



DRAWING TITLE:
LOCATION PLAN

NORTH



SCALE:
Not To Scale

PROJECT NUMBER

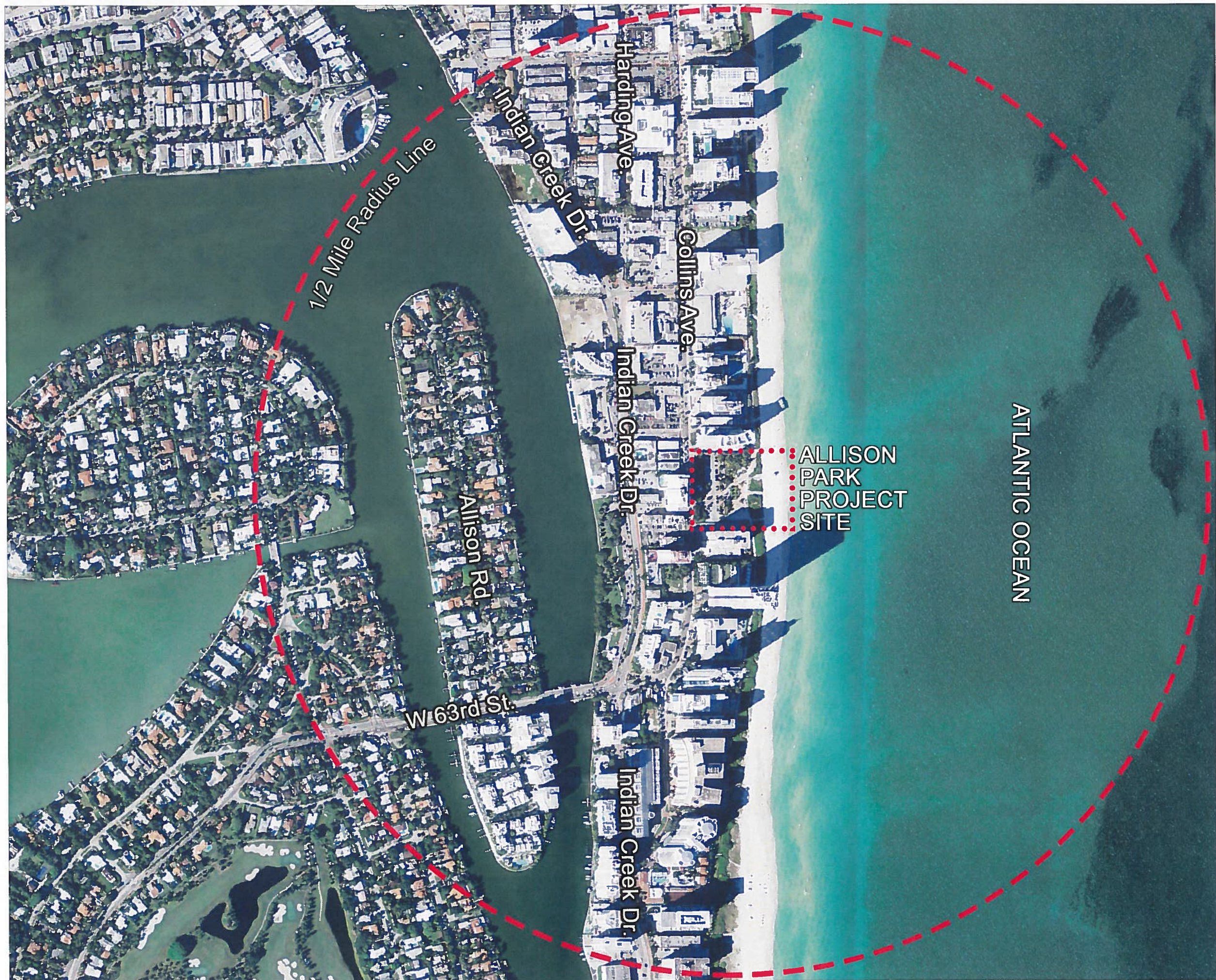
DATE: 01/25/2010

17

1/27/2000
1/27/2000
Bates J. Howard
Licenses # LA00000000

SHEET NUMBER
L-1
OF:

4872 S.W. 72nd Avenue
Miami, Florida 33155
(305) 668-3196
Fax (305) 668-2371



LEGAL DESCRIPTION: Lots 30, 31, 32, 33, 34, and the South 25 feet of Lot 35, Block 1, SECOND OCEAN FRONT SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 28 at Page 28 of the Public Records of Miami-Dade County, Florida.

