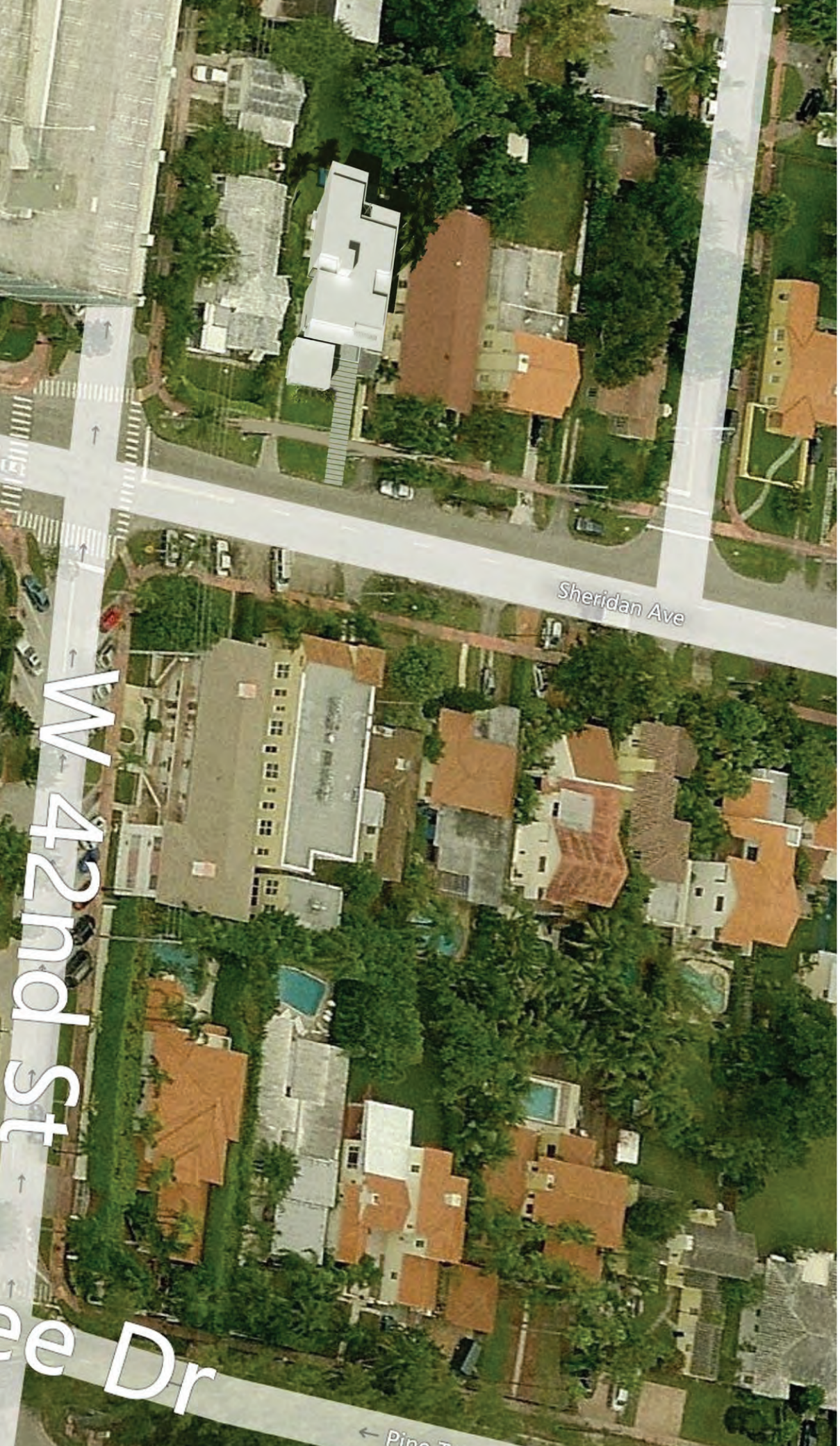




ONE DB ARCHITECTURE + DESIGN LLC
5582 NE 4TH COURT, SUITE 7A, MIAMI, FL 33137
ONEDBMIAMI.COM PH. 786.762.6949

4212 SHERIDAN AVENUE
MIAMI BEACH FLORIDA 33140

Residence in Context

DESIGN REVIEW BOARD
FINAL SUBMITTAL
MAY 13, 2016



PROPERTY ADDRESS: 4212 SHERIDAN AVENUE, MIAMI BEACH, FL 33140

FLOOD ZONE INFORMATION: COMMUNITY NO. 126851 PANEL NO. 0099 SHEET L

FIRM DATE: 09-11-2009 FLOOD ZONE: AE +1.0'

LEGAL DESCRIPTION:
LOT 13, BLOCK 5, OF "ORCHARD SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, AT PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.
LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR RECORDED EASEMENTS.
THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A BOUNDARY SURVEY ONLY AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY BOARD, COMMISSION OR OTHER ENTITY.

THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS SHOWN ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL, GROUND SURFACES AND 5/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENTS, CURBS AND OTHER MAN-MADE FEATURES AS MAY EXIST.

WELL-IDENTIFIED FEATURES AS SHOWN ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT UNLESS OTHERWISE SHOWN.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS BROUGHT TO THE FACT THAT SAID DRAWING MAY BE ALTERED IN SCALE BY THE REPRODUCTION PROCESS.

ALL MEASUREMENTS SHOWN ARE IN THE UNITED STATES STANDARD FEET.

REFERENCE BENCH MARK: C&B 41R, ELEVATION: 6.66 FEET (N.A.S.D. 1988) SHOWN ELEVATIONS ARE REFERRED TO N.G.M.D. OF 1928.

