

CERTIFY TO:
QUINTANA & ASSOCIATES

LEGAL DESCRIPTION:

ALL OF LOT 3, BLOCK 10, PALM VIEW SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 29 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF LOT 4 BLOCK 10, PALM VIEW SUBDIVISION DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 2; THENCE RUN NORTHERLY ALONG WESTERLY LINE OF LOT 2 FOR A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG PREVIOUSLY DESCRIBED COURSE FOR A DISTANCE OF 41.2 FEET TO THE POINT ON THE SOUTHERLY LINE OF COLLINS CANAL THENCE RUN SOUTHWESTERLY ALONG SAID SOUTHERLY LINE OF COLLINS CANAL FOR A DISTANCE OF 19.0 FEET TO A POINT; THENCE RUN SOUTHEASTERLY FOR A DISTANCE OF 36.01 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS:

1818 MICHIGAN AVENUE
MIAMI BEACH, FLORIDA 33139

FLOOD ZONE INFORMATION:

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

Notes:

- a) all clearances and / or encroachments shown hereon are of apparent nature. fence ownership by visual means. legal ownership of fences not determined.
b) this is a boundary survey, prepared for use exclusively by those to whom it is certified, for the purpose of acquisition and/or refinancing of the property, and is not intended for use in construction as it was not ordered to meet alta standards.
c) code restriction and title search are not reflected on this survey.
d) the flood information shown hereon does not imply that the referenced 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 encroachments, 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 NGVD1929 vertical datum
j) the tree table, and all data relevant to the trees, was provided by Petar Stracenski ISA Certified Arborist #FL-9367A.
k) tree were located by surveyor
l) the project site is located in Section 34-Township 53S-Range 42E



06/28/2021(BOUNDARY&TOPO), UPDATE TREES(2/26/24),

UPDATE(6/12/24)

JULIO S. PITA, P.S & M # 5789

STATE OF FLORIDA

NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL

LEGEND OF SURVEY ABBREVIATIONS

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

BENCHMARK OF ORIGIN:

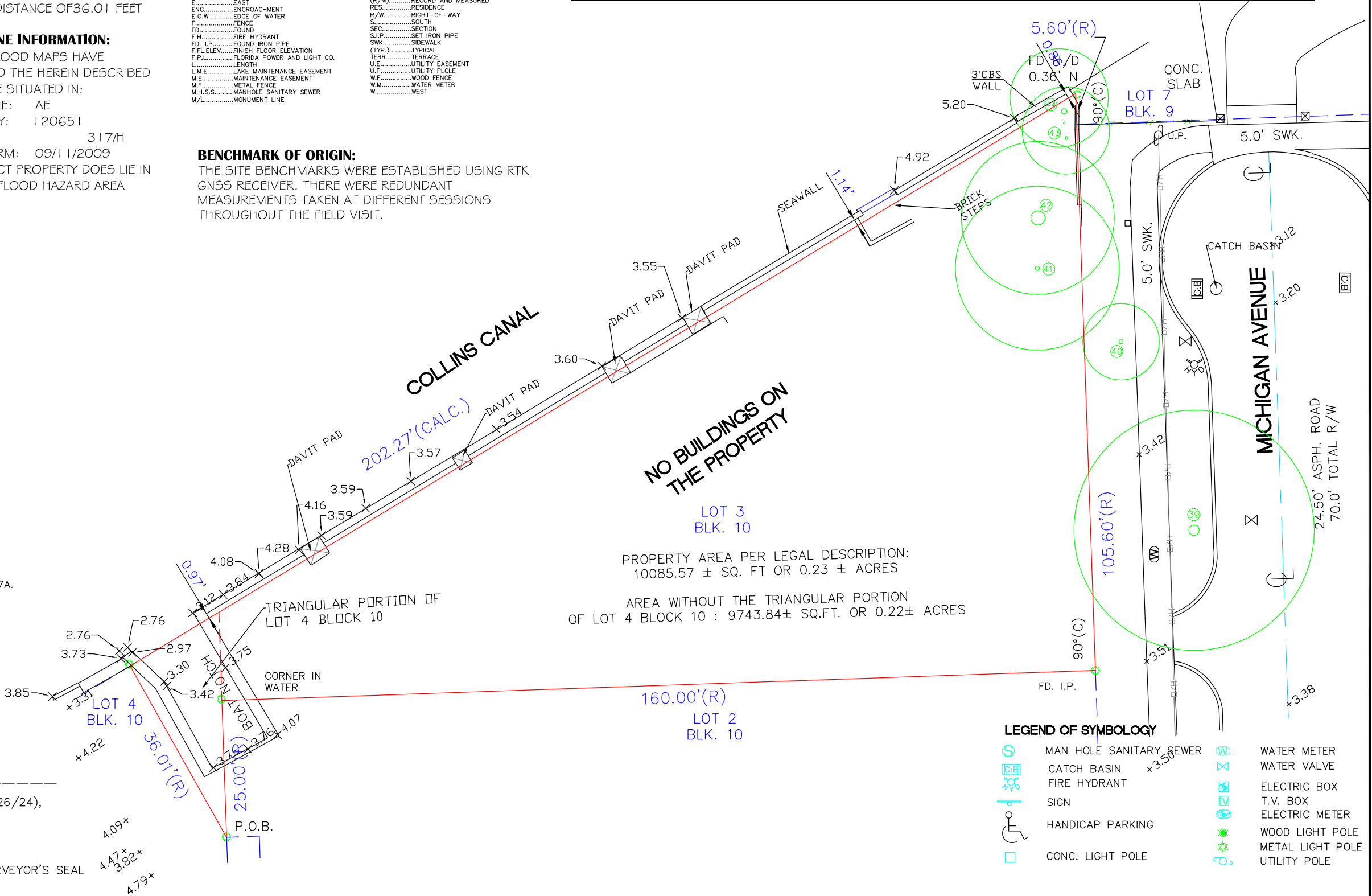
THE SITE BENCHMARKS WERE ESTABLISHED USING RTK GNSS RECEIVER. THERE WERE REDUNDANT MEASUREMENTS TAKEN AT DIFFERENT SESSIONS THROUGHOUT THE FIELD VISIT.

TOPOGRAPHIC SURVEY

SCALE: 1"= 2 0'

EXISTING TREE TABLE

| 39 | <i>Lysiloma latisiquum</i> | Wild Tamarind | 24 " | 35 ' | 44 ' |
|----|--------------------------------|-----------------------|------|------|------|
| 40 | <i>Sabal palmetto</i> | Sabal Palm | 9 " | 13 ' | 14 ' |
| 41 | <i>Schefflera actinophylla</i> | Umbrella Tree | 19 " | 29 ' | 30 ' |
| 42 | <i>Schefflera actinophylla</i> | Umbrella Tree | 23 " | 27 ' | 28 ' |
| 43 | <i>Veitchia merrillii</i> | Double Christmas Palm | 11 " | 19 ' | 16 ' |
| 44 | <i>Cocos nucifera</i> | Coconut Palm | 9 " | 21 ' | 18 ' |



LEGEND OF SYMBOLOGY

| | |
|-------------------------|------------------|
| MAN HOLE SANITARY SEWER | WATER METER |
| CATCH BASIN | WATER VALVE |
| FIRE HYDRANT | ELECTRIC BOX |
| SIGN | T.V. BOX |
| HANDICAP PARKING | ELECTRIC METER |
| CONC. LIGHT POLE | WOOD LIGHT POLE |
| | METAL LIGHT POLE |
| | UTILITY POLE |

L.B. # 8077
9495 SW 99 STREET
MIAMI FLORIDA 33176
TEL:(786) 242-7692 DADE, (954) 779-3288 BRWD
E-MAIL: tjksurveys@gmail.com

THOMAS J. KELLY
SURVEYORS-MAPPERS
LAND PLANNERS

TOPOGRAPHIC SURVEY

DATE 6/12/24
SCALE 1"=20'
DRAWN BY J.P.IV
ORDER No. 24-0772
SHEET 1 OF 1