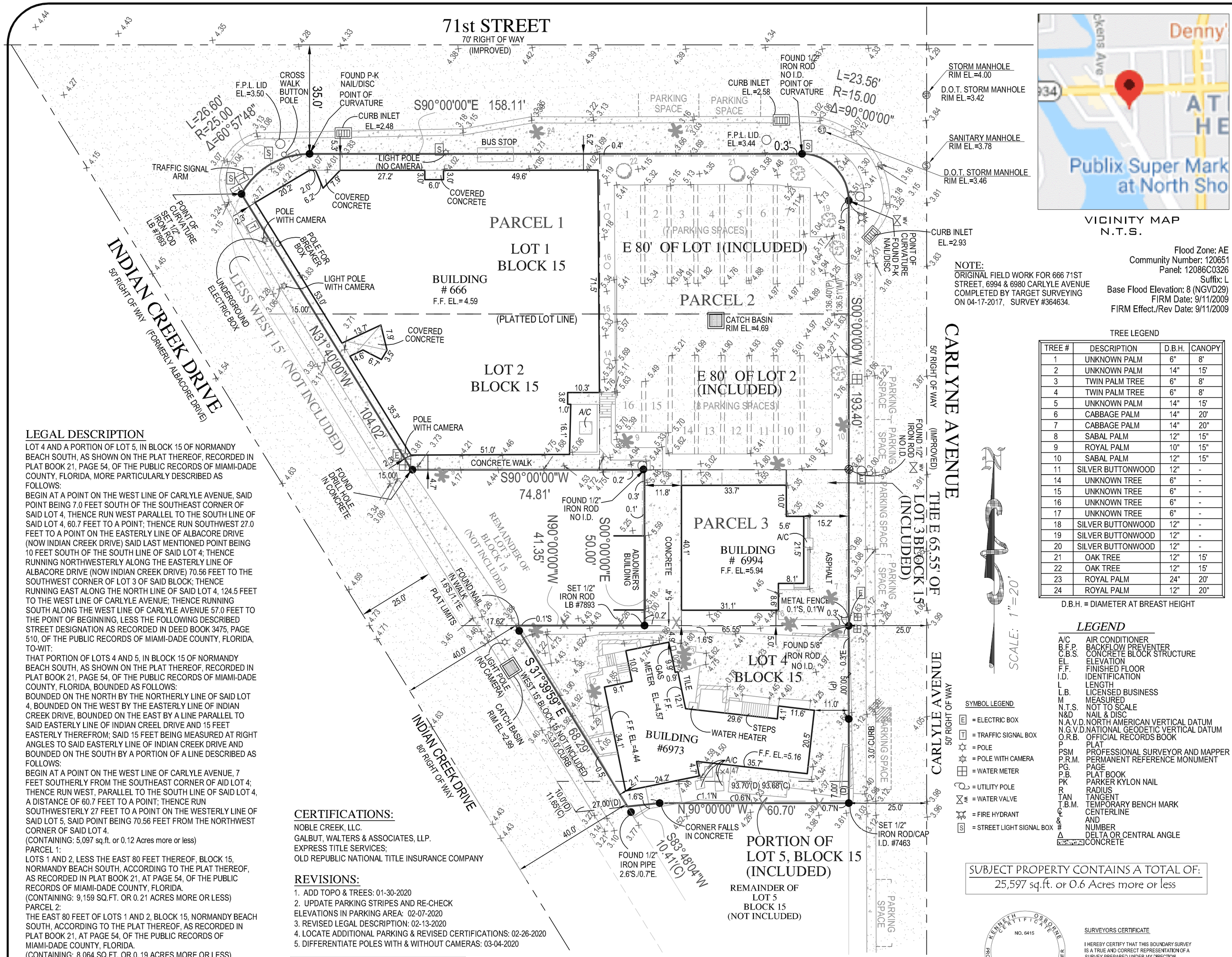

VICINITY MAP
N.T.S.

Flood Zone: AE
Community Number: 120651
Panel: 12086C0326
Suffix: L
Base Flood Elevation: 8 (NGVD29)
FIRM Date: 9/11/2009
FIRM Effect./Rev Date: 9/11/2009

NOTE:
ORIGINAL FIELD WORK FOR 666 71ST STREET, 6994 & 6980 CARLYLE AVENUE COMPLETED BY TARGET SURVEYING ON 04-17-2017, SURVEY #364634.