FOLIO NO. 02-3211-007-0330,
02-3211-007-0340,
02-3211-007-0350,
02-3211-007-0360

I HEREBY CERTIFY: That the SKETCH OF 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 Minimum Technical Standards set forth by the Florida Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

CERTIFICATE OF AUTHORIZATION
L.B. NO. 7950
STATE OF FLORIDA

1) FLOOD ZONE: AH BASE: +8.0' PANEL NO. 12085C0326L

- 1) PLYWOOD COUNTY: AH DATE: +8.0" PANEL NO. 12068C0326L
COMMUNITY NO. 120651 DATE: MAP: 9-11-09
- 2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON
THIS SURVEY THAT ARE FOUND IN THE PUBLIC RECORDS OF THIS
COUNTY.
- 3) EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO
DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY
- 4) 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
- 5) LOCATION AND IDENTIFICATION OF UTILITIES, IF ANY ARE SHOWN IN
ACCORDANCE WITH RECORDED PLAT
- 6) OWNERSHIP IS SUBJECT TO OPINION OF TITLE
- 7) TYPE OF SURVEY: BOUNDARY SURVEY
- 8) THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED
ON THE SHOWN LEGAL DESCRIPTION. PROVIDED BY CLIENT
- 9) 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 JAWPER
- 10) 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
- 11) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE
APPROPRIATE AGENCY PRIOR TO ANY DESIGN WORK OR
CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL
BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 12) THE SURVEYOR OF RECORD DOES NOT DETERMINE OWNERSHIP OF
FENCES. MEASUREMENTS SHOWN HEREON DEPICT PHYSICAL LOCATION OF
FENCE
- 13) ACCURACY: THE EXPECTED USE OF LAND AS CLASSIFIED IN THE MINIMUM
TECHNICAL STANDARDS (5J-17 FAC), IS "COMMERCIAL". THE MINIMUM RELATIVE
DISTANCE ACCURACY FOR THE TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10000 FEET.
THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED
GEOMETRIC FIGURE WAS FOUND TO EXCEED THE REQUIRED
- 14) 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.
- 15) NO ATTEMPT HAS BEEN MADE TO LOCATE ANY FOUNDATION BENEATH
THE SURFACE OF THE GROUND.
- 16) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK
ON THE HEREIN DESCRIBED PARCEL, FOR BUILDING AND ZONING INFORMATION.
- 17) 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

IF ELEVATIONS ARE SHOWN, THEY ARE BASED ON A CLOSED LEVEL LOOP USING THIRD ORDER
PROCEDURE AND ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM 88
0.0 DENOTES EXISTING ELEVATION
ELEVATION REFERS TO THE NORTH AMERICAN VERTICAL DATUM 88
1) BENCHMARK: A-25 ELEVATION: +4.98
LOCATOR INDEX: 3212 S.
2) BENCHMARK: J-313 ELEVATION: +5.80

LOCATOR INDEX: 3222 S.E.

BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALUE OF NORTH 01 DEGREES 36 MINUTES 59 SECONDS WEST FOR THE EAST RIGHT OF WAY OF COLLINS AVENUE

FIELD SURVEY DATE BEGIN: 5-11-15 SCALE: 1" = 20' DRAWN BY: M.E.P.
DRAWING DATE: 11-11-2015 FB: SKETCH DRAWING NO.: 15-0258
REVISED DATE: 01-25-2016

ELEVATIONS SHOWN HEREON RELATE TO NORTH AMERICAN VERTICAL DATUM, N.A.V.D. 1988
CONVERSION: N.G.V.D. - 1.55 = N.A.V.D.

