SKETCH OF BOUNDARY SURVEY Lot 4. Blk 67A Lot 5, Blk 67A S89°52'48"W 1/2"¢ 75.00'(M&R` 1/2"¢ no cap 5' Util. Easement 2 STY C.B.S. Metal APTS BUILDING Shed 5 F.F.ELEV. 4.48 Conc. Floor & 22.40 $\widehat{\mathbb{Z}}$ 67A 25.38 $\stackrel{\simeq}{\mathbb{H}}$ Conc. 2 STY C.B.S. о О APTS BUILDING \Box Lot Conc. No. 1311 , PB Steps 9 F.F.Elev. 5.78 of (PB Carport Portion 0 $\stackrel{\cong}{=}$ $\overline{\mathbf{m}}$ Ū 0 ∞ -ot 0.2°cl S) 6' Wood Ō 60.0'(C) 1/2"¢ (nó cap 5' Sidewalk N89°52'48"E 75.00'(M&R △ Cor. Drop Curb C & Gutter 35' Asphalt Pavement ·50' TOTAL PUBLIC R/W **15 TER** D.B.H. SPREAD No. TREE NAME BOTANICAL NAME HEIGHT STRANGLER FIG FICUS AUREA 4.0' 50' 40' MACARTHUR PALM PTYCHOSPERMA MACARTHU 0.4 12' 6' SCHEFFLERA ACTINOPHYLLA UMBRELLA TREE 1.5 12' UMBRELLA TREE SCHEFFLERA ACTINOPHYLLA 2.0' 4 8' 8'

PHOENIX CANARIENSIS

UNKNOWN

CANARY DATE PALM

UNKNOWN

2.0'

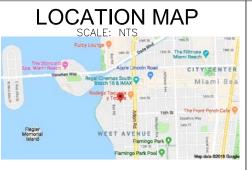
1.0

50'

30'

20'

12'



SITE PICTURE

ASPHALT
BIM = BENCH MARK
BIM/COFM.= BLOCK CORNER
CALC(C) = CALCULATED
CB = CATCH BASIN
CL = CL = CLEAT
CONC. = CONCRETE BLOCK STRUCTURE
CONC. = CONCRETE BLOCK STRUCTURE
CONC. = CONCRETE
COME. = ORNIANGE MAINT. EASEMENT
Ø = DIAMETER
EASMIT. = RESSIENT
ELEV. = ELEVATION
ELEV. = ELEVATION
END TO STANDARD TO

ABREVIATION (IF ANY APPLIED)

MONUMENT
P.T. = POINT OF TANGENCY
RAD. = RADIAL
REC. (R) = RECORDED
RES. = RESIDENCE
R/W = RIGHT OF WAY
SEC. = SECTION

S.D/H = SET DRILL HOLE S.N/D = SET NAIL AND DISCS.N/D = SET NAIL AND
S.I.P. = SET IRON PIPE
S.R.B. = SET REBAR
STY = STORY
SWK. = SIDEWALK
T.O.P. = TOP OF BANK

F.I.J.H = FOUND UNILL HOLE
F.H. = FIRE HYDRANT
F.N.JD = FOUND NAIL AND DISC
F.I.P. = FOUND IRON PIPE
F.S. = FOUND SPIKE
L.P. = LIGHT POLE
MEAS.(M) = MEASURD
MH = MANHOLE
M. = MANHUE
M. = M = MONUMENT
M = MONUMENT LINE
NTS = NOT TO SCAL

SURVEYOR'S LEGEND (IF ANY APPLIED)

	BOUNDARY LINE	
〒	STRUCTURE (BLDG.)	\circ
_	CONCRETE BLOCK WALL	0.E.
	METAL FENCE	9
	WOODEN FENCE	ф
	CHARM LIMIT FENCE	

POWER POLE LIGHT POLE HANDICAP SPACE (5)

WOOD DECK/DOCK \mathcal{Q} CONCRETE BRICKS OR PAVERS

- FASEMENT LINE ■ WATER VALVE ty TV-CABLE BOX

MANHOLE

OVERHEAD ELECT.

FIRE HYDRANT

ROOFED AREAS WATER (EDGE OF WATER) WM WATER METER - CONC. LIGHT POLE

SITE ADDRESS: 1311 15 TER. MIAMI BEACH, FL 33139

TD BANK, ITS SUCCESSORS AND/OR ASSIGNS, A.T.I.M.A

JOB NUMBER:

CERTIFIED TO:

MIO DANII OVIC

DATE OF SURVEY: FEBRUARY 4, 2019/ FEBRURY 14,2019 / APRIL 10, 2019 (UPDATE)

FOLIO NUMBER: 02-3233-016-0050

JOB SPECIFIC SURVEYOR NOTES:

- ① THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AH" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 120651-0317L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. BASE FLOOD **ELEVATION OF 8.00 FEET (NGVD)**
- 2 LAND AREA OF SUBJECT PROPERTY: 7,500 SF (+/-)
- (3) ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY BENCH MARK NO. D-104, WITH AN ELEVATION OF 3.04 FEET.
- (4) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.00°00'53"W.. BEING THE RECORDED BEARING FOR THE CENTERLINE OF WEST AVE., AS SHOWN ON PLAT BOOK 16 AT PAGE 1 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE,

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET, THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT,

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FFMA.COM

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER CHAPTER 5J-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

LOT 8 AND THE EAST ½ OF LOT 9 , BLOCK 67A, A RESUBDIVISION OF BLOCKS 67 AND 79 ALTON BEACH REALTY CO'S. BAY FRONT SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16 AT PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ENCROACHMENTS AND OTHER POINTS OF INTEREST: THERE IS A MINOR PORTION OF THE NORTH BUILDING ENCROACHING INTO THE REAR

THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1) THERE IS A 5' UTIL. EASEMENT ON THE REAR OF THE SUBJECT PROPERT

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL 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 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER

American Services of Miami,

Consulting Engineers . Planners . Surveyors



LB 6683

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