TREE LEGEND

TREE #	DESCRIPTION	D.B.H.	CANOPY
1	UNKNOWN PALM	6"	8'
2	UNKNOWN PALM	14"	15'
3	TWIN PALM TREE	6"	8'
4	TWIN PALM TREE	6"	8'
5	UNKNOWN PALM	14"	15'
6	CABBAGE PALM	14"	20'
7	CABBAGE PALM	14"	20"
8	SABAL PALM	12"	15"
9	ROYAL PALM	10"	15"
10	SABAL PALM	12"	15"
11	SILVER BUTTONWOOD	12"	-
14	UNKNOWN TREE	6"	-
15	UNKNOWN TREE	6"	-
16	UNKNOWN TREE	6"	-
17	UNKNOWN TREE	6"	-
18	SILVER BUTTONWOOD	12"	-
19	SILVER BUTTONWOOD	12"	-
20	SILVER BUTTONWOOD	12"	-
21	OAK TREE	12"	15'
22	OAK TREE	12"	15'
23	ROYAL PALM	24"	20'
24	ROYAL PALM	12"	20"

D.B.H. = DIAMETER AT BREAST HEIGHT

LEGEND

A/C	AIR CONDITIONER
B.F.P.	BACKFLOW PREVENTER
C.B.S.	CONCRETE BLOCK STRUCTURE
EL.	ELEVATION
F.F.	FINISHED FLOOR
I.D.	IDENTIFICATION
L	LENGTH
L.B.	LICENSED BUSINESS
M	MEASURED
N.T.S.	NOT TO SCALE
N&D	NAIL & DISC
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
O.R.B.	OFFICIAL RECORDS BOOK
P	PLAT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
P.R.M.	PERMANENT REFERENCE MONUMENT
PG.	PAGE
P.B.	PLAT BOOK
PK	PARKER KYLON NAIL
R	RADIUS
TAN	TANGENT
T.B.M.	TEMPORARY BENCH MARK
℄	CENTERLINE
&	AND
#	NUMBER
Δ	DELTA OR CENTRAL ANGLE
	CONCRETE

SYMBOL LEGEND

- E = ELECTRIC BOX
- T = TRAFFIC SIGNAL BOX
- = POLE WITH CAMERA
- = WATER METER
- = UTILITY POLE
- W = WATER VALVE
- = FIRE HYDRANT
- S = STREET LIGHT SIGNAL BOX

