

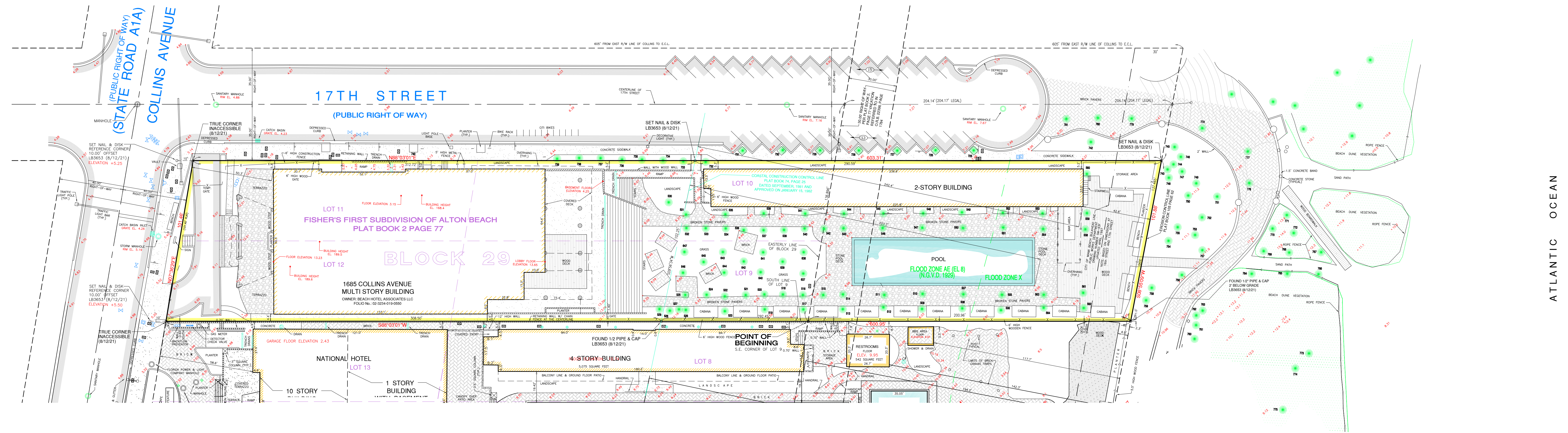
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No.	O.N.	ADD BEACH DUNE ELEVATIONS (10/13/21) TMC	DWF
1	210830		

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00009663
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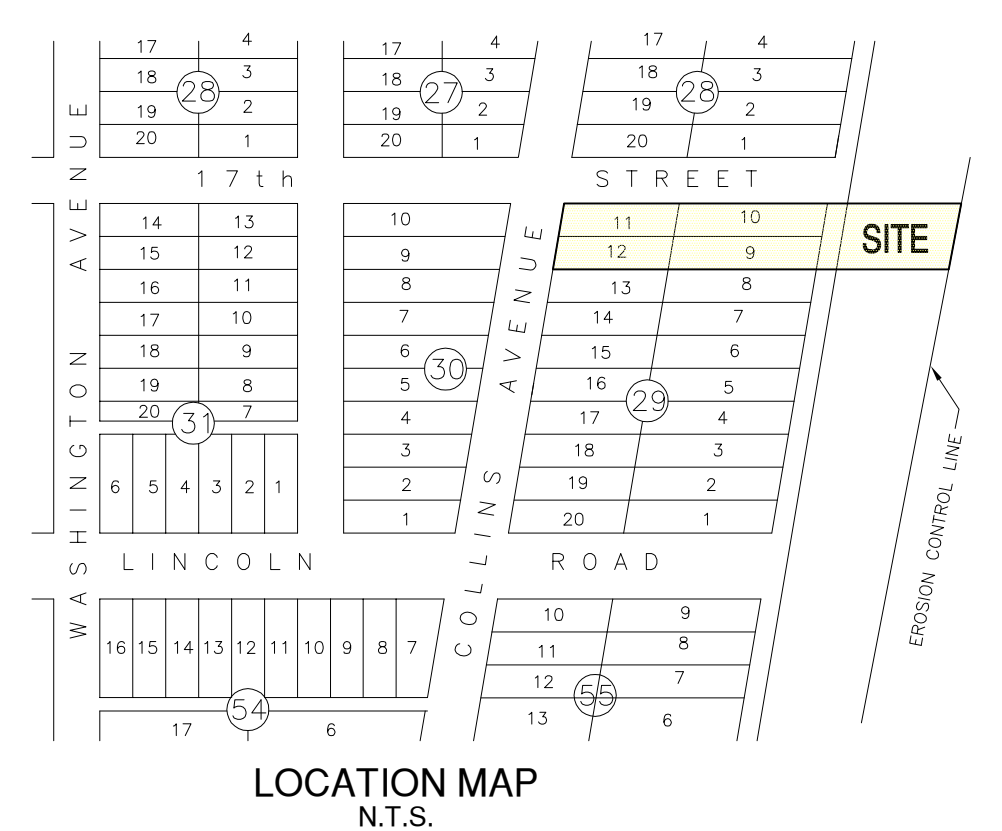
BOUNDARY & TOPOGRAPHIC SURVEY
1685 COLLINS AVENUE
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	8/12/21
Scale	1"=30'
Drawn By	MAP
CAD No.	970020
Plotted	8/17/21 1:30p
Ref. Dwg.	295D-303
Field Book	SJD
FLD.SHTS. & 524/64-65	
Job No.	210501
Dwg. No.	2021-094-NGVD
Sheet	1 of 1



