TOPOGRAPHIC SURVEY

SCALE: 1"= 2 0'

CERTIFY TO:
QUINTANA & ASSOCIATES

LEGAL DESCRIPTION:
PARCEL A (1800 MICHIGAN AVENUE):
LOT 1, IN BLOCK 10, PALM VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, AT PAGE 29, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

SQUARE FOOTAGE OF PARCEL A:
7951.24 SQ. FT ±
OR
0.18 ACRES ±

PROPERTY ADDRESS:
1800 MICHIGAN AVENUE (PARCEL A)
1810 MICHIGAN AVENUE (PARCEL B)
1818 MICHIGAN AVENUE (PARCEL B)
VACANT LOT (MICHIGAN AVENUE)(PARCEL C)
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 persuant to section 472.027 fla. statutes.
h) if shown, bearings are to an assumed meridian (by plat)
i) if shown, elevations are referred to NAVD 1988 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

PARCEL B (1810 MICHIGAN AVENUE & 1818 MICHIGAN AVENUE):
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 DADE COUNTY, FLORIDA, AND ALL OF LOT 2, BLOCK 10, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 2; THENCE RUN EASTERLY ALONG SOUTHERLY LINE OF SAID LOT 2 FOR A DISTANCE OF 6 FEET TO A POINT; THENCE RUN NORTHERLY ALONG A LINE PARALLEL TO AND 6 FEET EAST OF WESTERLY LINE OF LOT 2 FOR A DISTANCE OF 25 FEET TO A POINT; THENCE RUN WESTERLY ALONG A LINE PARALLEL TO AND 25 FEET NORTH OF SOUTHERLY LINE OF LOT 2 TO THE POINT ON WESTERLY LINE OF LOT 2; THENCE SOUTHERLY ALONG WESTERLY LINE OF LOT 2.FOR A DISTANCE OF25 FEET TO THE .POINT OF BEGINNING, AND THAT PORTION OF LOT 4 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 2; THENCE RUN NORTHERLY ALONG WESTERLY LINE OF LOT 2 FOR A DISTANCE OF25 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 OF36.01 FEET TO THE POINT OF BEGINNING.

1818 MICHIGAN AVENUE SQUARE FOOTAGE:
PROPERTY AREA PER LEGAL DESCRIPTION:
10085.57 ± SQ. FT OR 0.23 ± ACRES

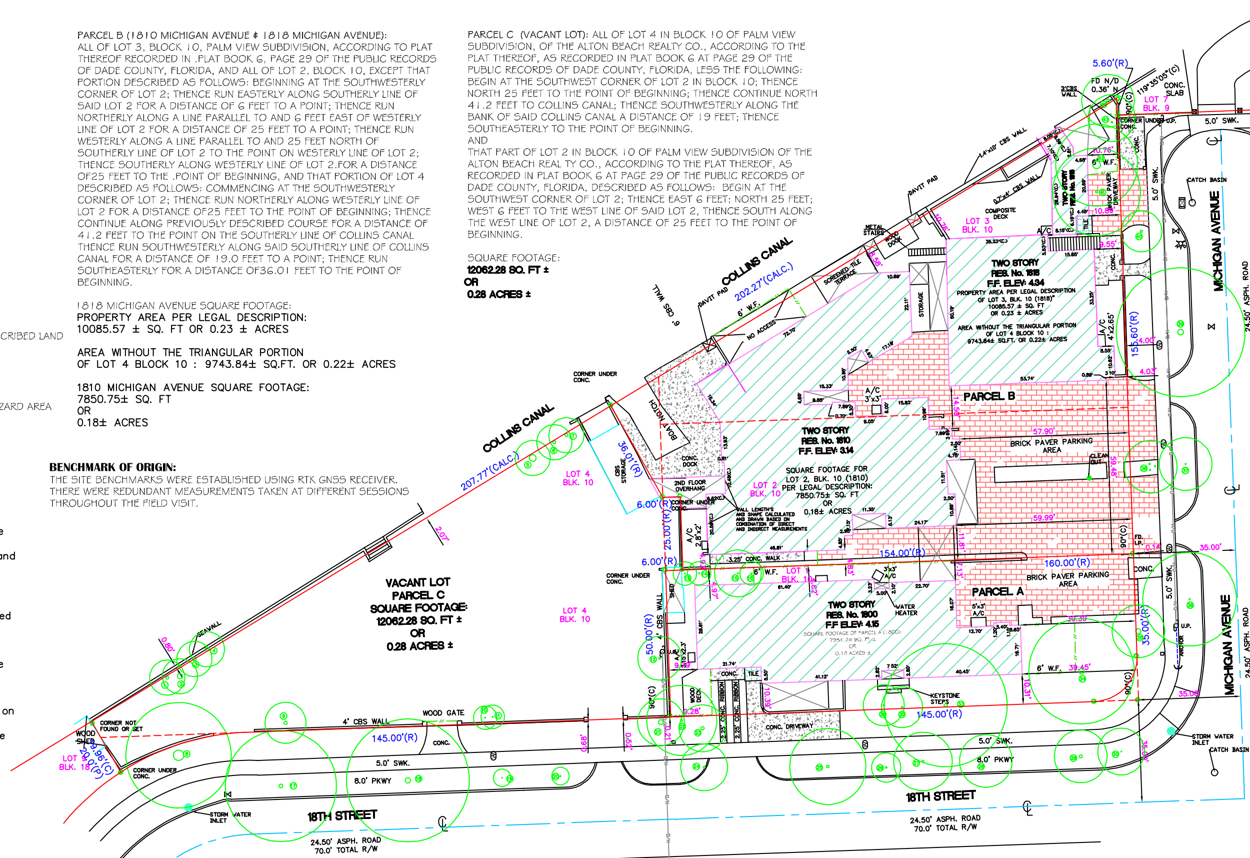
AREA WITHOUT THE TRIANGULAR PORTION
OF LOT 4 BLOCK 10 : 9743.84± SQ.FT. OR 0.22± ACRES

