



**ABBREVIATIONS** 

**LEGAL DESCRIPTION:**LOTS 3 AND 4, IN BLOCK 75, OF OCEAN BEACH ADDITION No.3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFICATION:

418 MERIDIAN LLC, A FLORIDA LIMITED LIABILITY COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
MERCANTIL COMMERCEBANK, N.A.,
ITS SUCCESSORS AND OR ASSIGNS, AS THEIR INTEREST MAY APPEAR

**PROPERTY ADDRESS:**426 MERIDIAN AVENUE,MIAMI BEACH, FL 33139 (FOLIO No. 02-4203-009-5030)
418 MERIDIAN AVENUE,MIAMI BEACH, FL 33139 (FOLIO No. 02-4203-009-5040)

# LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY: - THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT

ABSTRACT OF TITLE WILL HAVE TO BE MADE TO INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, EMERITS OF THE PROPERTY.

'S SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS,
'S OR EASEMENTS OF RECORD.
'IFTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
IRVEY MEANS A DRAWING AND/ OR A GRAPHIC
TION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD
A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR
3E EXAGGERATED FOR CLARITY PURPOSES.
'S SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
CCROACHMENT" MEANS VISIBLE AND ABOVE GROUND

ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS,
SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH
CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE
PROPER AUTHORITIES IN NEW CONSTRUCTION.

\*\*UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE
FOOTING AND/OR FOUNDATIONS.

\*\*FENCE OWNERSHIP NOT DETERMINED.\*\*
\*\*THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF
THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY
UNNAMED PARTY.

\*\*ITHE NIFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO
BE SITUATED IN ZONE: "AE",
COMMUNITY 120651 / PANEL 0319 / SUFFIX: F, DATE OF FIRM: 09/11/2009 BASE
FLOOD ELEVATION: 8 FEET.

THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

FEDERAL MATIONAL INSURANCE PROGRAM
PEDERAL MATIC
OUND MAIL
OF (HEIGHT)
= INGRESS AND EGRESS EASEMENT
= IRRIGATION CONTROL VALVE
FRON FENCE
LICHTED BUSINESS
LICHTED BUSINESS
LICHT POLE
LAKE MAINTENANCE EASEMENT
HTTPES

WHOLE
NOT A PART OF
NOT A GEOETIC VERTICAL DATUM
ASTONAL GEOETIC VERTICAL DATUM
OT TO SCALE
- WINDER

ERHEAD
OVERHEAD
OFFICIAL RECORDS BOOK
OVERHANG
AVERENT

SURVEYOR'S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.

2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.

3. CERTIFICATE OF AUTHORIZATION LB # 7806.

4. NORTH BASED ON PLAT NORTH.

5. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI-DADE COUNTY BENCH MARK # D-116. LOCATOR NO. 4231 NE; ELEVATION IS 5.03 FEET OF N.G. V.D. OF 1929

## SURVEYOR'S CERTIFICATION:

PERMANENT REFERENCE MONUMENT
PROFESSIONAL LAND SURVEYOR
PROFESSIONAL LAND SURVEYOR
PORER POLE
POOL PUMP SLAB
POOL PUMP SLAB
POOL PUMP SLAB
ALL ROAD
BESIDENCE
ESIDENCE
IGHT-OF-WAY
ANGE OR RADIAL
ANGE OR RADIAL

ECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPL HE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD 'SSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE COL'ANT TO 472.027, FLORIDA STATUTES.

CARLOS IBARRA (DATE OF FIELD WORK) 07/09/2013

JOB NO:	FIELD DATE: 07/09/2013	DRAWN BY:
13-002480-5		МСН
OS TO SON TO SON	NO. 6770 STATE OF	R OS IBAR

### L.B.# 7806 SEAL PVEYOR 43

LEGEND



140.00'

CONC.

± 14' PWY

10' CONC.

B3 [B8

DEPRESSED CURB

140.00'

<sup>™</sup> ©,00.6 **6.86**′

C.B. -RIM ELEV.= 4.70' 0.50' CL

61<u>8</u>0'

ADJACENT BUILDING

GUY & ANCHOR &

90°00,

144,38

FOUR STORY
COMMERCIAL BUILDING #
F.F.E. = 9.80'

FOUR STORY
COMMERCIAL BUILDING
F.F.E.=9.80'
L.F.E.=5.71'

100.00'

T.B.M. NAIL & DISC ELEV. = 5.0'

<u></u> МН RIM ELEV.=5.17'

LOT - 10 BLOCK - 75

3.63 **FOUR STORY** 3.63 F.F.F. = 9.90 3.63

±9' ASPHALT SO PVMT. -20' ALLEY (N.A.P.)-2' C.\$G. ¬ ±9' ASPHALT PVMT. F.P.L. EASEMENT 100.00'

BALCONY

4.80 5.28 3.25 25 00

TWO STORY

COMMERCIAL BUILDING # 4 | 8

F.F.E. = 9.88'
L.F.E = 8.02'
BLOCK - 75

26.67'

± 18' ASPHALT PVMT

70' TOTAL RIGHT-OF-WAY

7 ASPHALT PARKING SPACES

11.07

54.03

FOUR STORY

FOUR STORY

COMMERCIAL 2.50 0.70

F.F.E = 9.92' 2.60 0.70

26.15' 66 0.70

7.76' 66 0.70

0.10' ENCR.

0.85' CL

LOT - 5 BLOCK - 75 140.00' F.I.P. 1/2" \ S 100.00' ភ្ 7 CONC SWK SIGN ±10'PWY PARKING 35.00'

THE TILEPHONE BOOTH
THE TILEPHONE BOOTH
TO BE TRAFFIC SIGNAL BOX
TSB = TRAFFIC SIGNAL BOX
TSB = TRAFFIC SIGNAL FOLE
UTIL. = UTILITY
UTIL. = UTILITY
FASHENT
U. P. = UTILITY EASHENT
U. P. = UTILITY FOLE
W. M. = WOOD FENCE
W. F. = WOOD FENCE
W. F. = WOOD FORCH
W. R. = WOOD ROP
W. V. = WATER VALVE
M. = WOOD MOREN
TANE
M. = WOOD FORCH
W. T. = WOOD FORCH
W. T

REVISED ON:

FINAL SURVEY 4/28/2016

PROFESSIONAL LAND SURVEYOR NO.: 6770 **STATE OF FLORIDA** (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED LICENSED SURVEYOR AND MAPPER).

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