

LEGEND AND ABBREVIATIONS

CONCRETE POLE

CONCRETE POWER POLE

CONCRETE LIGHT POLE

ALUMINUM POLE

ALUMINUM LIGHT POLE

WOOD POLE

WOOD POWER POLE

WOOD LIGHT POLE

TRAFFIC BOX

STREET LIGHT BOX

PHONE BOX

IRRIGATION BOX

ELECTRIC BOX

COMMUNICATION BOX

CABLE T.V. BOX

UNKNOWN BOX

TRAFFIC CONTROL BOX

CLEANOUT

BRILLIANT

ARM GATE

ANCHOR

WATER METER

IRRIGATION METER

GAS METER

ELECTRIC METER

SQUARE COLUMN

ROUND COLUMN

MAIL BOX

IRRIGATION PUMP

GUARD POST

GROUND LIGHT

FLAG POLE

DRAINAGE WELL

SQUARE DRAINAGE

PS INLET

PS INLET

CURB INLET

CIRCULAR DRAINAGE

CATCH BASIN

ACCESS MANHOLE

SMALL INLET

TRAFFIC SIGNAL POLE

TRAFFIC SIGN

SURVEILLANCE CAMERA

PEDESTRIAN CROSS SIGNAL

PAVEMENT ASPHALT

CONCRETE

HANDICAP PAINT MARK

BABY STROLLER PAINT MARK

UNKNOWN MANHOLE

WATER MANHOLE

SEWER MANHOLE

PHONE MANHOLE

IRRIGATION MANHOLE

GREASE TRAP MANHOLE

GAS MANHOLE

FORCED AIR MANHOLE

ELECTRICITY MANHOLE

DRAINAGE MANHOLE

COMMUNICATION MANHOLE

BELL SOUTH MANHOLE

PARKING METER

PARKING KIOSK

WATER VALVE

SEWER VALVE

IRRIGATION VALVE

GAS VALVE

FORCED MAIN VALVE

VACUUM BREAKER ASSEMBLY

SMALLER CONNECTION

POST INDICATOR VALVE

FIRE HYDRANT

DOUBLE DETECTOR CHECK VALVE

BACK FLOW PREVENTOR

PROPERTY LINE

CENTERLINE

RIGHT-OF-WAY

WALK

DELTA ANGLE

W/O DISTANCE

PERMANENT CONTROL POINT

PERMANENT REFERENCE MONUMENT

FLAT BOX AND PAGE

OVERHEAD UTILITY WIRES

OFFICIAL RECORDS BOOK

CONCRETE BLOCK STRUCTURE

CONC

CL.F.

CHAINLINK FENCE

W.F.

FOUND IRON PIPE

FND. N&D

CLAW

ENCROACHMENT

DEED OR LEGAL DISTANCE

MEASURED DISTANCE

RECORD OR PLATTED DISTANCE

RECORD CALCULATED

UTILITY EASEMENT

UTILITY EASEMENT

LOCATION MAP

86th STREET

85th STREET

84th STREET

83rd STREET

CRESP BOULEVARD

SUBJECT PROPERTY

A PORTION OF SECTION 02, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI DADE COUNTY, FLORIDA

SCALE 1"=300'

BOUNDARY SURVEY

FIELD SURVEY WAS COMPLETED ON: JUNE 13, 2023.

BOUNDARY SURVEY

PREPARED FOR:
RED OCTOPUS

LYING AND BEING IN SECTION 02, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF 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) 305-636-0606 (E) info@jhnsurveys.com

DRAWN BY: C.A.F.

DATE: 06/12/23

CHECKED BY: J.G.H.

JOB NUM.: 153592

DATE: 06/13/23

F.B. MD-468, PG. 17

LEGAL DESCRIPTION

LOT 14, BLOCK 7, BISCAYNE BEACH SUB., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 67, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES

1. FIELD SURVEY WAS COMPLETED ON: JUNE 13, 2023.

2. SUBJECT PROPERTY AREA: 5,625 ± Sq. Ft. (0.129 ACRES)

3. BEARINGS BASED ON AN ASSUMED BEARING OF N88°18'15"E ALONG THE CENTERLINE OF 84th STREET.

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 84th STREET, 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: 704 84th STREET, MIAMI BEACH, FL 33141

PROPERTY FOLIO NUMBER: 02-3202-008-1650

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: CITY OF MIAMI BEACH, CMB 85 02R
ELEVATION: 4.622 N.G.V.D.
LOC.: NE INTX 85th ST & Cresp BOULEVARD.
DESCRIPTION: PK. NS 1/2 W IN CONC. CURB.

FLOOD ZONE INFORMATION

SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "AE" (ELEV. 8) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12086 C 0307L, DATED SEPTEMBER 11, 2008.

ELEVATION REFER TO NATIONAL VERTICAL DATUM OF 1929 AND IS EXPRESSED IN FEET.

TREE TABULATION

TREE NO.	COMMON DESCRIPTION	DIA. IN.	HT. FT.	CNPY. Ø
1	PALM	(6)5"	6	8
2	TREE	20	10	8

TREE IDENTIFICATION MUST BE VERIFY BY A CERTIFIED SPECIALIST

POSSIBLE ENCROACHMENTS

C.B.S. WALL ALONG THE NORTH BOUNDARY LINE, ENCROACH 0.8' FROM SUBJECT PROPERTY ONTO RIGHT OF WAY.

THERE ARE NOT, ADDITIONAL, OBSERVED, CROSSES 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 SJ-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

BY:

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

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 6952 OF THE STATE OF FLORIDA ON JUNE 14, 2023.

THIS IS A BOUNDARY SURVEY

PROJECT NUMBER: MD-808

SHEET NUMBER: 1 OF 1

REVISIONS			
DATE	JOB No.	REV.	BY:

GRAPHIC SCALE

0

10

20

40

1 INCH = 20 FEET