



TYPE OF PROJECT:	BOUNDARY SURVEY
PROJECT LOCATION:	250-260 COLLINS AVENUE
CITY, STATE & ZIP CODE	MIAMI BEACH, FLORIDA 33139-7134
NOTES:	
SCALE:	1" = 20'
DATE:	06/18/2013
REVISION ON:	08/17/2016
DRAWN BY:	M. RAMOS
PROJECT No:	ASI 2872-13
SHEET:	1
of	1 SHEETS

CERTIFIED TO:
A) TWOFIFTY COLLINS LLC
B) EMERALD CREEK CAPITAL 2, LLC., ISAOA/ATIMA
C) STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, P.A.
D) FIRST AMERICAN TITLE INSURANCE COMPANY
FOLIO NUMBER:
02-4203-003-0990

RECORD OF REVISION		
NO.	DATE	DESCRIPTION

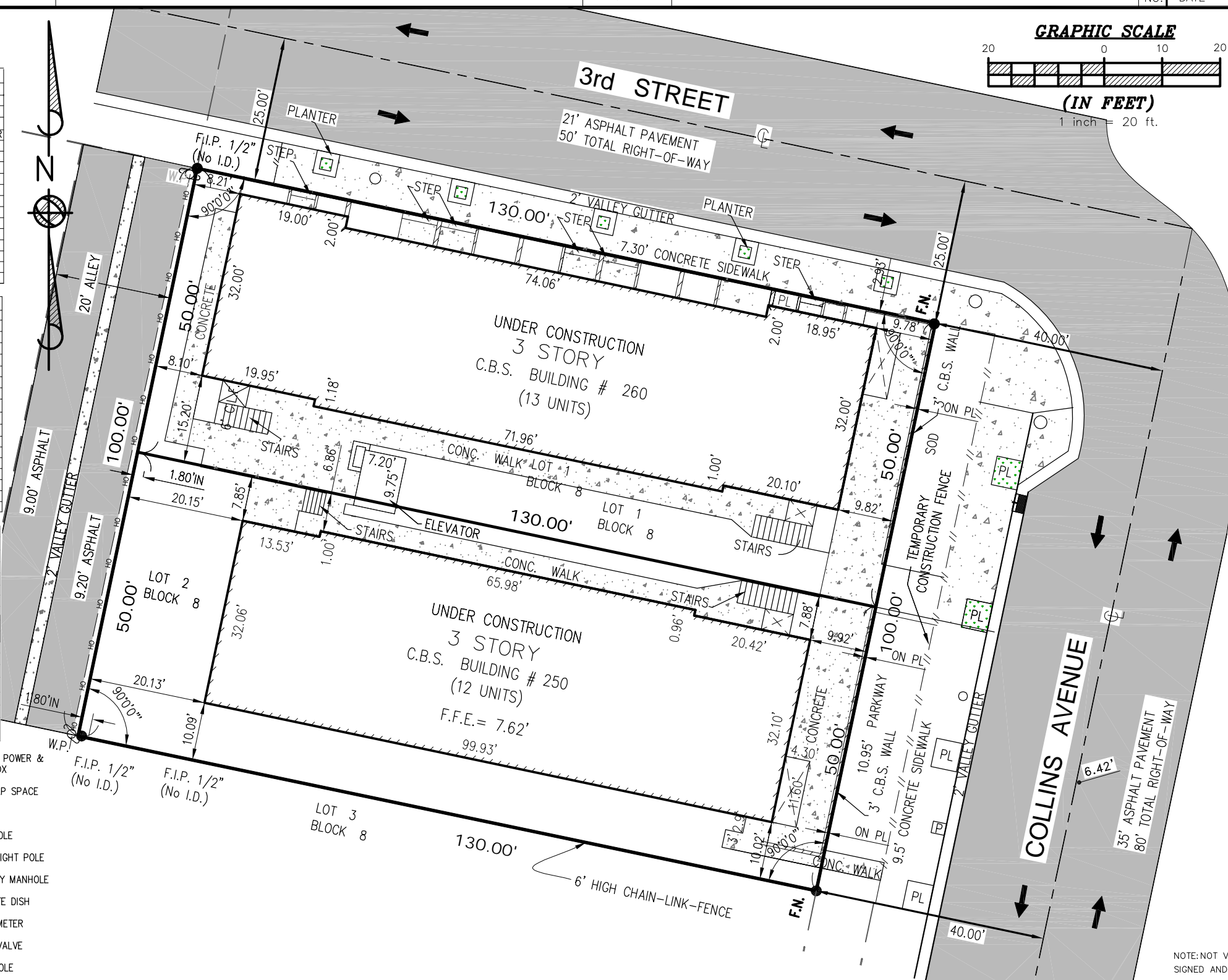
ABBREVIATIONS AND LEGEND

A	ARC
A/C	AIR CONDITIONER
BM	BENCHMARK
BRG	BEARING
(C)	CALCULATED
C.G	CONCRETE GUTTER OR VALLEYED GUTTER
C&G	CURB & GUTTER
CH	CHORD
CHBRG	CHORD BEARING
C.M.E.	CANAL MAINTENANCE EASEMENT
C.N.A.	CORNER NOT ACCESSIBLE
CONC.	CONCRETE
Δ	DELTA
D.E.	DRAINAGE EASEMENT
E.O.P.	EDGE OF PAVEMENT
F.C.	FENCE CORNER
F.D.H.	FOUND DRILL HOLE
F.E.	FENCE ENDS
F.F.E.	FINISHED FLOOR ELEVATION

F.I.P./F.I.R.	FOUND IRON PIPE/ROD
F.N.	FOUND NAIL
F.N&D.	FOUND NAIL AND DISC
F.P.K.N.	FOUND PARKER KALON NAIL
GAR.	GARAGE
I.D.	SURVEYOR'S IDENTIFICATION
L	LENGTH
L.A.E.	LIMITED ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
(M)	MEASURED
O/S	OFFSET
(P)	PLATTED
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.T.	POINT OF TANGENCY

R	RADIUS
(R)	RECORD
R/W	RIGHT-OF-WAY
R.E.E.	ROOF ENCROACHMENT EASEMENT
S.I.R./S.I.P.	SET 1/2" IRON ROD/PIPE
S.N.D.	SET NAIL AND DISC
TAN	TANGENT
(TYP.)	TYPICAL
U.E.	UTILITY EASEMENT
W.E.	WATER'S EDGE
OH	OVERHEAD WIRE LINE
///	WOOD FENCE
—	CHAIN LINK FENCE
—	IRON/ALUMINUM FENCE
—	MONUMENT LINE
—	CENTERLINE
—	PROPERTY LINE

	=AIR CONDITIONER		=FLORIDA POWER & LIGHT BOX
	=BELLSOUTH BOX		=HANDICAP SPACE
	=CABLE BOX		=INLET
	=CATCH BASIN		=LIGHT POLE
	=CONTROL VALVE BOX		=METAL LIGHT POLE
	=ELECTRIC BOX		=SANITARY MANHOLE
	=ELECTRIC METER		=SATELLITE DISH
	=ELECTRIC SERVICE BOX		=WATER METER
	=EXISTING ELEVATIONS		=WATER VALVE
	=FIRE HYDRANT		=WOOD POLE



