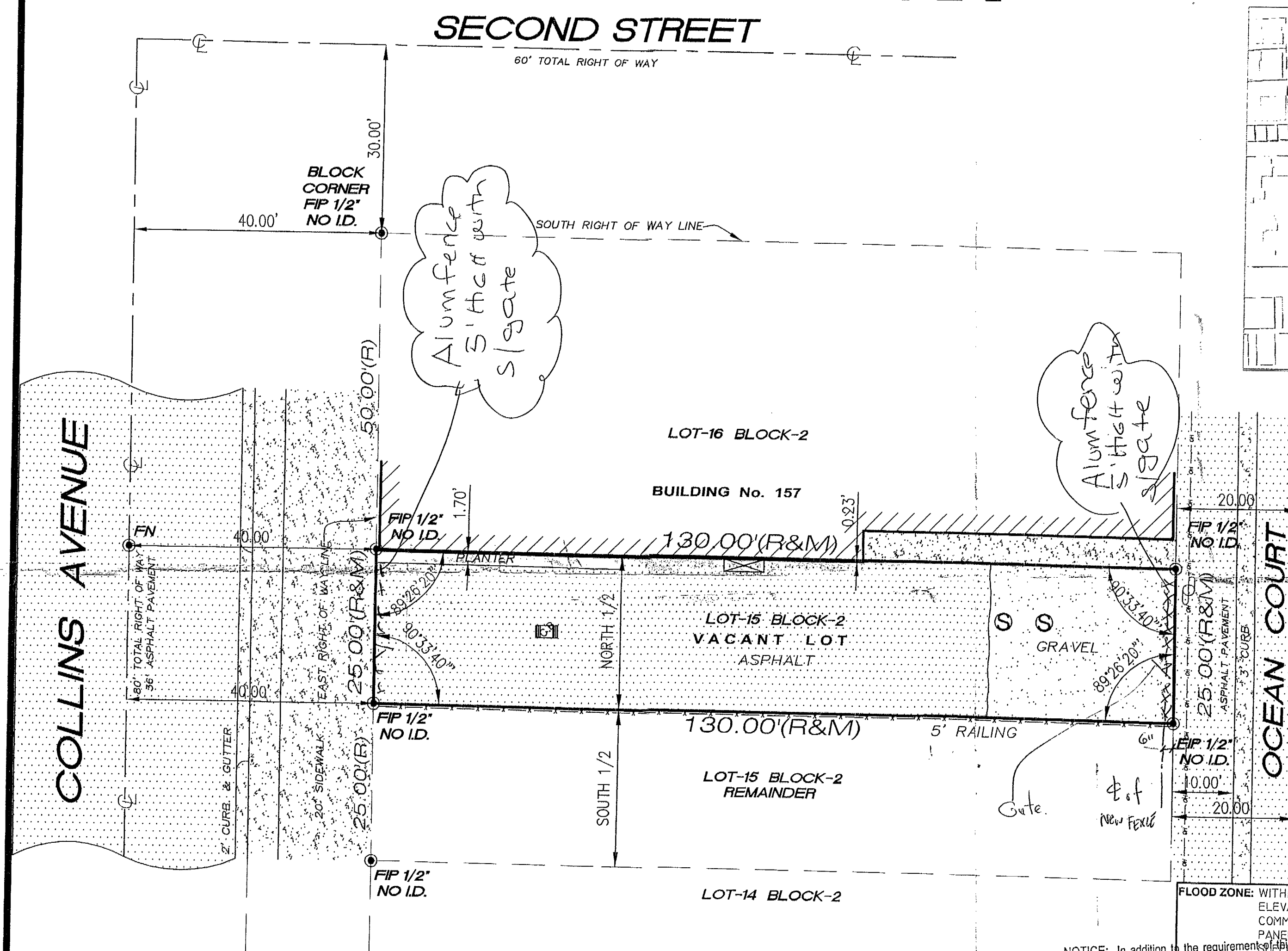
NOTES:
* THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
* EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORDS.
* LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
* UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT AN ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
* NOT VISIBLE ENCROACHMENTS WERE FOUND ON THE PROPERTY, UNLESS SHOWN.
* IF SHOWN ELEVATIONS ARE REFERRED TO N.G.V.D. 1929
* BENCH MARK USED No. , WITH ELEVATION: '

