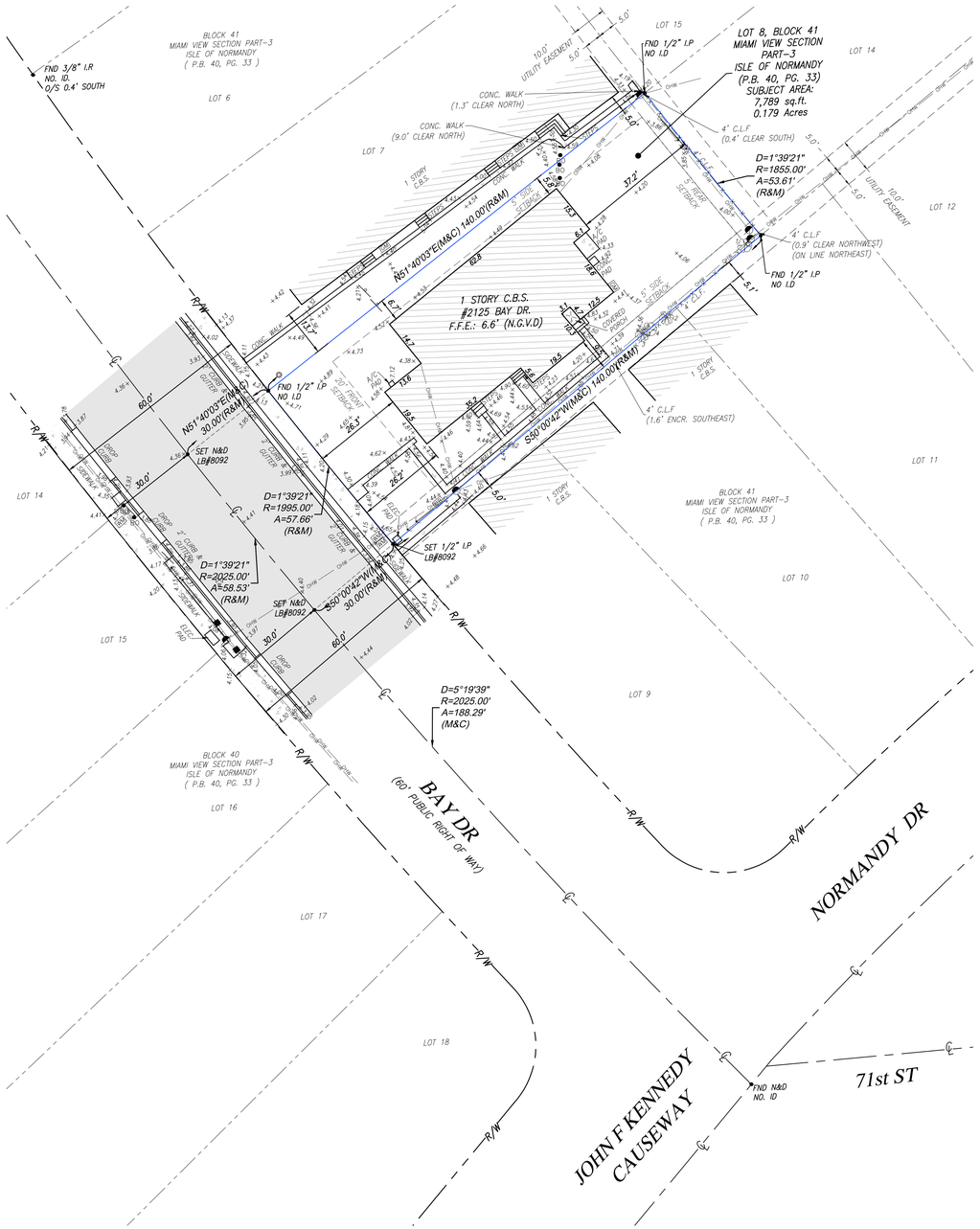
BOUNDARY SURVEY

FIELD SURVEY WAS COMPLETED ON: SEPTEMBER 7, 2023.