LEGAL DESCRIPTION

Lot 1 and 2, Block 8 of "OCEAN BEACH, FLA" according to the Plat thereof, as recorded in Plat Book 2 at Page 38, of the public records of MIAMI-DADE COUNTY, FLORIDA.

FLOOD ELEVATION INFORMATION

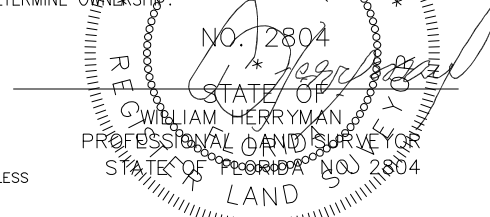
This property appears to be located in Flood Zone AE Base Flood Elevation 8.00' as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651, 12086 C Map No. 0309 Suffix L, Effective Date: September 11, 2009.

SURVEYOR'S NOTES:

- 1) The above captioned property was surveyed and based on the above legal description.
- 2) Foundations and/or footings that may cross the boundary line of the parcel herein described are not shown. Underground utilities are not depicted hereon.
- 3) The lands shown hereon were not adstracted for easement or other recorded encumbrances not shown on the plat and the same if any may not be shown on this section
- 4) Wall ties are to face to the wall
- 5) Ownership subject to opinion of the Title.
- 6) 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.
- 7) Elevations shown hereon are based on a closed level loop using third order procedures and are relative to the National Geodetic Vertical Datum 1929.
- 8) Survey map and report copies thereof are not valid without the signature and raised seal of the Florida Licensed Surveyor.
- 9) Ownership of fences are unknown.
- 10) This survey has been prepared for the exclusive use of entities named hereon this Certification does not extend to any unnamed party or parties.
- 11)The surveyor does not determine ownership of fence or/and wall.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, ALSO THAT THERE ARE NO VISIBLE ENCROACHMENTS UNLESS SHOWN, AND THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET BY THE FLORIDA BOARD OF LAND SURVEYORS, AS SET FORTH IN CHAPTER 472.02 (F.S.) AND CHAPTER 31-17 OF THE FLORIDA ADMINISTRATIVE CODE. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.



NOTE: NOT VALID UNLESS SIGNED AND SEALED