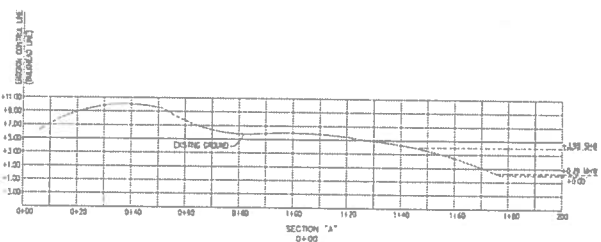
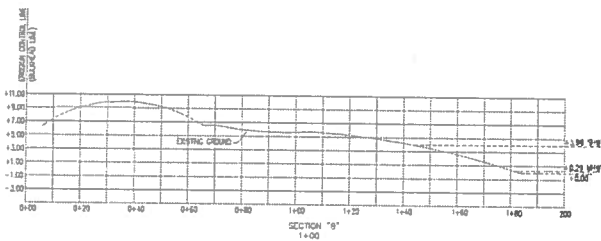
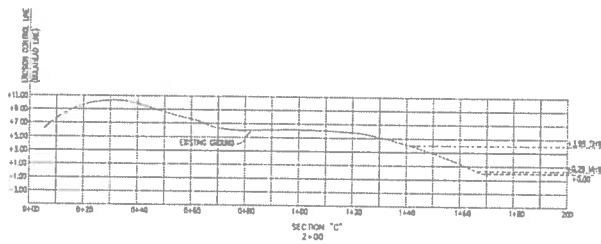
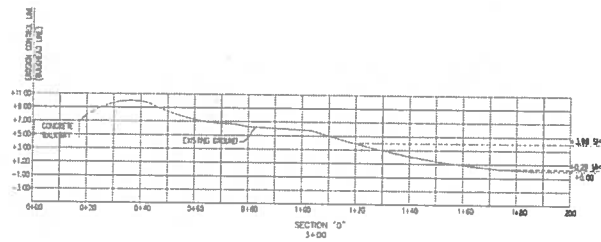
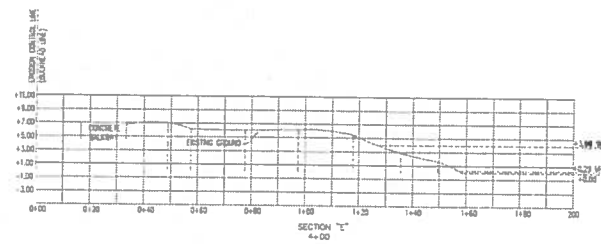
 **Delta Mapping and Surveying, Inc**
13301 SW 132ND AVENUE, SUITE 117 MIAMI FL 33186
PHONE: (786) 429-1024 E-MAIL: DELTAMAPPING@GMAIL.COM

NO.	DATE	REVISION
1.		
2.		
3.		
4.		
5.		

DRAWN BY:	M.E.P.
SCALE:	1" = 30'
DATE:	01-25-2016
DRAWING NO.:	15-0258.1
SHEET NO.:	

SEAL

CROSS SECTIONS



NO.	DATE	REVISION
1.		
2.		
3.		
4.		
5.		

DRAWN BY: M.E.P.
 SCALE: HOR. 1"=30', VERT. 1"=10'
 DATE: 01-25-2016
 DRAWING NO.: 15-0258.2
 SHEET NO.:

[Signature]

The site plan illustrates the 50' Oceanfront Overlay Setback area, detailing various features and boundaries. Key elements include:

- Boundaries and Walls:** An existing 1' retaining wall runs along the top edge. A 0.5' curb is located near the top center. A 0.7' concrete block wall is at the bottom left. A metal fence runs along the top and bottom edges. A bulkhead/erosion control line is on the right side.
- Parking and Access:** A parking area with several parking meters is located on the left. A bus stop is marked near the top left. A water meter is located near the bottom left.
- Vegetation and Landscaping:** Numerous trees and shrubs are shown throughout the site. Existing vegetation is marked with dashed lines. A vegetation line is indicated on the right side.
- Walkways and Paths:** A pedestrian walkway runs along the top. A concrete walkway runs along the right side. A 50' oceanfront overlay setback is marked with a dashed line.
- Structures and Features:** A bench (6' diameter) is located near the top left. A fire hydrant is marked near the top left. A concrete structure is located near the top right. A turtle statue is located near the center. A trash can is located near the center. A shower is located near the center. A rope is located near the right side. A wood pile (typ) is located near the right side. A wood deck is located near the right side. A wood stairs is located near the right side.
- Other Features:** A 2' diameter column (typ) is located near the top right. A 2' curb & gutter is located near the bottom left. A curb cut is located near the bottom left. A 0.5' curb is located near the bottom left. A 0.5' concrete block wall is located near the bottom left.