TREE LEGEND

TREE NUMBER	COMMON NAME	D.B.H. (INCHES)	HEIGHT (FEET)	SPREAD (FEET)	TREE NUMBER	COMMON NAME	D.B.H. (INCHES)	HEIGHT (FEET)	SPREAD (FEET)
506	Cabbage Palm	13	57	10	643	Cabbage Palm	24	60	10
507	Cabbage Palm	15	60	10	644	Cabbage Palm	19	20	15
508	Cabbage Palm	20	60	10	645	Ficus	22	20	20
509	Cabbage Palm	13	60	10	646	Cabbage Palm	13	60	10
510	Cabbage Palm	13	56	10	647	Cabbage Palm	20	60	10
511	Cabbage Palm	27	60	10	728	Coconut Palm	12	35	20
512	Cabbage Palm	25	60	10	729	Coconut Palm	6	25	20
513	Cabbage Palm	18	60	10	727	Coconut Palm	10	20	20
514	Cabbage Palm	15	60	10	728	Coconut Palm	10	22	20
515	Ficus	17	20	15	729	Coconut Palm	6	22	18
516	Cabbage Palm	12	55	10	730	Coconut Palm	8	22	18
517	Cabbage Palm	14	60	10	731	Coconut Palm	8	22	20
518	Ficus	14	20	20	732	Black Olive	14	40	38
519	Cabbage Palm	15	58	10	733	Black Olive	12	40	30
520	Cabbage Palm	14	60	10	734	Black Olive	12	40	50
521	Ficus	14	20	20	735	Black Olive	14	40	60
522	Cabbage Palm	17	60	10	736	Black Olive	14	40	45
523	Cabbage Palm	17	58	10	737	Black Olive	16	40	50
524	Ficus	15	20	20	738	Black Olive	16	40	35
525	Cabbage Palm	15	60	10	739	Black Olive	16	40	20
526	Cabbage Palm	18	60	10	740	Silver Buttonwood	8	16	20
527	Unknown	7	15	12	742	Silver Buttonwood	7	15	20
528	Unknown	8	15	12	743	Silver Buttonwood	29	15	45
529	Unknown	6	15	12	744	Silver Buttonwood	14	15	25
530	Black Olive	14	40	30	745	Silver Buttonwood	11	15	15
531	Cabbage Palm	12	70	10	746	Sabal Palm	13	15	15
532	Cabbage Palm	12	70	10	747	Sabal Palm	14	15	15
533	Ficus	14	20	18	748	Silver Buttonwood	5	8	8
534	Cabbage Palm	12	70	10	749	Coconut Palm	15	15	15
535	Cabbage Palm	12	70	10	750	Sabal Palm	19	15	15
536	Ficus	12	18	14	751	Coconut Palm	12	20	15
537	Cabbage Palm	12	70	10	752	Coconut Palm	12	20	15
538	Cabbage Palm	12	70	10	753	Coconut Palm	13	20	15
539	Ficus	12	18	14	754	Coconut Palm	14	22	15
540	Cabbage Palm	14	60	10	755	Sabal Palm	10	10	15
541	Cabbage Palm	14	60	10	756	Sabal Palm	19	30	10
542	Ficus	18	18	15	757	Sabal Palm	18	18	10
543	Cabbage Palm	19	60	10	758	Coconut Palm	14	40	15
544	Cabbage Palm	14	60	10	759	Coconut Palm	24	25	20
545	Cabbage Palm	14	60	10	760	Sabal Palm	12	20	10
546	Cabbage Palm	14	60	10	761	Sabal Palm	23	20	10
547	Cabbage Palm	14	60	10	762	Sabal Palm	19	20	10
548	Cabbage Palm	14	60	10	763	Sabal Palm	12	20	10
549	Cabbage Palm	18	60	10	764	Sabal Palm	13	25	10
550	Cabbage Palm	18	60	10	765	Sabal Palm	16	18	10
551	Cabbage Palm	14	60	10	766	Sabal Palm	8	25	10
552	Cabbage Palm	14	60	10	767	Sabal Palm	13	25	10
553	Cabbage Palm	14	60	10	768	Sabal Palm	15	25	10
554	Cabbage Palm	14	60	10	769	Sabal Palm	10	25	10
555	Cabbage Palm	14	60	10	770	Coconut Palm	10	25	10
556	Cabbage Palm	15	60	10	771	Coconut Palm	8	15	20
560	Silver Buttonwood	30	10	16	772	Coconut Palm	12	25	20
561	Cabbage Palm	14	60	10	773	Coconut Palm	10	10	20
562	Cabbage Palm	12	60	10	774	Coconut Palm	10	30	20
563	Cabbage Palm	12	60	10	775	Coconut Palm	9	20	10
564	Cabbage Palm	12	60	10	776	Coconut Palm	14	14	15
637	Cabbage Palm	25	60	10	777	Coconut Palm	13	25	20
638	Cabbage Palm	18	60	10	778	Coconut Palm	8	30	20
639	Ficus	11	20	15	779	Date Palm	17	25	15
640	Cabbage Palm	24	60	10	780	Date Palm	17	25	15
641	Cabbage Palm	16	60	10	781	Date Palm	17	25	15