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

SUBSURFACE IMPROVEMENTS AND/OR ENCROACHMENTS WITHIN, UPON, ACROSS, ADJUTING OR ADJACENT TO THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO THIS MAP OF SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

CERTIFY TO:
SIDNEY BERMAN TRS, SIDNEY & GAE BERMAN REVIC TRUST

SURVEYOR'S CERTIFICATION:

I, A PROFESSIONAL SURVEYOR, IN MY PROFESSIONAL CAPACITY, MEET THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55, 17-05 FLORIDA ADMINISTRATIVE CODE, PLEASANT TO SECTION 47.027, FLORIDA STATUTES, AND, I STRIVE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

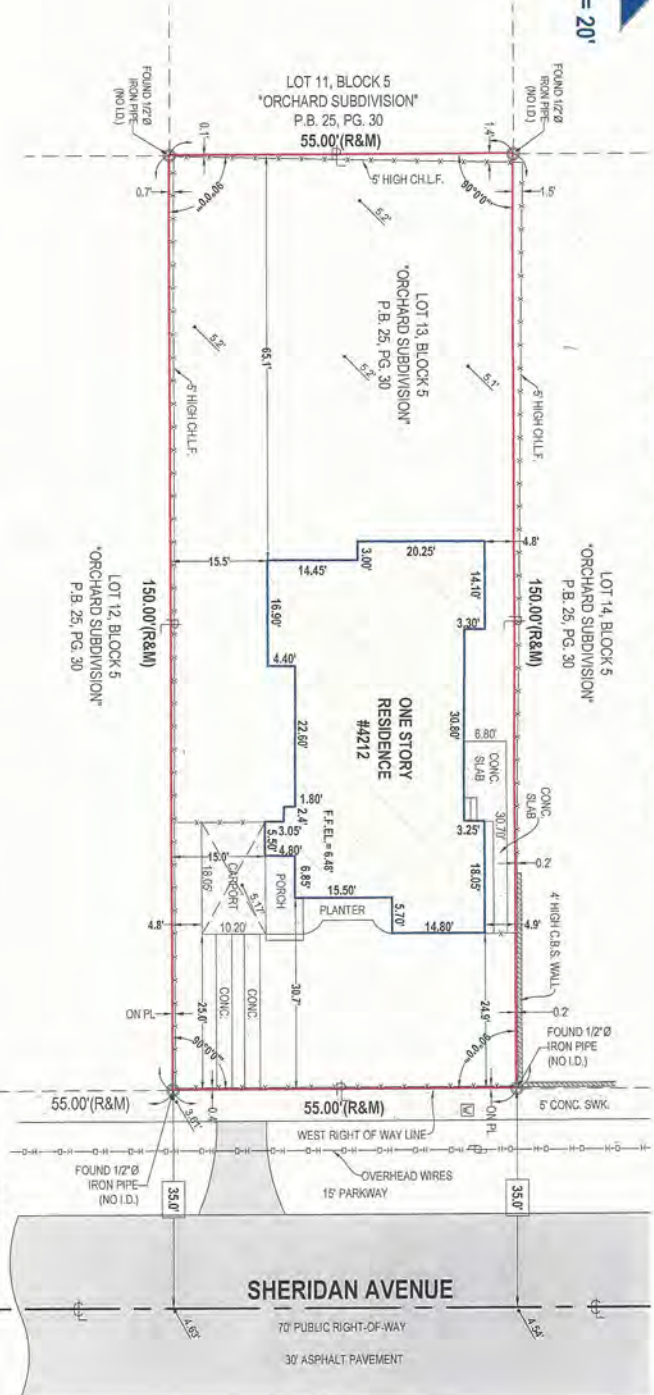
360° SURVEYING AND MAPPING, LLC

FLORIDA CERTIFICATE OF AUTHORIZATION NO. 18 6256

OSCAR E. GARCIA, P.L.S.
REGISTERED SURVEYOR AND MAPPER NO. 5024
STATE OF FLORIDA



MAP OF SURVEY



- LEGEND**
- CENTER LINE
 - ELEVATION
 - METER (WATER)
 - PROPERTY LINE
 - UTILITY POLE

ABBREVIATIONS

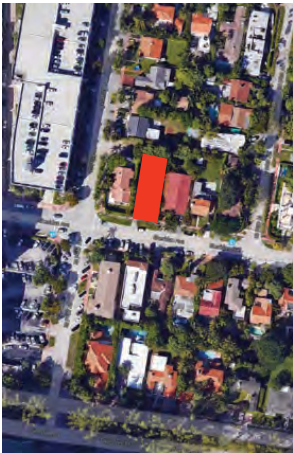
- CHLF = CHAIN LINK FENCE
- C.B.S. = CONCRETE BLOCK & STUCCO
- CONC. = CONCRETE
- Ø = DIAMETER
- H = HEIGHT
- I.D. = IDENTIFICATION
- PG. = PAGE
- P.B. = PLAT BOOK
- R = RADII
- PRM = RECORDED & MEASURED
- SWK = SIDEWALK
- F.F.E.L. = FINISHED FLOOR ELEVATION

360° SURVEYING AND MAPPING, LLC
Land Surveyors - Land Planners
2000 S.W. 83rd Court MIAMI, FLORIDA 33155
PHONE: (305) 265-1002

ORIGINAL	12-05-2015
FIELD DATE	1512-0297
JOB NO.	
REVISIONS:	

4212 SHERIDAN AVENUE,
MIAMI BEACH, FL. 33140

FOLIO: 02-3222-001-0730
PROPERTY ADDRESS:
4212 SHERIDAN AVENUE
PRIMARY ZONE: RS-4
EXISTING SQ. FT. 2,032.00
LOT SIZE: 8,250
YEAR BUILT: 1938



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Site Plan
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