NARCISO J. RAMIREZ
PROFESSIONAL LAND SURVEYOR & MAPPER
No. 2779
STATE OF FLORIDA

8341 SUNSET DRIVE
MIAMI, FL. 33143
TEL: (305) 596-0888 & (305) 596-0990
E-MAIL: atlanticservice@bellsouth.net

LEGEND OF SURVEY ABBREVIATIONS	
A/C = AIR CONDITIONING	F.N. = FOUND NAIL
A = ARC DISTANCE	F.I.P. = FOUND IRON PIPE
BLDG = BUILDING	FN&D = FOUND NAIL&DISC
C.B. = CATCH BASIN	F.R. = FOUND REBAR
C.B.S. = CONCRETE BLOCK STRUCTURE	M.H. = MAIN HOLE
CH. = CHORD DISTANCE	L.P. = LIGHT POLE
CL. = CLEAR	(M) = MEASURED
C/L. = CENTER LINE	(R) = RECORD
CONC. = CONCRETE	F.D.H. = FOUND DRILL HOLE
D = CENTRAL ANGLE	M/L = MONUMENT LINE
F.H. = FIRE HYDRANT	NGVD = NATIONAL GEODETIC VERTICAL DATUM
	B.C. = BLOCK CORNER
	O/L = ON LINE
	P.C. = POINT OF CURVATURE
	P.T. = POINT OF TANGENCY
	P.B. = PLAT BOOK
	P.C.P. = PERMANENT CONTROL POINT
	PG. = PAGE
	STY. = STORY
	SWK. = SIDEWALK
	U.E. = UTILITY EASEMENT
	W.F. = WOOD FENCE
	R = RADIUS
	OVERHEAD ELECTRIC
	WOOD FENCE
	CHAIN LINK FENCE
	CONCRETE
	S.W. WALL
	ASPHALT PAVEMENT
	BELL SOUTH BOX
	CABLE BOX
	POWER POLE
	LIGHT POLE
	ELECTRIC METER
	CLEAN-OUT
	GAS TANK
	FIRE HYDRANT
	SAN. MANHOLE
	WATER VALVE
	ELEVATIONS
	CATCH BASIN
	WATER METER

BOUNDARY SURVEY SECOND STREET



LOCATION MAP
(NOT TO SCALE)

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
DATE: 2-19-16 / 3/15/16
T Arnsky 2/19/16 + Arnsky 3/15/16
PUBLIC WORKS: ENL-2-19-2016
Ar 2/19/16
City of Miami Beach
Fire Prevention Division
PLANS APPROVED

LEGEND OF SURVEY ABBREVIATIONS	
OVERHEAD ELECTRIC	CLEAN-OUT
WOOD FENCE	GAS TANK
CHAIN LINK FENCE	FIRE HYDRANT
CONCRETE	SAN. MANHOLE
C.B.S. WALL	WATER VALVE
R/W = RIGHT OF WAY	ELEVATIONS
SEC. = SECTION	ASPHALT PAVEMENT
S.I.P. = SET IRON PIPE NO 5034	BELLSOUTH BOX
STY. = STORY	CABLE BOX
SWK. = SIDEWALK	CATCH BASIN
U.E. = UTILITY EASEMENT	WATER METER
W.F. = WOOD FENCE	ELECTRIC METER

48 HOURS PRIOR TO EXCAVATING
CONTRACTOR SHALL CALL FOR LOCATION
OF UNDERGROUND UTILITIES
SUNSHINE ONE CALL 1-800-432-4770
CITY OF MIAMI BEACH 305-673-7000

PUBLIC WORKS
PLAN REVIEW NOTICE
Phone 305-673-7080 Fax 305-673-7028

THIS PLAN REVIEW CONSTITUTES APPROVAL FOR
OBTAINING BUILDING PERMITS ONLY.

All construction and/or use of equipment in the right-of-way and
easements, requires a separate Public Works Department permit prior
to start of construction.

Permit Requirements: Proof of existing sidewalk/swale area conditions
(pictures) and/or posting of sidewalk/roadway bonds
(Public Works Inspection of the right-of-way will be required prior to
final sign-off on the C.C. / C.O. or the release of bonds.)

LEGAL DESCRIPTION:

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the Plat thereof, as recorded in Plat Book 2, at Page 38, of the Public
Records of Miami Dade County, Florida.

NOTICE: In addition to the requirements of this permit, there may be
additional restrictions applicable to this property that may be found in the
Public Records of this jurisdiction. THIS DRAWING REPRESENTS THE RESULT OF A SURVEY OF THE
PROPERTY AND THIS DRAWING AND SAID SURVEY WERE PREPARED BY
THE SURVEYOR OR HIS DELEGATED REPRESENTATIVE. THERE ARE NO ENCROACHMENTS UNLESS SHOWN THEREON.
The City of Miami Beach assumes no responsibility for the accuracy of the results from these plans.
NOTES: This survey is subject to compliance with all
FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES.
EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE
RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY THIS SURVEY IS
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BENCH MARK USED NO. , WITH ELEVATION.

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ELEVATION: 8.0'
COMMUNITY: 120651
PANEL NO.: 0019
DATE: 02/19/2016

ORDER NO.: M-7709-C
FIELD BOOK: "FILE"
DATE: NOVEMBER 17, 2015
UPDATE:
UPDATE:

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FLORIDA BUILDING
CODE FIFTH EDITION

2014

And applicable reference codes

B160 2250
153 COLLINS DR

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