

LEGEND:

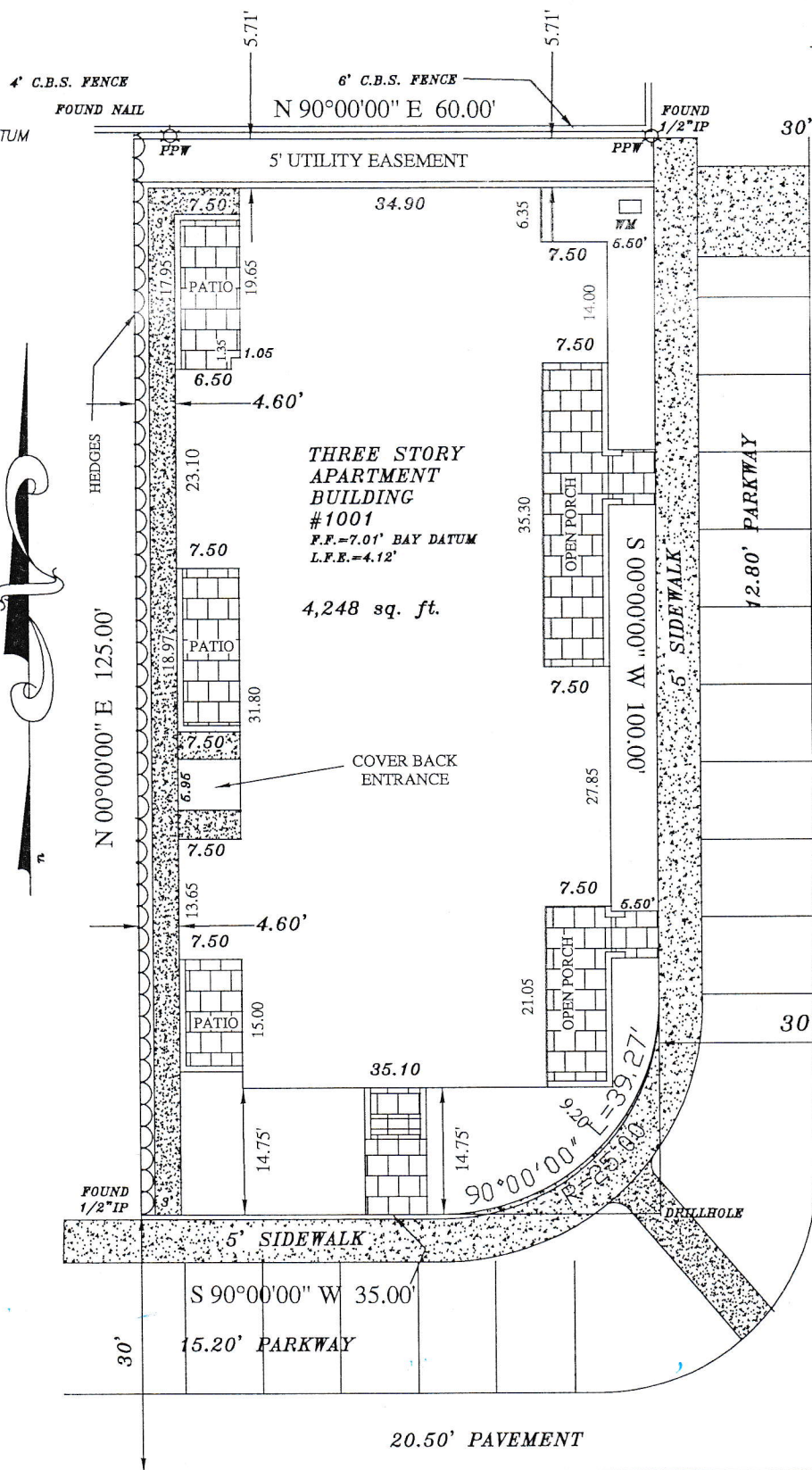
NGVD = NATIONAL GEODETIC VERTICAL DATUM
 N/D = NAIL & DISC
 N.T.S. = NOT TO SCALE
 PL. = PLANTER
 P.P. = POWER POLE
 (R) = RECORDED DISTANCE
 R/W = RIGHT-OF-WAY
 R = RADIUS
 S.I.P. = SET IRON PIPE LB.# 3630
 U.P. = UTILITY POLE
 W.M. = WATER METER
 C.B. = CATCH BASIN
 C.B.S. = CONCRETE BLOCK STRUCTURE
 C.L.F. = CHAIN LINK FENCE
 CONC. = CONCRETE
 F.H. = FIRE HYDRANT
 F.I.P. = FOUND IRON PIPE
 F.F.E.L. = FINISH FLOOR ELEVATION
 F.N.D. = FOUND NAIL & DISC
 F.N. = FOUND NAIL
 L.P. = LIGHT POLE
 M = MEASURED

□ = CATCH BASIN
 ○ = UTILITY POLE
 — = WOOD FENCE
 ☼ = FIRE HYDRANT
 ▨ = C.B.S. WALL

▨ = TILES
 ▨ = ASPHALT

WV = WATER VALVE
 — = UTILITY POLE ANCHOR
 ▨ = CONCRETE

XX = ELEVATIONS



BOUNDARY
 SCALE 1"=20'

60' RIGHT OF WAY

MICHIGAN AVENUE

CARLOS SILVA P.S.M.