GRAPHIC SCALE

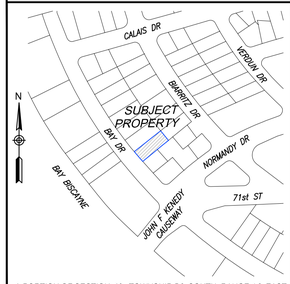
0 10 20 40

1 INCH = 20 FEET

LEGEND AND ABBREVIATIONS

	CONCRETE POLE		HANDICAP PAINT MARK
	CONCRETE POWER POLE		BABY STROLLER PAINT MARK
	CONCRETE LIGHT POLE	U	UNKNOWN MANHOLE
	ALUMINUM POLE	W	WATER MANHOLE
	ALUMINUM LIGHT POLE	S	SEWER MANHOLE
	WOOD POLE	P	PHONE MANHOLE
	WOOD POWER POLE	I	IRRIGATION MANHOLE
	WOOD LIGHT POLE	GT	GREASE TRAP MANHOLE
TB	TRAFFIC BOX	G	GAS MANHOLE
SB	STREET LIGHT BOX	F	FORCEMAIN MANHOLE
PB	PHONE BOX	E	ELECTRICITY MANHOLE
IB	IRRIGATION BOX	D	DRAINAGE MANHOLE
EB	ELECTRIC BOX	C	COMMUNICATION MANHOLE
CB	COMMUNICATION BOX	BS	BELL SOUTH MANHOLE
TV	CABLE T.V. BOX		PARKING METER
UB	UNKNOWN BOX		PARKING KIOSK
TCB	TRAFFIC CONTROL BOX	W	WATER VALVE
	CLEANOUT	S	SEWER VALVE
BO	BOLLARD	I	IRRIGATION VALVE
	ARM GATE	G	GAS VALVE
	ANCHOR	F	FORCE MAIN VALVE
WM	WATER METER		VACUUM BREAKER ASSEMBLY
IM	IRRIGATION METER		SIAMESE CONNECTION
GM	GAS METER		POST INDICATOR VALVE
EM	ELECTRIC METER		FIRE HYDRANT
	SQUARECOLUMN		DOUBLE DETECTOR CHECK VALVE
	ROUND COLUMN		BACK FLOW PREVENTOR
	MAIL BOX		PROPERTY LINE
	IRRIGATION PUMP		CENTERLINE
GP	GUARD POST		RIGHT–OF–WAY
	GROUND LIGHT	R	RADIUS
	FLAG POLE	D	DELTA ANGLE
	DRAINAGE WELL	L	ARC DISTANCE
	SQUARE DRAINAGE	PCP	PERMANENT CONTROL POINT
		PRM	PERMANENT REFERENCE MONUMENT
	PB. INLET	FB ___, PG. ___	PLAT BOOK AND PAGE
	PS. INLET	OHW	OVERHEAD UTILITY WIRES
		ORB	OFFICIAL RECORDS BOOK
	CURB INLET	CBS	CONCRETE BLOCK STRUCTURE
		CONC.	CONCRETE
	CIRCULAR DRAINAGE	C.L.F.	CHAINLINK FENCE
	CATCH BASIN	W.F.	WOOD FENCE
		FND. I.P.	FOUND IRON PIPE
	ACCESS MANHOLE	FND. N&D.	FOUND NAIL & BRASS DISC
		CLR.	CLEAR
	SWALE INLET	ENCR.	ENCROACHMENT
	TRAFFIC SIGNAL POLE	(D)	DEED OR LEGAL DISTANCE
	TRAFFIC SIGN	(M)	MEASURED DISTANCE
	SURVEILLANCE CAMERA	(R)	RECORD OR PLATTED DISTANCE
	PEDESTRIAN CROSS SIGNAL	(C)	RECORD CALCULATED
	PAVEMENT ASPHALT	U.E.	UTILITY EASEMENT
	CONCRETE		

LOCATION MAP



A PORTION OF SECTION 10, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI BEACH, MIAMI DADE COUNTY, FLORIDA
SCALE 1"=300'

TREE TABULATION

TREE NO	COMMON NAME	DIA. IN.	HT. FT.	CNPY. Ø FT.
1	TREE	14	30	25
2	PALM	4	30	5
3	PALM	4	10	3
4	TREE	10	25	20

TREE IDENTIFICATION MUST BE VERIFY BY A CERTIFIED SPECIALIST

REVISIONS

DATE	JOB No.	REV.	BY:

BOUNDARY SURVEY

PREPARED FOR:

RED OCTOPUS

LYING AND BEING IN SECTION 10, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI BEACH, MIAMI-DADE COUNTY FLORIDA.