LEGEND

	CATCH BASIN		0.5' CURB
	MANHOLE		2.00' CURB & GUTTER
	LIGHT POLE		CHAIN LINK FENCE
	WATER METER		IDENTIFICATION
	WATER VALVE		ELEVATION
	CATCH BASIN INLET		INVERT
	UTILITY POLE		SANITARY
	RISER		DESCRIPTION
	FIRE HYDRANT		PERMANENT REFERENCE MONUMENT
	HANDHOLE		CONCRETE
	SIGN		ASPHALT PAVEMENT

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

LOTS 9, 10, 11 AND 12, IN BLOCK 29, OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, A SUBDIVISION OF DADE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF DULY RECORDED UPON THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA IN PLAT BOOK 2, PAGE 77 THEREOF;

ALSO THAT TRACT OF LAND SHOWN ON PLAT OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 9 IN BLOCK 29 AS SHOWN ON PLAT OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 77, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN IN A NORTHERLY DIRECTION ALONG THE EASTERLY LINE OF SAID BLOCK 29 OF THE AFORESAID PLAT AND THE NORTHERLY EXTENSION THEREOF A DISTANCE OF 136.896 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION OF THE CENTER LINE OF 17TH STREET; THENCE RUN EASTERLY ALONG THE CENTER LINE OF 17TH STREET, EXTENDED, A DISTANCE OF 204.17 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION OF SAID CENTER LINE OF 17TH STREET EXTENDED EASTERLY OF THE EROSION CONTROL LINE OF THE ATLANTIC OCEAN, SAID LINE RECORDED IN PLAT BOOK 105, PAGE 62, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THENCE RUN SOUTHERLY ALONG SAID EROSION CONTROL LINE, A DISTANCE OF 137.465 FEET TO THE INTERSECTION OF THE EXTENSION EASTERLY OF THE SOUTHERLY LINE OF REFERENCED LOT 9, THENCE RUN WESTERLY ALONG THE EASTERLY EXTENSION OF LOT 9, A DISTANCE OF 200.96 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPT, HOWEVER, THAT CERTAIN PORTION OF SUCH LAND AS WAS APPROPRIATED AND TAKEN BY THE CITY OF MIAMI BEACH, FLORIDA, IN THAT CERTAIN EMINENT DOMAIN OR CONDEMNATION PROCEEDING A FINAL JUDGMENT FOR WHICH WAS RECORDED IN DEED BOOK 3106, PAGE 96, WHICH COVERS THAT PORTION OF THE PREMISES LYING NORTHERLY OF THE NORTHERLY LINE OF SAID BLOCK 29 EXTENDED EASTERLY TO THE EROSION CONTROL LINE RECORDED IN PLAT BOOK 105, PAGE 62 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- This site lies in Section 34, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown hereon were NOT abstracted for easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of N 07°36'29" E for the East Right-of-Way line of Collins Avenue (State Road A1A), and evidenced by set nail & disk and set nail & disk (10' offset).
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark No. A-371, Elevation +5.38 (N.G.V.D. 1929), located on May 7, 2019 at the intersection of 17th Street and Washington Avenue.
- Lands shown hereon are located within an area having a Zone Designation X & AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No.12086C0317L, for Community No. 120651, dated September 11, 2009, and index map revised September 11, 2009, relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 60,244 square feet, or 1.383 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Pursuant to Florida State Statutes in Chapter 161.181, it designates that an upland property landward of the established Erosion Control Line shall remain the property of the upland owner.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- Trees shown are surveyed for their horizontal location and/or size. Identification and/or name verification of all trees should be confirmed by the Division of Forestry County Forester or a professional in that field.
- Legal description shown hereon furnished by client and no claims as to ownership are made or implied.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on August 12, 2021, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on August 12, 2021.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.