JOB: 1-040908-P DATE: 11/28/2016

11010 SW 140TH AVENUE

FB: MIAMI FLA 33186

203-1/40 PH: (305) 388-4098

FAX: (305) 388-4098

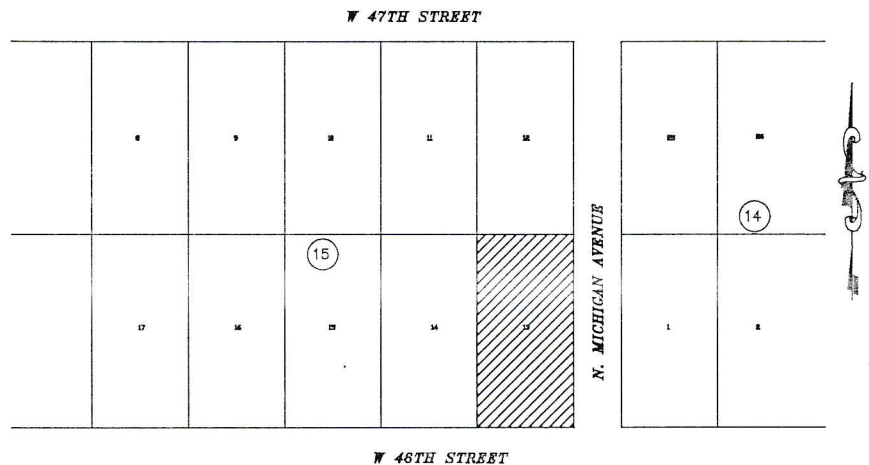
W 46TH STREET

60' RIGHT OF WAY

THE SURV
 PROFESS

SURVEY

LOCATION MAP N.T.S.



SURVEYORS NOTES:

- 1-OWNERSHIP IS SUBJECT TO OPINION OF TITLE
- 2-EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- 3-NO UNDERGROUND IMPROVEMENTS WERE LOCATED
- 4-ELEVATIONS ARE REFERRED TO BAY VERTICAL DATUM
- 5-THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN IN THIS SURVEY THAT MAY BE FOUND IN PUBLIC RECORDS OF MIAMI DADE COUNTY.
- 6-LEGAL DESCRIPTION PROVIDED BY CLIENT.
- 7-UNLESS OTHERWISE NOTED RECORDED AND MEASURED DATA ARE IN SUBSTANTIAL AGREEMENTS.
- 8-BEFORE ANY CONSTRUCTION THE SET BACKS MUST BE CHECKED.
- 9-FLOOD ZONE AE.
- 10-THIS SURVEY IS INTENDED EXCLUSIVELY FOR THE USE BY THOSE TO WHOM IT IS CERTIFIED.

LEGAL DESCRIPTION:

Lot 13, Block 15 NAUTILUS ADDITION of Miami Bay Shore Co., according to the Plat thereof as recorded in Plat Book 8, at Page 130, of the Public Records of Miami Dade County, Florida.

CERTIFIED TO:

- 1-George Befeler, Esq.
- 2-George Befeler, P.A.
- 2-Homer Bonner Jacobs.
- 3-The Northern Trust Company.
- 4-Attorneys Title Insurance Services.
- 5-Old Republic National Title Insurance Company.

COMMUNITY 120651,
PANEL 12086C0309 L,
FLOOD ZONE "AE",
ELEVATION= 7'

ALL ELEVATIONS ARE BAY DATUM.
MBBM #40-07R ELEV: 5.57'

PROPERTY ADDRESS:

1001 W 46 STREET,
MIAMI BEACH, FLORIDA

I HEREBY CERTIFY THAT THIS MAP OF BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61 G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472. 027, FLORIDA STATUTES

CARLOS SILVA

PROFESSIONAL SURVEYOR & MAPPER
CERTIFICATE No 3630
STATE OF FLORIDA

11/28/2016

NEE DESPICED HERE IS NOT COVERED BY
SIONAL LIABILITY INSURANCE.

THE SURVEY SHOWN HEREON IS NOT VALID WITHOUT THE SIGNATURE AND 6/09/2014
ORIGINAL RISED SEAL OF A FLORIDA SURVEYOR AND MAPPER
4/09/2009
2/26/05