

Data from: Yelp



# SITE LOCATION PLAN

PROJECT  
LOCATION  
1344 15th TERRACE

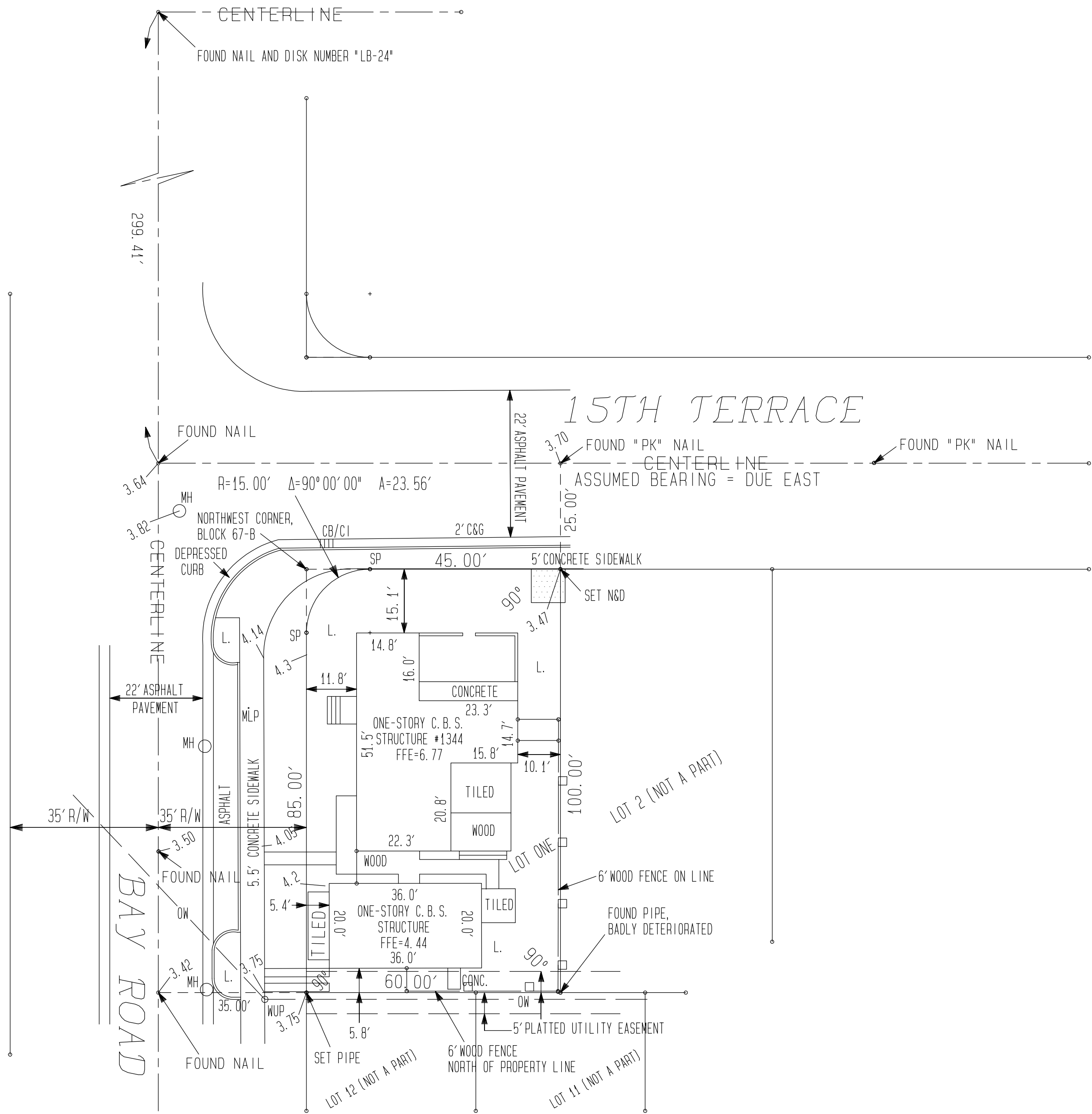
ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

CERTIFIED TO:  
1344 15th Terrace Townhomes, LLC;  
Clear Title Services, Inc.;  
Old Republic National Title Insurance Company

SCALE: 1"=20'