J.Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 112th AVE. SUITE #10, MIAMI, FL 33172
(P) 305-526-0606 (E) info@jhasurveys.com

DRAWN BY: C.A.F.	CHECKED BY: J.G.H.	JOB NUM.: 153780
DATE: 09/09/23	DATE: 09/09/23	F.B. MD-52 , PG. 25

LEGAL DESCRIPTION

LOT 8, BLOCK 41, MIAMI VIEW SECTION PART-3 ISLE OF NORMANDY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 33, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES

1. FIELD SURVEY WAS COMPLETED ON: SEPTEMBER 7, 2023.
2. SUBJECT PROPERTY AREA: 7,789 ± Sq.ft. (0.179 ACRES)
3. BEARINGS BASED ON AN ASSUMED BEARING OF N51°40'03"E ALONG THE NORTHWESTERLY LINE OF SUBJECT PROPERTY.
4. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.
5. DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
6. INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.
7. UNDERGROUND FOOTINGS, FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
8. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
9. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM BAY DR, A PUBLIC DEDICATED RIGHT-OF-WAY.
10. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

PROPERTY INFORMATION

- PROPERTY ADDRESS: 2125 BAY DR, MIAMI BEACH MIAMI DADE, FLORIDA, 3 3141
- FOLIO NUMBER: 02-3210-011-0730

CERTIFY TO:

- RED OCTOPUS

DATUM AND BENCHMARKS

- ELEVATIONS SHOWN HEREON REFER TO NATIONAL VERTICAL DATUM OF 1929 (N.G.V.D. 1929) AND ARE EXPRESSED IN FEET.
- BENCHMARK: MIAMI DADE , A-24
  ELEVATION: 5.98' N.G.V.D.
  LOC 1: 79 ST CSWY --- EAST END OF CSWY, 54' NORTH OF C/L .
  LOC 2: BAY DR. WEST --- 42' EAST OF C/L.
  DESCRIPTION: PK NAIL AND ALUMINUM WASHER IN FRONT OF TRAFFIC CONTROL BOX.

FLOOD ZONE INFORMATION

- SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "AE", (ELEV. 8), AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12086C0307L, DATED SEPTEMB ER 11, 2009.
- ELEVATION REFER TO NATIONAL VERTICAL DATUM OF 1929 AND IS EXPRESSED IN FEET.

BUILDING SETBACKS

MIAMI BEACH, FLORIDA - CODE OF ORDINANCES. SUBPART B - LAND DEVELOPMENT REGULATIONS. CHAPTER 142 - ZONING DISTRICTS AND REGULATIONS. ARTICLE III. - OVERLAY DISTRICTS. DIVISION 5. - WEST AVENUE BAY FRONT OVERLAY, SEC. 142-843. - COMPLIANCE WITH REGULATIONS.

a.	FRONT	20 FEET.
b.	INTERIOR SIDE	NON-WATERFRONT: LOT WIDTH OF 60 FEET OR LESS: FIVE FEET.
c.	REAR	5 FEET.

POSSIBLE ENCROACHMENTS

- A PORTION OF CHAINLINK FENCE, ALONG THE SOUTHEAST BOUNDARY LINE, ENGROACH 1.6' FROM SUBJECT PROPERTY ONTO RIGHT OF WAY.
- THERE ARE NOT, ADDITIONAL, OBSERVED, ENCROACHMENTS ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS, UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

JOSE G. HERNANDEZ LICENSED NO. 6952 STATE OF FLORIDA SURVEYOR AND MAPPER

BY: _____

JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR NO. 6952
STATE OF FLORIDA.

Digitally signed by jose hernandez
DN: c=US, st=Florida, l=Doral, serialNumber=AATL20230206283700, o=J.HERNANDEZ AND ASSOCIATES, INC., cn=jose hernandez, e=JGHERNANDEZ@JHASURVEYS.COM
Date: 2023.09.09 12:45:08 -04'00'
Adobe Acrobat version: 2023.003.20284

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON TH I S SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 6952 OF THE STATE OF FLORIDA ON SEPTEMBER 9, 202 3.

THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: MD-640
SHEET NUMBER: 1 OF 1