



LOCATION MAP
PORTION OF SECTION 36, TOWNSHIP 54 S., RANGE 40 E.
SCALE 1" = 100'

LEGEND:

Sq.Ft.	DENOTES SQUARE FEET
14.05	DENOTES EXISTING ELEVATIONS
—	DENOTES GUY WIRE
—	DENOTES WATER VALVE
—	DENOTES WATER METER
—	DENOTES FIRE HYDRANT
—	DENOTES CATCH BASIN
—	DENOTES STORM DRAINAGE MANHOLE
—	DENOTES SANITARY SEWER MANHOLE
—	DENOTES FLORIDA POWER & LIGHT MANHOLE
—	DENOTES TELEPHONE MANHOLE
—	DENOTES BELLSOUTH MANHOLE
—	DENOTES GAS VALVE
—	DENOTES BELLSOUTH BOX
—	DENOTES CONCRETE LIGHT POLE
—	DENOTES PULL BOX
—	DENOTES STREET LIGHT BOX
WP	DENOTES WOOD POLE
—	DENOTES CHAIN LINK FENCE
—	DENOTES METAL PICKET FENCE
—	DENOTES CENTER LINE
O.H.W.	DENOTES GAS PAINT MARKS
(M)	DENOTES MEASURED
(R)	DENOTES RECORD
P.O.B.	DENOTES POINT OF BEGINNING
FND.	DENOTES FOUND
I.P.	DENOTES IRON PIPE
N & D.	DENOTES NAIL AND DISC
—	DENOTES EXISTING CONCRETE
—	DENOTES EXISTING ASPHALT
2" C&G	DENOTES CURB AND GUTTER
2" VG	DENOTES VALLEY GUTTER
GPM	DENOTES GAS PAINT MARK
PLANT	DENOTES PLANTER
D.I.P.	DENOTES GAS DUCTILE IRON PIPE
P.V.C.	DENOTES POLYVINYL CHLORIDE PIPE

CERTIFIED TO:

- 550 LANDLORD LLC, A FLORIDA LIMITED LIABILITY COMPANY
- MITCHELL SETH POLANSKY, P.A.
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
- IBERIABANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THIS BOUNDARY SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. THE FIELDWORK WAS COMPLETED ON 01/17/2020.

Schwebke-Shiskin & Associates, Inc.
No. 4775
STATE OF FLORIDA
PROFESSIONAL LAND SURVEYOR AND MAPPING ENGINEER
By: Mark Steven Johnson DATE OF PLAT OR MAP: 03/30/2020
MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA.

CERTIFICATE OF AUTHORIZATION No. LB-87
NOTE: THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Date	Ord. No.	Remarks	By
7-14-11	198087	UP-DATE SURVEY, P.B. 2183, Pg. 70	DINO
12-26-12	200751	ADD URD INFO ONLY, P.B. 2183, Pg. 71	DINO
01-17-20	211376	BOUNDARY SURVEY UPDATE/DESIGN	NRC

ALTA/NSPS LAND TITLE SURVEY
A PORTION OF LOT 2 AND 3, BLOCK 48, OCEAN BEACH, FLORIDA, ADDITION No. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 81 OF PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
LYING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA
SECTION 03, TOWNSHIP 54 SOUTH, RANGE 42 EAST.

Schwebke-Shiskin & Associates, Inc.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 TEL: (954)435-7010 FAX: (954)438-3288

By: _____
Registered Land Surveyor No. _____ State of Florida
Registered Engineer No. _____ State of Florida

Drawn By: J.G.H. Date: 08/21/08
Order No. 195796 FB 2183 PG 61
File No. AJ-4619

Checked By: M.S.J. Date: 09/05/08
Scale: 1" = 20'
Sheet No. 1 of 1 Sheets

