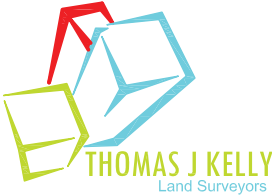


BOUNDARY SURVEY

SCALE: 1"= 20'



CERTIFY TO:
KAISER CARS AND REAL ESTATE LLC

LEGAL DESCRIPTION:
LOT: 14
BLOCK: 36
SUBDIVISION: OCEAN BEACH ADDN NO.3
ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK: 2 PAGE: 81
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

FLOOD ZONE INFORMATION:
THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN
DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: AE
PANEL NO/SUFFIX: 317/L
COMMUNITY NO.: 120651
DATE OF FIRM: 09/11/2009
THE SUBJECT PROPERTY LIES IN A
SPECIAL FLOOD HAZARD AREA

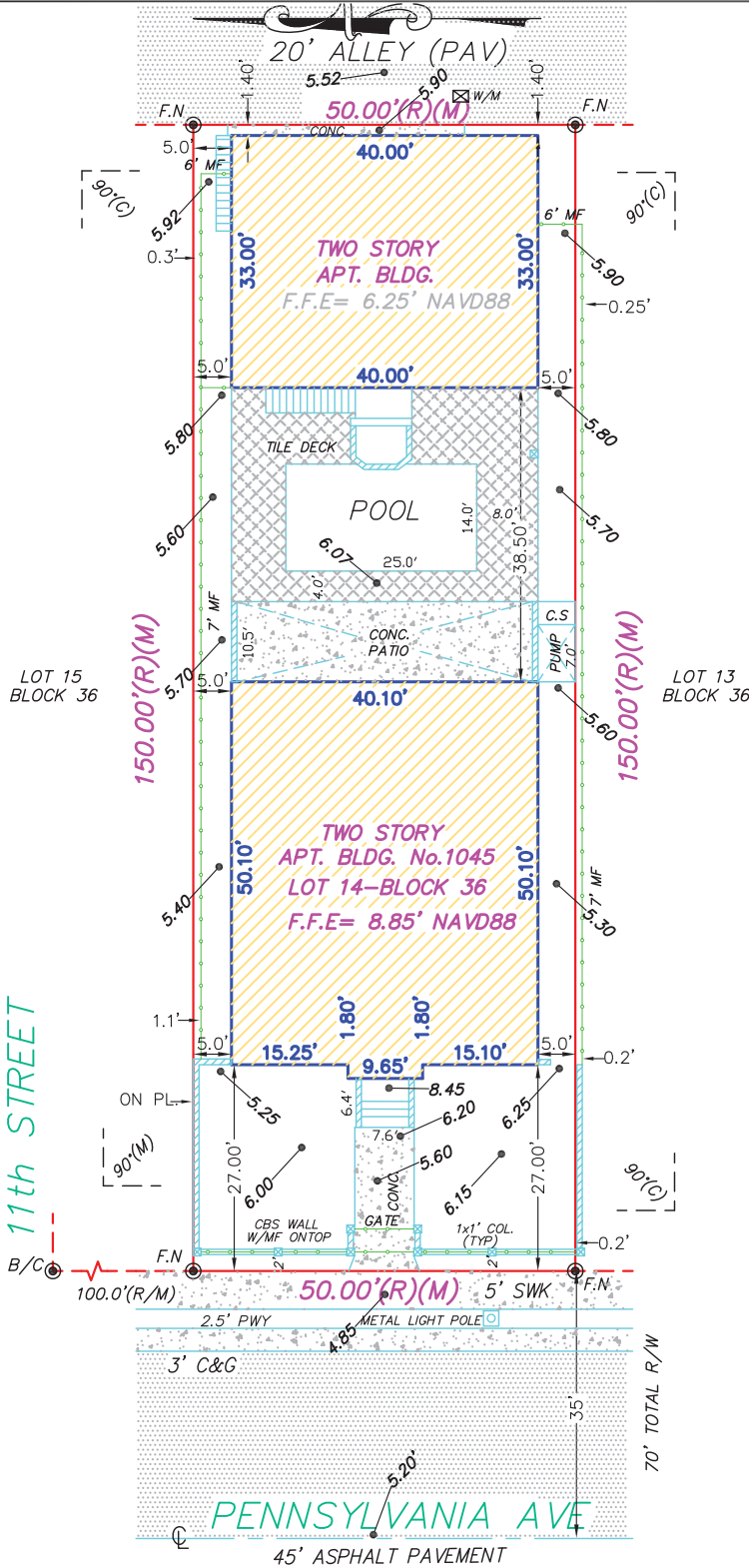
BM OF ORIGIN:
MBBM NG5 X 310 R
ELEVATION: 6.57 NAVD1988
LOCATION: NW INTX 10TH ST & WASHINGTON AVE
DESCRIPTION: BRASS DISC @ WAR MEMORIAL MONUMENT

