

BOUNDARY SURVEY

SURVEY NOTES
CONCRETE CROSSING PROPERTY BOUNDARY ON
NORTHERLY, WESTERLY & SOUTHERLY SIDES OF LOT

CONCRETE AND FENCES CROSSING INTO 6.0' FPL
UNDERGROUND BUSINESS EASEMENT AT EASTERLY SIDE OF LOT

LEGAL DESCRIPTION AS PROVIDED CONTAINS THE FOLLOWING
REPEATED CALL: "SAID PIPE BEING 54.89 FEET EASTERLY OF A POINT
WHERE LINE OF THE SOUTH 5 FEET OF LOT 10 OF THE AFORESAID SUBDIVISION"

SYMBOL DESCRIPTIONS:

- = CATCH BASIN
- = CENTERLINE ROAD
- = COVERED AREA
- = EXISTING ELEVATION
- = HYDRANT
- = MANHOLE
- = METAL FENCE
- = MISC. FENCE
- = PROPERTY CORNER
- = UTILITY BOX
- = UTILITY POLE
- = WATER METER
- = WELL
- = WOOD FENCE

COMMUNITY NUMBER: 120651
PANEL: 12086C0317
SUFFIX: L
F.I.R.M. DATE: 9/11/2009
FLOOD ZONE: AE (29)
FIELD WORK: 12.17.2018

CERTIFIED TO:
JAIME N. CALAF;
OCEAN BANK, A FLORIDA BANKING CORPORATION,
ITS SUCCESSORS AND/OR ASSIGNS, AS THEY MAY APPEAR.

PROPERTY ADDRESS:
1435 COLLINS AVENUE
MIAMI BEACH, FL 33139

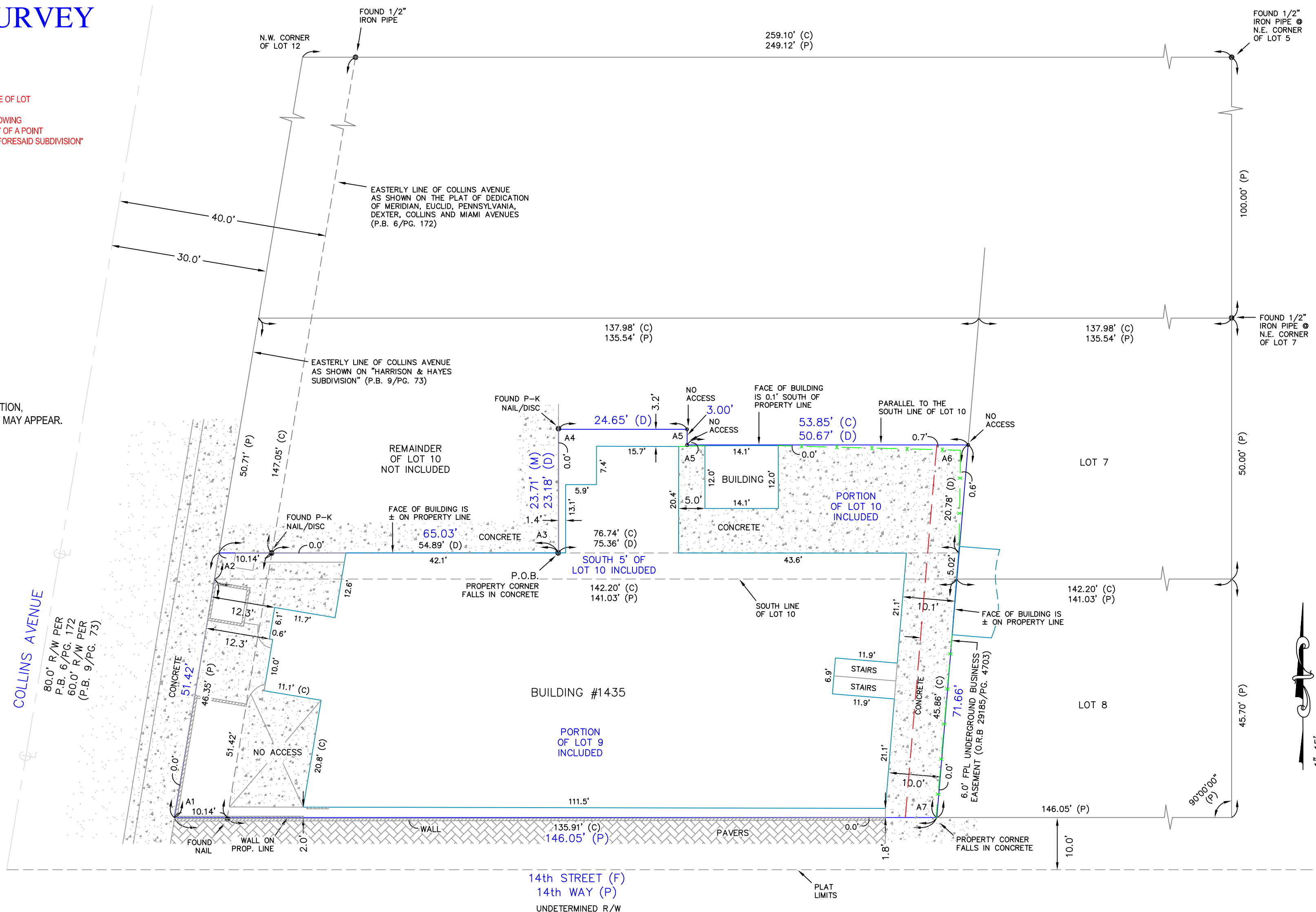
SURVEY NUMBER: 351869

CLIENT FILE NUMBER: 18127045

ABBREVIATION DESCRIPTION:

- A/C AIR CONDITIONER
- C CENTERLINE
- Δ CENTRAL / DELTA ANGLE
- I.D. IDENTIFICATION
- L LENGTH
- LB LICENSED BUSINESS
- N.A.V.D. NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
- O.H. OVERHEAD UTILITIES
- P.C. POINT OF CURVATURE
- P.C.C. POINT OF COMPOUND CURVE
- P.K. PARKER KYLON NAIL
- P.R.C. POINT OF REVERSE CURVE
- PSM PROFESSIONAL SURVEYOR MAPPER
- P.T. POINT OF TANGENCY
- R RADIAL / RADIUS
- R/W RIGHT OF WAY

A1=	80°25'45" (P)
A2=	99°34'15" (P)
A3=	90°01'28" (C)
	89°52'00" (D)
A4=	90°01'28" (C)
	90°17'00" (D)
A5=	89°34'00" (D)
A6=	85°10'51" (C)
A7=	94°49'09" (C)



LEGAL DESCRIPTION:
LOT 9 AND THE SOUTH 5 FEET OF LOT 10, OF HARRISON AND HAYES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 73, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF LOT 10, CONTIGUOUS TO THE ABOVE DESCRIBED PARCEL AS FOLLOWS:

BEGIN AT A PIPE ON THE NORTHERLY LINE OF THE SOUTH 5 FEET OF LOT 10 OF THE AFORESAID SUBDIVISION, SAID PIPE BEING 54.89 FEET EASTERLY OF A POINT WHERE LINE OF THE SOUTH 5 FEET OF LOT 10 OF THE AFORESAID SUBDIVISION, SAID PIPE BEING 54.89 FEET EASTERLY OF POINT WHERE THE NORTHERLY LINE OF THE SOUTH 5 FEET OF LOT 10 OF THE AFORESAID SUBDIVISION INTERSECTS THE EASTERLY LINE OF COLLINS AVENUE AS SHOWN ON THE PLAT OF DEDICATION OF MERIDIAN, EUCLID, PENNSYLVANIA, DREXEL, COLLINS AND MIAMI AVENUES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 172, OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA; THENCE GO NORTHERLY AT AN INTERIOR ANGLE OF 89° 52' 00" A DISTANCE OF 23.18 FEET TO A PIPE; THENCE GO EASTERLY AT AN INTERIOR ANGLE OF 90° 17' 00" A DISTANCE OF 24.65 FEET TO A PIPE; THENCE GO SOUTHERLY AT AN INTERIOR ANGLE OF 89° 34' 00" A DISTANCE OF 3 FEET TO A PIPE; THENCE GO EASTERLY AT AN INTERIOR ANGLE OF 89° 34' 00" A DISTANCE OF 50.67 FEET ALONG A LINE PARALLEL TO THE SOUTH LINE OF LOT 10 OF AFORESAID SUBDIVISION TO THE EASTERLY LINE OF LOT 10 OF AFORESAID SUBDIVISION; THENCE GO SOUTHERLY ALONG THE EASTERLY LINE OF LOT 10 OF AFORESAID SUBDIVISION, A DISTANCE OF 20.78 FEET TO A PIPE ON THE NORTHERLY LINE OF THE SOUTH 5 FEET OF LOT 10 OF AFORESAID SUBDIVISION; THENCE GO WESTERLY ALONG THE NORTHERLY LINE OF THE SOUTH 5 FEET OF LOT 10 OF THE AFORESAID SUBDIVISION A DISTANCE OF 75.36 FEET TO THE POINT OF BEGINNING.

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED) _____
KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

I have reviewed OLD REPUBLICAN NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE			
Issuing Office File Number: HENROSA HOTEL File No. 18127045			
Dated NOVEMBER 15, 2018 @ 8:00 AM.			
All policy and title search items have been abstracted and all that apply are shown hereon			
ITEM#	O.R.B. PG.	CONVEYANCE	STATUS
11	29185 4703	SURVEYOR'S AFFIDAVIT	NOT PLOTTABLE
12	29660 4264	6.0' FPL UNDERGROUND BUSINESS EASEMENT	SEE NOTE

THE 6.0' FPL UNDERGROUND BUSINESS EASEMENT RECORDED IN O.R.B. 29660/P.G. 4564 PROVIDES BEARINGS FOR THE EASEMENT BOUNDARY WHICH RESULT IN AN ANGLE OF 93°21'38" AT THE SOUTHEAST CORNER OF LOT 9. THIS ANGLE DIFFERS FROM THE FIELD CALCULATED ANGLE OF 94°49'09" AT THE SOUTHEAST CORNER OF LOT 9. IN ORDER TO RECTIFY THIS DISCREPANCY, THE WESTERLY BOUNDARY OF SAID 6.0' EASEMENT IS SHOWN AS BEING 6.00' WESTERLY OF AND PARALLEL TO THE EASTERLY LINE OF LOTS 9 AND 10. THE SOUTHERLY, EASTERLY AND NORTHERLY BOUNDARIES OF SAID EASEMENT ARE SHOWN AS BEING CONTIGUOUS WITH THE SOUTHERLY, EASTERLY AND NORTHERLY BOUNDARIES OF SUBJECT PROPERTY.

- GENERAL NOTES:**
- LEGAL DESCRIPTION PROVIDED BY OTHERS
 - ENCUMBRANCES NOT SHOWN ON THE PLAT
 - UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
 - WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
 - ONLY VISIBLE ENCUMBRANCES LOCATED.
 - DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
 - FENCE OWNERSHIP NOT DETERMINED.
 - ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. UNLESS OTHERWISE NOTED.
 - IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOCATIONS. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF IMPROVEMENTS OVER SCALED POSITIONS.

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