LEGEND

- SMH SEWER MANHOLE  
C CENTERLINE  
ORB OFFICIAL RECORD BOOK  
PB PLAT BOOK  
R/W RIGHT OF WAY  
CB CATCH BASIN  
FH FIRE HYDRANT  
WV WATER VALVE  
CONC CONCRETE  
TS TRANSFORMER SLAB  
WM WATER METER  
CLP CONCRETE LIGHT POLE  
WUP WOOD UTILITY POLE  
TSP TRAFFIC SIGNAL POLE  
GWA GUY WIRE & ANCHOR  
MH MANHOLE  
PS REGULAR PARKING SPACE  
OW OVERHEAD WIRES  
CBS CONCRETE BLOCK & STUCCO BUILDING  
FFE FINISH FLOOR ELEVATION  
3.15 EXISTING ELEVATION  
P PLANTER  
CLF CHAIN LINK FENCE  
UP UTILITY POLE  
CUP CONCRETE UTILITY POLE  
A/C AIR CONDITIONING EQUIPMENT  
OW OVERHEAD WIRES  
EB ELECTRIC BOX  
FPL FLORIDA POWER AND LIGHT  
GV GAS VALVE  
PH POOL HEATER  
TB TELEPHONE BOX  
VG VALLEY GUTTER  
L LANDSCAPED AREA  
AP ASPHALT PAVEMENT  
MN MONITORING WELL  
IV IRRIGATION VALVE  
GP GAS STANDPIPE  
(P) AS PER PLAT  
(C) CALCULATED  
PCP PERMANENT CONTROL POINT  
PP POOL PUMP  
C&G CURB & GUTTER  
TYP TYPICAL  
A/C AIR CONDITIONING EQUIPMENT  
C COLUMN  
LP LIGHT POLE  
WF WOOD FENCE  
F FOUNTAIN  
PH POOL HEATER  
MLP METAL LIGHT POLE  
WF WOOD FENCE  
VG VALLEY GUTTER



SURVEYOR'S NOTES:

- Internal angles and North Arrow are based upon the Plat of "ALTON BEACH BAY FRONT SUBDIVISION", and are referenced to the centerline of 15th Terrace, assumed bearing = due East.
- SET PIPE, SP denotes set 1/2" iron pipe and cap stamped C&A, Inc. LB-1678.
- Recording references, if any, refer to the Public Records of Miami-Dade County, Florida.
- Underground utilities were not investigated. Only visible utilities have been located unless otherwise shown.
- FP, FOUND PIPE denotes found 1/2" iron pipe & cap, cap missing/illegible, location good, unless otherwise noted.
- FOUND N&D denotes found nail and disk, location good, unless otherwise noted. Number illegible.
- FOUND REBAR denotes found 1/2" rebar, location deemed good unless otherwise stated.
- Date of survey/latest revision represents most recent date survey was performed in the field, which is not necessarily the same date as survey issuance.
- It is strongly recommended that an update of this survey be requested of us prior to commencing any design or construction services.
- SET N&D denotes set nail and disk stamped "LB-1678".
- "FN" denotes found nail, location deemed good.
- According to the National Flood Program's Flood Rate Map Number 12086C, Panel 0317, Suffix "L", Community Number 120651 (City of Miami Beach), dated as revised 9-11-2009, this property lies in Flood Zone "AE", elevation = 8 feet.
- FOUND 1/2" REBAR denotes found 1/2" rebar, with no cap, location good.
- Elevations are based upon National Geodetic Vertical Datum (NGVD) and are based upon City of Miami Beach Benchmark #1506, elevation 2.26 NAVD (North American Vertical Datum) and also referenced to Miami-Dade County Benchmark "D-104", elevation = 1.49 NAVD. For the purposes of this survey, a conversion to NGVD has been made.
- Property contains 5951 square feet.

Campanile & Associates, Inc Certificate of Authorization No. = LB-1678.

PROJECT#	DATE
5129	5-5-2016
DRAWN	CHECKED
AC	
FIELD BOOK;	PAGES
324	39 & 40
CADD FILE	SCALE
5129	1"=20'

SKETCH OF SURVEY  
OF  
1344 15th Terrace  
Miami Beach, Florida 33139  
FOR  
Gregg Covin Real Estate

CAMPANILE & ASSOCIATES, INC.  
ENGINEERS PLANNERS SURVEYORS  
6420 MAHI DRIVE  
CORAL GABLES, FLORIDA 33158  
(305) 971-1988  
ACAMPAN@AOL.COM

LEGAL DESCRIPTION:  
Lot 1, Block 67-B "ALTON BEACH BAY FRONT SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 16, Page 1 of the Public Records of Miami-Dade County, Florida.

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Campanile & Associates, Inc. Certificate of Authorization #LB1678.

1.	8-9-2016	ADD SOME ELEVATIONS/NO UPDATE	BY		
No.	DATE	REVISION DESCRIPTION	BY	CHK.	APV.