Notes:
A) All Clearances and / or INSIDEroachments shown hereon are of apparent nature. FINSIDEe ownership by visual means. Legal ownership of FINSIDEes not determined.
B) This survey is intended for construction purposes only and exclusively for this use by those to whom it is certified.
C) Code restriction and title search are not reflected on this survey.
D) The flood information shown hereon does not imply that the referINSIDEed property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof for any damage that results from reliance on said information.
E) The lands depicted hereon were surveyed per the legal description and no claims as to ownership or matters of title are made or implied.
F) Underground INSIDEroachments, if any, not located.
G) I hereby certify that the survey represented hereon meets the minimum technical standards set forth by the Board of Land Surveyors in Chapter 5J-17.050 to 17.052 Florida Administrative Code pursuant to Section 472.027 Fla. Statutes.
H) If shown, bearings are to an assumed meridian (by plat)
I) If shown, elevations are referred to N.A.V.D. 1988
J) This is a boundary survey

JULIO S
PITA
Digitally signed by
JULIO S PITA
Date: 2017.02.16
10:20:03 -05'00'



JULIO S. PITA, P.S. & M. # 5789
STATE OF FLORIDA
NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL



VIEW OF SUBJECT PROPERTY

PROPERTY ADDRESS:
1045 PENNSYLVANIA AVE.
MIAMI BEACH, FLORIDA 33139

SURVEYOR'S NOTATIONS: NONE



VICINITY MAP.

LEGEND OF SURVEY ABBREVIATIONS

ADJ.....ADJACENT	(M).....MEASURED
A/C.....AIR CONDITIONER	N.....NORTH
ASPH. PAV.....ASPHALT PAVEMENT	N/D.....NAIL AND DISC
B/C.....BLOCK CORNER	N.G.V.D.....NATIONAL GEODETIC VERTICAL DATUM
BLDG.....BUILDING	N.T.S.....NOT TO SCALE
BLK.....BLOCK	O/H.....OVER HANG
B.M.....BENCH MARK	O.R.....OPTICAL RECORD BOOK
B.C.C.....BROWARD COUNTY RECORD	O.U.L.....OVERHEAD UTILITY LINE
C/C.....CURB AND GUTTER	(P).....PLAT
C.B.....CATCH BASIN	P.B.....PLAT BOOK
CH.....CHORD DISTANCE	P.C.....POINT OF CURVATURE
CHLF.....CHAIN LINK FENCE	P.C.C.....POINT OF COMPOUND CURVATURE
CLP.....CONC. POLE	P.C.P.....PERMANENT CONTROL POINT
C/L.....CENTER LINE	PG.....PAGE
(C).....CALCULATED	P.I.....Point of Intersection
C.B.S.....CONCRETE BLOCK AND STUCCO	P.K.....PARKER KALON
CL.....CLEAR	PKWY.....PARKWAY
C.M.E.....CANAL MAINTENANCE EASEMENT	P.L.S.....PROFESSIONAL LAND SURVEYOR
CONC.....CONCRETE	P/L.....PROPERTY LINE
COR.....CORNER	P.O.B.....POINT OF BEGINNING
CT.....COURT	P.O.C.....POINT OF COMMENCEMENT
D.B.....DEED BOOK	P.R.C.....POINT OF REVERSE CURVATURE
D.C.R.....DADE COUNTY RECORD	P.R.M.....PERMANENT REFERENCE MONUMENT
D.E.....DRAINAGE EASEMENT	P.T.....POINT OF TANGENCY
D/H.....DRILL HOLE	(R).....RECORD
D/W.....DRIVEWAY	RE-BAR.....REINFORCEMENT BAR
E.....EAST	(R/M).....RECORD AND MEASURED
ENC.....ENCROACHMENT	RES.....RESIDENCE
E.O.W.....EDGE OF WATER	R/W.....RIGHT-OF-WAY
F.....FENCE	S.....SOUTH
FD.....FOUND	SEC.....SECTION
F.H.....FIRE HYDRANT	S.I.P.....SET IRON PIPE
FD. LP.....FOUND IRON PIPE	SWK.....SEWER
F.F.ELEV.....FIRST FLOOR ELEVATION	(TYP.).....TYPICAL
F.P.....FLORIDA POWER AND LIGHT CO.	TERN.....TERRACE
L.E.....LAKE MAINTENANCE EASEMENT	U.E.....UTILITY EASEMENT
M.E.....MAINTENANCE EASEMENT	U.P.....UTILITY POLE
M.F.....METAL FENCE	W.....WOOD FENCE
M.H.S.S.....MANHOLE SANITARY SEWER	WM.....WATER METER
M/L.....MONUMENT LINE	W.....WEST
	11.28.....DENOTES ELEVATION

8127 SW 120 ST, PINECREST, FLORIDA 33156
TEL:(786) 242-7692 DADE. (954) 779-3288 BRWD
FAX:(786) 242-6494 DADE. (954) 779-3260 BRWD
E-MAIL: tjksurvey@gmail.com

THOMAS J. KELLY
SURVEYORS-MAPPERS
LAND PLANNERS

DATE 02/13/17
SCALE 1"=20'
DRAWN BY R.B.R.
ORDER NO. 17-0195
SHEET 1 OF 1