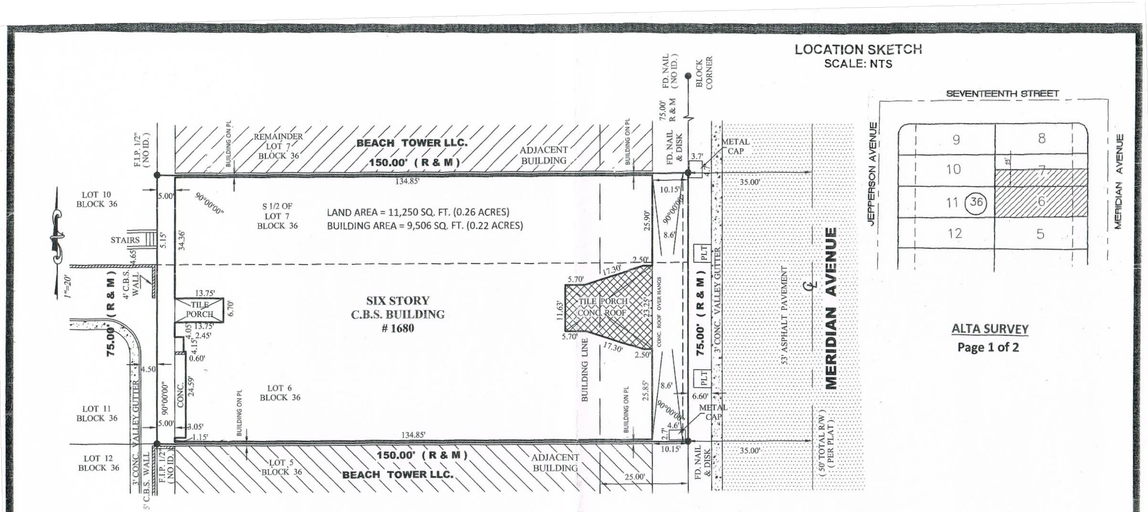

Property has 0 (zero) parking spaces.
Zone = CD-3 Commercial High Intensity District (Miami Beach Planning and Zoning)

ABBREVIATIONS:
SW=SIDEWALK, CBS=CONCRETE BLOCK STRUCTURE, CLF=CHAIN LINK FENCE, PL=PROPERTY LINE, DUE=DRAINAGE UTILITY EASEMENT, IP=IRON PIPE, F=FOUND, AC=AIR CONDITIONER PAD, PIC=PROPERTY CORNER, DH=DRILLED HOLE, WF=WOODEN FENCE, RES=RESIDENCE, CL=CLEAR, RB=REBAR, UE=UTILITY EASEMENT, CONC=CONCRETE SLAB, RW=RIGHT OF WAY, DE=DRAINAGE EASEMENT, CL=CENTER LINE, D=DIAMTER, TYP=TYPICAL, M=MEASURED, R=RECORDED, ENCR=ENCROACHMENT, COMP=COMPUTER, ASH=ASPHALT, N/D=NAIL & DISC, S=SET, FEE=FINISH FLOOR ELEVATION, O/S=OFFSET, P/P=POWER POLE, OHP=OVERHEAD POWERLINE, WM=WATER METER
WOOD FENCE=
MASONRY WALL=
CONCRETE=
LANDSCAPING

SURVEYOR'S NOTES: 1) OWNERSHIP SUBJECT TO OPINION OF TITLE. 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. 4) UNDERGROUND ENCROACHMENTS NOT LOCATED. 5) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. 6) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION. 7) PROPERTY HAS DIRECT ACCESS TO A PUBLICLY DEDICATED RIGHT-OF-WAY (MERIDIAN AVE.). 8) THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS. 9) THERE IS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. 10) THERE IS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL. 11) THE SUBJECT PROPERTY IS NOT WITHIN AN AREA DEFINED AS WETLANDS BY APPROPRIATE AUTHORITIES. 12) BUILDING COMPLIES WITH THE REQUIRED ZONING SETBACK.

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.

BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB 6 PAGE 26

Property Address: 1680 Meridian Ave., Miami Beach, FL. 33139.

Legal Description: Lot 6 and the South ½ of Lot 7, in Block 36, AMENDED PLAT OF GOLF COURSE SUBDIVISION, according to the Plat thereof as recorded in Plat Book 6, Page 26, Public Records of Miami-Dade County, Florida.

NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL

REVISED:

I HEREBY CERTIFY That the survey represented thereon meets the minimum technical requirements adopted by the STATE OF FLORIDA Board of Land Surveyors pursuant to Section 472.027 Florida Statutes.
There are no encroachments, overlaps, easements appearing on the plat or visible easements other than as shown hereon.

ADIS N. NUNEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #5924

SINCE 1967
BLANCO SURVEYORS INC.
Engineers • Land Surveyors • Planners • LB # 0007059
555 NORTH SHORE DRIVE
MIAMI BEACH, FL 33141
(305) 865-1200 Email: blancosurveyorsinc@yahoo.com Fax: (305) 865-7810

FLOOD ZONE: AE		SUFFIX: L	DATE: 9/11/09 BASE: 8'
PANEL: 0317		COMMUNITY #: 120651	
DATE: 2/28/15	SCALE: 1" = 20'	DWN. BY: F. Blanco	JOB No.: 15-257