1 Collins Avenue - Looking North
LE-3 Scale: N.T.S.



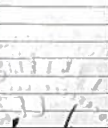
2 Collins Avenue - Looking South & Existing Restrooms
LE-3 Scale: N.T.S.



3 North Property Line - Looking East
LE-3 Scale: N.T.S.



4 North Property Line - Looking West
LE-3 Scale: N.T.S.





1 East Property Line - Looking North
LE-4 Scale: N.T.S.



2 East Property Line - Looking East
LE-4 Scale: N.T.S.



3 East Property Line - Looking South
LE-4 Scale: N.T.S.



4 South Property Line - Looking East
LE-4 Scale: N.T.S.



5 South Property Line - Looking West
LE-4 Scale: N.T.S.



BH&A
BRUCE HOWARD &
ASSOCIATES, INC.
Landscape Architects,
Site Planners &
Golf Course Designers

PROJECT:

**CITY OF MIAMI BEACH
ALLISON PARK**

DRAWING TITLE:

**EXISTING PROJECT SITE
SURROUNDING PROPERTIES**

NORTH



SCALE:

Not To Scale

PROJECT NUMBER

DATE:

01/25/2016

SHEET NUMBER

LE-4

OF:

4873 S.W. 72nd Avenue
Miami, Florida 33155
(305) 668-3196
Fax: (305) 668-3871

Bruce Howard

Bruce J. Howard
License # LA00000771



1 Parking Lot - Looking South to North
Scale: N.T.S.

Southern View

Western View

Northern View



2 Park Entry Wall - Looking North
Scale: N.T.S.



3 Park Entry and Shower Area - Looking Southeast
Scale: N.T.S.



4 Park Entry Wall - Looking South
Scale: N.T.S.

BRUCE HOWARD &
ASSOCIATES, INC.
Landscape Architects,
Site Planners &
Civil Engineers

PROJECT:

CITY OF MIAMI BEACH

ALLISON PARK

DRAWING TITLE:

**EXISTING PROJECT SITE
AND STRUCTURES**

NORTH

SCALE:

Not To Scale

PROJECT NUMBER

DATE:

01/25/2016

SHEET NUMBER:

LE-5

OF:

4872 S.W. 72nd Avenue
Miami, Florida 33155
(305) 668-3196
Fax: (305) 668-2871

1/25/16

[Signature]

BRUCE HOWARD & ASSOCIATES, INC.



1 Trellis to be Removed - Looking East
LE-6 Scale: N.T.S.



1a Typical Wood Rot on Trellis
LE-6 Scale: N.T.S.



2 Low Walls to be Removed - Looking North
LE-6 Scale: N.T.S.



3 Southern Portion of Lot & Center Circle - Looking North
LE-6 Scale: N.T.S.



4 Proposed Playground Location - Looking North
LE-6 Scale: N.T.S.

BH&A

BRUCE HOWARD & ASSOCIATES, INC.

Landscape Architects,
Site Planners &
Golf Course Designers

PROJECT:

CITY OF MIAMI BEACH
ALLISON PARK

DRAWING TITLE:

EXISTING PROJECT SITE
AND STRUCTURES

NORTH

SCALE:

Not To Scale

PROJECT NUMBER

DATE:

01/25/2016

SHEET NUMBER

LE-6

OF:

04

4872 S.W. 22nd Avenue
Miami, Florida 33155
(305) 668-3196
Fax (305) 668-2871

1/25/16

Dr. Bruce Howard
License # LA00000001

SHEET NUMBER
LE-6
OF:
04

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