LEGAL DESCRIPTION

LOT 4 AND A PORTION OF LOT 5, IN BLOCK 15 OF NORMANDY BEACH SOUTH, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT A POINT ON THE WEST LINE OF CARLYLE AVENUE, SAID POINT BEING 7.0 FEET SOUTH OF THE SOUTHEAST CORNER OF SAID LOT 4, THENCE RUN WEST PARALLEL TO THE SOUTH LINE OF SAID LOT 4, 60.7 FEET TO A POINT; THENCE RUN SOUTHWEST 27.0 FEET TO A POINT ON THE EASTERLY LINE OF ALBACORE DRIVE (NOW INDIAN CREEK DRIVE) SAID LAST MENTIONED POINT BEING 10 FEET SOUTH OF THE SOUTH LINE OF SAID LOT 4; THENCE RUNNING NORTHWESTERLY ALONG THE EASTERLY LINE OF ALBACORE DRIVE (NOW INDIAN CREEK DRIVE) 70.56 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF SAID BLOCK; THENCE RUNNING EAST ALONG THE NORTH LINE OF SAID LOT 4, 124.5 FEET TO THE WEST LINE OF CARLYLE AVENUE; THENCE RUNNING SOUTH ALONG THE WEST LINE OF CARLYLE AVENUE 57.0 FEET TO THE POINT OF BEGINNING, LESS THE FOLLOWING DESCRIBED STREET DESIGNATION AS RECORDED IN DEED BOOK 3475, PAGE 510, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TO-WIT:
THAT PORTION OF LOTS 4 AND 5, IN BLOCK 15 OF NORMANDY BEACH SOUTH, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BOUNDED AS FOLLOWS:
BOUNDED ON THE NORTH BY THE NORTHERLY LINE OF SAID LOT 4, BOUNDED ON THE WEST BY THE EASTERLY LINE OF INDIAN CREEK DRIVE, BOUNDED ON THE EAST BY A LINE PARALLEL TO SAID EASTERLY LINE OF INDIAN CREEL DRIVE AND 15 FEET EASTERLY THEREFROM; SAID 15 FEET BEING MEASURED AT RIGHT ANGLES TO SAID EASTERLY LINE OF INDIAN CREEK DRIVE AND BOUNDED ON THE SOUTH BY A PORTION OF A LINE DESCRIBED AS FOLLOWS:
BEGIN AT A POINT ON THE WEST LINE OF CARLYLE AVENUE, 7 FEET SOUTHERLY FROM THE SOUTHEAST CORNER OF AID LOT 4; THENCE RUN WEST, PARALLEL TO THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 60.7 FEET TO A POINT; THENCE RUN SOUTHWESTERLY 27 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 5, SAID POINT BEING 70.56 FEET FROM THE NORTHWEST CORNER OF SAID LOT 4.
(CONTAINING: 5,097 sq.ft. or 0.12 Acres more or less)
PARCEL 1:
LOTS 1 AND 2, LESS THE EAST 80 FEET THEREOF, BLOCK 15, NORMANDY BEACH SOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, AT PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
(CONTAINING: 9,159 SQ.FT. OR 0. 21 ACRES MORE OR LESS)
PARCEL 2:
THE EAST 80 FEET OF LOTS 1 AND 2, BLOCK 15, NORMANDY BEACH SOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, AT PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
(CONTAINING: 8,064 SQ.FT. OR 0. 19 ACRES MORE OR LESS)
PARCEL 3:
THE EAST 65.55 FEET OF LOT 3, BLOCK 15, OF NORMANDY BEACH SOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, AT PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
(CONTAINING: 3,277 SQ.FT. OR 0. 08 ACRES MORE OR LESS)

CERTIFICATIONS:

NOBLE CREEK, LLC.
GALBUT, WALTERS & ASSOCIATES, LLP.
EXPRESS TITLE SERVICES;
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

REVISIONS:

1. ADD TOPO & TREES: 01-30-2020
2. UPDATE PARKING STRIPES AND RE-CHECK ELEVATIONS IN PARKING AREA: 02-07-2020
3. REVISED LEGAL DESCRIPTION: 02-13-2020
4. LOCATE ADDITIONAL PARKING & REVISED CERTIFICATIONS: 02-26-2020
5. DIFFERENTIATE POLES WITH & WITHOUT CAMERAS: 03-04-2020

ORIGINATION BENCHMARK

MIAMI-DADE COUNTY
BENCHMARK "L-313-R"
N.G.V.D. ELEVATION = 11.73'

NOTES:

1. LEGAL DESCRIPTION PROVIDE BY CLIENT.
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE.
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY.
4. ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED.
5. THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH PROPERTY LINE, HAVING A BEARING OF N90°00'00"W.

SUBJECT PROPERTY CONTAINS A TOTAL OF:
25,597 sq.ft. or 0.6 Acres more or less

KENNETH OSBORNE CERTIFICATE NO. 6415 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED) _____
KENNETH OSBORNE, PROFESSIONAL SURVEYOR AND MAPPER #6415

SPECIAL PURPOSE "COMBINED" SURVEY OF
666 71ST STREET
6994 & 6980 CARLYLE AVENUE
6973 INDIAN CREEK DRIVE
MIAMI BEACH, FL 33141
PREPARED FOR:
TOWNCENTER GATEWAY PROJECT

No.	Revision/Issue	Date

Project C-18592	Sheet 1 OF 1
Date 01-23-2020	
Scale 1"=20'	

COMPASS SURVEYING
6250 N. MILITARY TRAIL
SUITE 102
WEST PALM BEACH, FL 33407
PHONE: 561.640.4800
FAX: 561.640.0576
LB #7463
WWW.COMPASSSURVEYING.NET