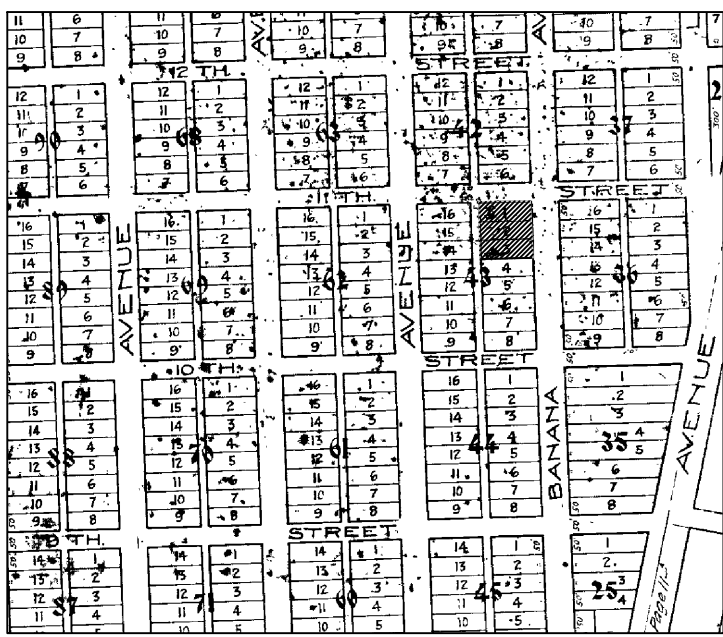
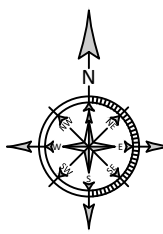
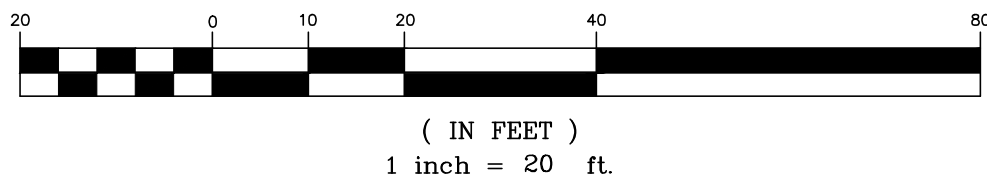


LOCATION MAP

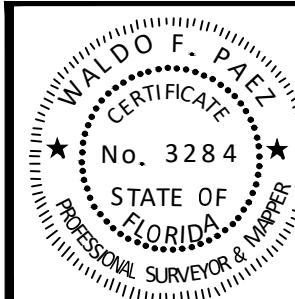
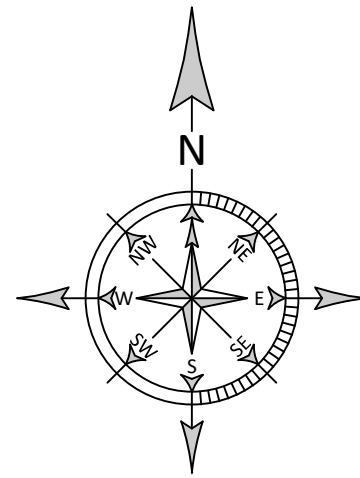
N.T.S



GRAPHIC SCALE



BOUNDARY SURVEY



LEGAL DESCRIPTION:

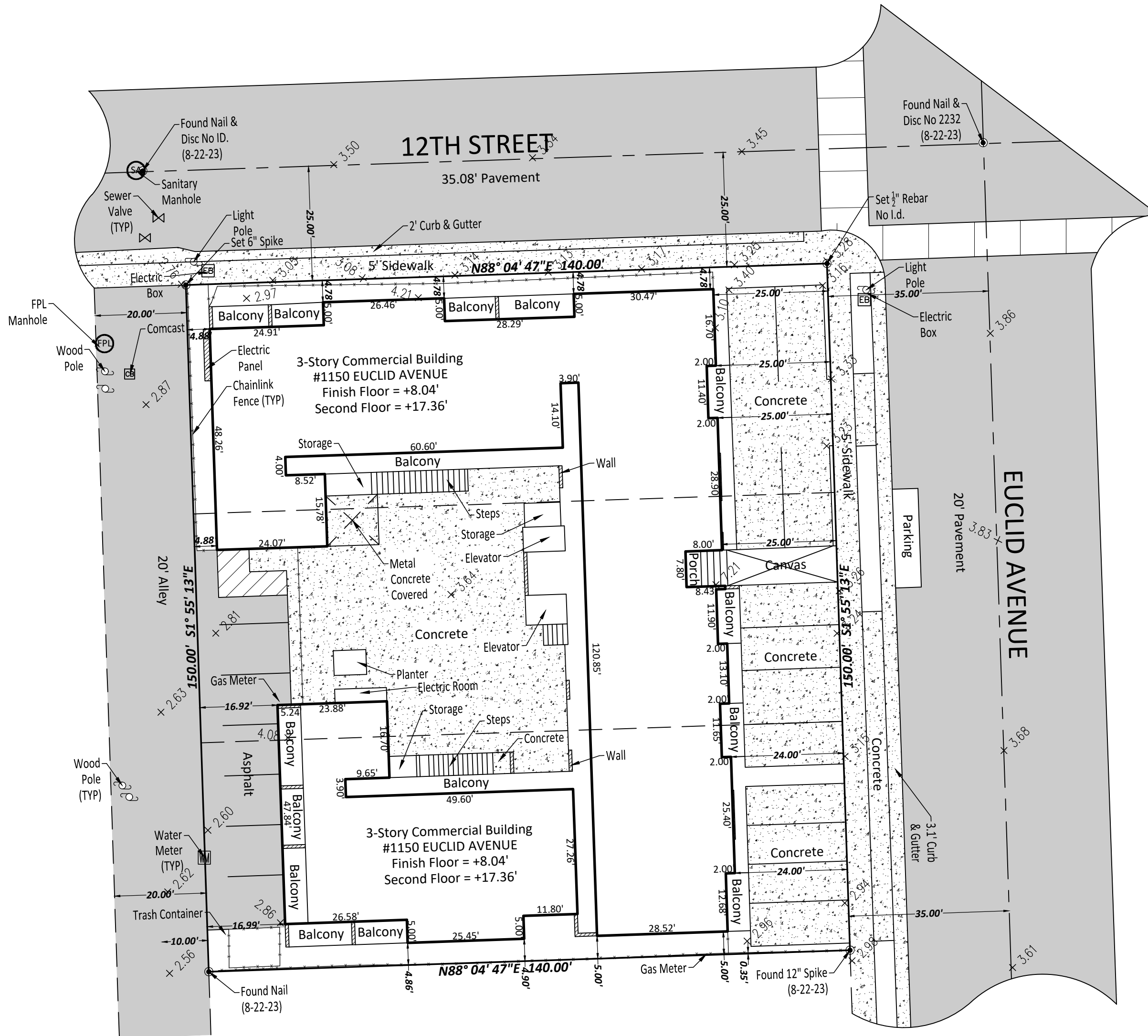
Lot 1, 2, 3, Block 63, OCEAN BEACH FLA ADDITION NO. 3, according to the Plat thereof, as recorded in Plat Book 2, Page 81, of the Public Records of Miami-Dade County, Florida.

SURVEY FOR:

TOWER EAST INCORPORATED

SURVEYOR'S NOTES:

- There may be additional restrictions that are not shown on this survey that may be found in the public records of this county.
- Examination of abstract of title will have to be made to determine recorded instruments, if any, affecting property.
- This certification is only for the lands as described, it is not a certification of title, zoning, easements, or freedom of encumbrances. Abstract not reviewed.
- Location and identification of utilities, if any, are shown in accordance with recorded plat.
- Ownership is subject to opinion of title.
- Type of Survey: BOUNDARY SURVEY
- The herein captioned property was surveyed and described based on the shown legal description: provided by client.
- Survey map and report or the copies thereof are not valid and for reference only, unless signed and sealed with the original raised seal of a Florida licensed surveyor and mapper.
- This plan of survey has been prepared for the exclusive use of the entities named hereon. The certificate does not extend to any unnamed parties.
- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- The surveyor of record does not determine ownership of fences, measurements shown hereon depict physical location of fence.
- Accuracy: The expected use of land as classified in the Minimum Technical Standards (5J-17 FAC), is "suburban". The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- In some instances, graphic representations have been exaggerated to more clearly illustrate relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- No attempt has been made to locate any foundation beneath the surface of the ground.
- Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
- 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 shown are assumed and are based on the East Right-of-Way line of **EUCLID AVENUE**, being **S 1°55'13" E**.



LEGEND

	WATER METER
	CATCH BASIN
	FIRE HYDRANT
	CLEAN OUT
	SANITARY MANHOLE
	STORM MANHOLE
	FPL MANHOLE
	BELL SOUTH MANHOLE
	INLET
	WATER VALVE
	GAS VALVE
	UTILITY POLE
	CONCRETE UTILITY POLE
	TRAFFIC BOX
	TREE
	P.B. PLAT BOOK
	PG. PAGE
	SQ. FT. SQUARE FEET
	± MORE OR LESS
	ELEV. ELEVATION
	INV. INVERT
	CENTERLINE
	CITY OF MIAMI MONUMENT LINE
	PROPERTY LINE
	ENCR. ENCROACHMENT
	(M) MEASURED
	(P) PLAT
	(A) ATLAS SHEET
	OVERHEAD POWER LINES
	WATER MAIN
	SEWER MAIN
	TELEPHONE LINE
	GAS LINE
	CHAIN LINK FENCE
	BACKFLOW PREVENTER
	HANDICAP PARKING
	ELECTRIC BOX
	COLUMN
	TBM TEMPORARY BENCH MARK
	STREET LIGHT POLE

ELEVATION NOTE: (IF REQUESTED AND SHOWN)
1. +0.00' Indicates existing Elevations
2. Elevations are referred to the North American Vertical Datum of 1988

BENCHMARK INFORMATION: NAME: W-310. DESCRIPTION: US C & G BRASS DISC AT SEWER PUMPING STATION, DIRECTLY OVER WET TANK, AT BASE OF EXHAUST STACK. LOCATION: 11 ST --- 74' SOUTH OF SOUTH CURB LINE, JEFFERSON AVE --- 150' EAST OF C/L, 26.8' W OF NE COR OF PUMPING STATION, 0.4' E OF E EDGE OF EXHAUST STACK. ELEVATION: (+5.47' NGVD) (+3.91' NAVD)

REVISIONS:	JOB NO.:	DATE:	REVISIONS:	JOB NO.:	DATE:
SURVEY	21-0409	12-1-21			
UP-DATE	23-0221	8-24-23			
UP-DATE	23-0267	10-12-23			

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED & SEALED BY WALDO F. PAEZ, LS3284 ON OCTOBER 12, 2023 USING A DIGITAL SIGNATURE CERTIFIED BY IDENTRUST.

DIGITALLY SIGNED PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WALDO F. PAEZ, LS3284 ON OCTOBER 12, 2023.

THIS NOT A VALID CERTIFICATION WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL PRESENT. THE BOUNDARY SURVEY OF THE ABOVE CAPTIONED PROPERTY WAS COMPLETED UNDER MY SUPERVISION AND/OR DIRECTION, TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ADDRESS: 1150 EUCLID AVENUE, MIAMI BEACH, FL 33139
FOLIO NO.: 02-4203-032-0010

SHEET: 1
OF 1 SHEET(S)
SURVEY DATE: 10-12-2023
JOB NO.: 23-0267

DELTA MAPPING & SURVEYING, Inc

LAND SURVEYORS & PLANNERS

13301 S.W. 132 Avenue, Suite 117
Miami, Florida 33186

PHONE: (786) 429-1024 FAX: (786) 592-1152



Delta Mapping & Surveying, Inc.