CAMPANILE & ASSOCIATES, INC.  
*Louis R. Campanile*  
BY: LOUIS R. CAMPANILE  
PROFESSIONAL SURVEYOR AND MAPPER No. 1224  
STATE OF FLORIDA  
THIS SURVEY IS NOT VALID UNLESS SEALED WITH AN IMPRESSION SEAL OF THE ABOVE NAMED PROFESSIONAL



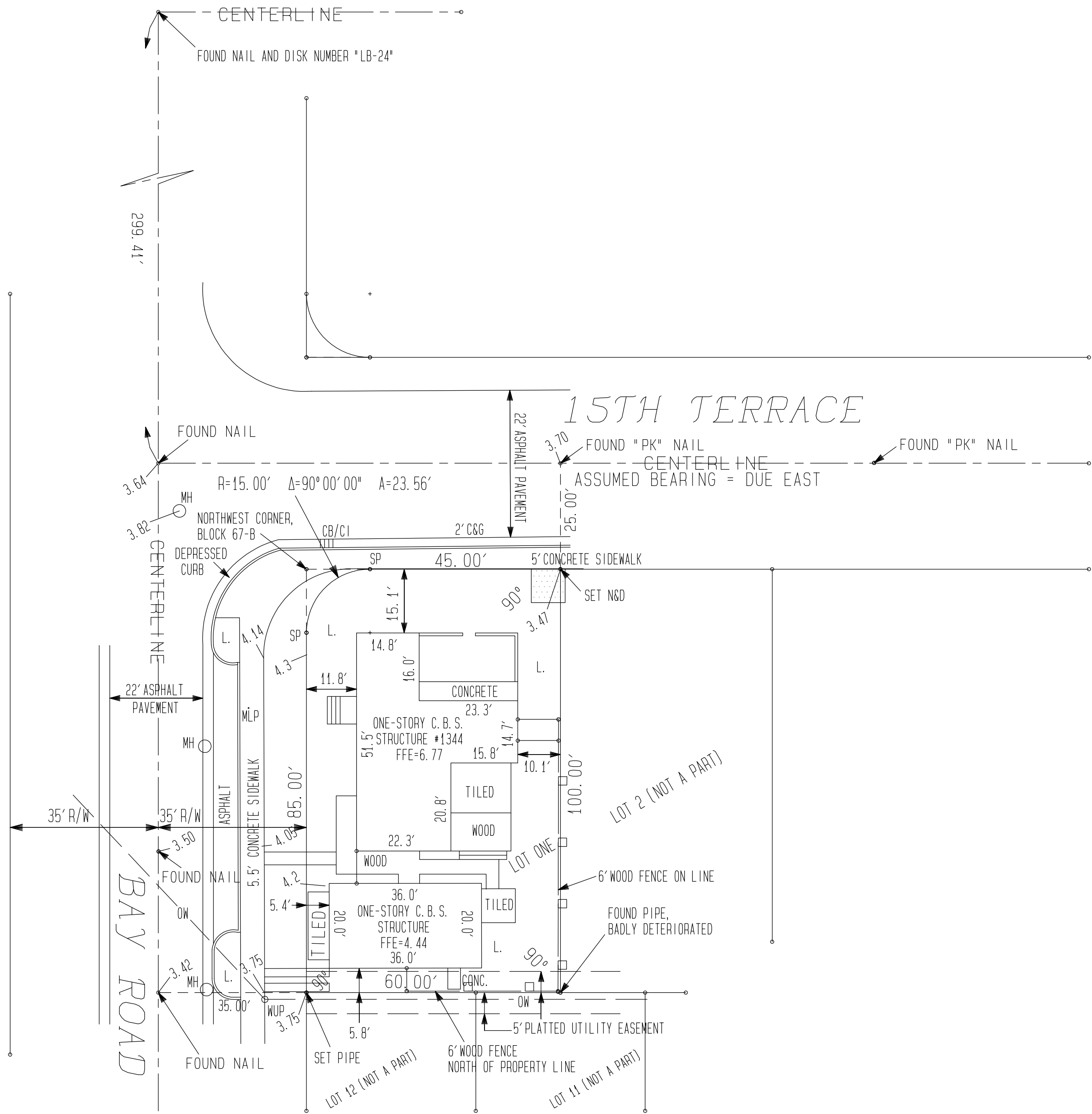
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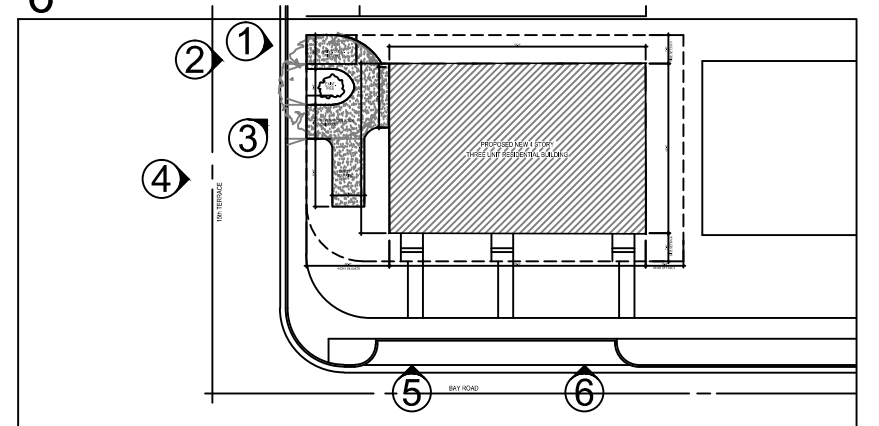


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## Existing Property Photographs



Site Photographs