

LOUIS 3 AND 4, IN BLOCK 73, 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.

ABBREVIATIONS

A = ARC.
A/C = AIR CONDITIONED PAD

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)


B.C. = BLOCK CORNER
B.D. = BUILDING
B.M. = BENCH MARK
B.C.R. = BROWARD COUNTY RECORDS
B.O.B. = BASIS OF BEARING
C = CALCULATED

- THERE MAY EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE THE EXISTENCE OF ANY EASEMENTS OR OTHER INTERESTS IN THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS BY CLIENT OR ATTESTING TITLE COMPANY.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOW SCALE AND/OR NOT TO SCALE. THE WALLS OR FENCES MAY BE ENLARGED FOR CLARITY PURPOSES.
- THIS SURVEY IS NOT TO BE USED FOR ANY OTHER UNAUTHORIZED OR UNLAWFUL PURPOSE.

- [illegible]

1. IF PLAIN BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY
SAY PLUM, THE DESCRIPTION OF THE PROPERTY, IF NOT BEARINGS ARE
THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1,750 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.
4. NORTH BASED ON PLAT NORTH.
5. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL
DATE/OF 1929. MINIMUM DOWNSIDE COUNTER BENCH MARK D-116. LOCATION NO.
42317 NE. ELEVATION IS 53.0 FEET OF M.G.V.D. OF 1929


I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY:  07/09/2013

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

REVISED ON: _____

DRAWN BY:	MCH
FIELD DATE:	07/09/2013
JOB NO:	13-002480-5
SHEET:	1 OF 1



CARLOS B. BARRY
NO. 8770
STATE OF
FLORIDA
PROFESSIONAL LAND SURVEYOR

L.B.# 7806

SEAL