1810 MICHIGAN AVENUE SQUARE FOOTAGE:
7850.75± SQ. FT
OR
0.18± ACRES

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

PARCEL C (VACANT LOT): ALL OF LOT 4 IN BLOCK 10 OF PALM VIEW SUBDIVISION, OF THE ALTON BEACH REALTY CO., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6 AT PAGE 29 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THE FOLLOWING: BEGIN AT THE SOUTHWEST CORNER OF LOT 2 IN BLOCK 10; THENCE NORTH 25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 41.2 FEET TO COLLINS CANAL; THENCE SOUTHWESTERLY ALONG THE BANK OF SAID COLLINS CANAL A DISTANCE OF 19 FEET; THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING.
AND
THAT PART OF LOT 2 IN BLOCK 10 OF PALM VIEW SUBDIVISION OF THE ALTON BEACH REAL TY CO., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6 AT PAGE 29 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF LOT 2; THENCE EAST 6 FEET; NORTH 25 FEET; WEST 6 FEET TO THE WEST LINE OF SAID LOT 2, THENCE SOUTH ALONG THE WEST LINE OF LOT 2, A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING.

SQUARE FOOTAGE:
12062.28 SQ. FT ±
OR
0.28 ACRES ±



#	BOTANICAL NAME	COMMON NAME	DBH	HT	SP
1	*Thespesia populnea*	Portia Tree	Multi	16'	12'
2	*Thespesia populnea*	Portia Tree	Multi	16'	12'
3	*Thespesia populnea*	Portia Tree	Multi	16'	12'
4	*Thespesia populnea*	Portia Tree	Multi	16'	12'
5	*Thespesia populnea*	Portia Tree	Multi	16'	12'
6	*Thespesia populnea*	Portia Tree	Multi	16'	12'
7	*Thespesia populnea*	Portia Tree	Multi	16'	12'
8	*Thespesia populnea*	Portia Tree	38"	29'	36'
9	*Sabal palmetto*	Sabal Palm	12"	23'	14'
10	*Thrinax radiata*	Florida Thatch Palm	4"	21'	8'
11	*Thrinax radiata*	Florida Thatch Palm	4"	21'	8'
12	*Sabal palmetto*	Sabal Palm	13"	35'	15'
13	*Ptychosperma elegans*	Solitaire Palm	4"	23'	8'
14	*Ptychosperma elegans*	Solitaire Palm	4"	23'	8'
15	*Dictyosperma album*	Hurricane Palm	8"	25'	16'
16	*Ptychosperma elegans*	Solitaire Palm	4"	19'	8'
17	*Lysiloma latisiquum*	Wild Tamarind	18"	25'	38'
18	*Delonix regia*	Royal Poinciana	30"	25'	42'
19	*Bulnesia arborea*	Verawood	3"	13'	6'
20	*Bulnesia arborea*	Verawood	3"	13'	6'
21	*Dypsis lutescens*	Areca Palm	Multi	16'	16'
22	*Ficus benjamina*	Weeping Fig	16"	23'	24'
23	*Cocos nucifera*	Coconut Palm	9"	27'	16'
24	*Cocos nucifera*	Coconut Palm	9"	31'	16'
25	*Lagerstroemia speciosa*	Crape Myrtle	12"	17'	26'
26	*Cocos nucifera*	Coconut Palm	7"	23'	10'
27	*Lagerstroemia speciosa*	Crape Myrtle	10"	15'	20'
28	*Lagerstroemia speciosa*	Crape Myrtle	5"	13'	18'
29	*Tabebuia sp.*	Tabebuia	16"	17'	18'
30	*Lagerstroemia speciosa*	Crape Myrtle	5"	13'	16'
31	*Veitchia merrillii*	Christmas Palm	7"	13'	14'
32	*Veitchia merrillii*	Christmas Palm	7"	13'	14'
33	*Persea americana*	Avocado Tree	14"	37'	42'
34	*Morinda citrifolia*	Noni Tree	29"	27'	36'
35	*Phoenix canariensis*	Canary Island Date Palm	26"	40'	18'
36	*Bulnesia arborea*	Verawood	8"	27'	32'
37	*Bulnesia arborea*	Verawood	6"	17'	18'
38	*Veitchia merrillii*	Triple Christmas Palm	16"	16'	18'
39	*Lysiloma latisiquum*	Wild Tamarind	24"	35'	44'
40	*Sabal palmetto*	Sabal Palm	9"	13'	14'
41	*Schefflera actinophylla*	Umbrella Tree	19"	29'	30'
42	*Schefflera actinophylla*	Umbrella Tree	23"	27'	28'
43	*Veitchia merrillii*	Double Christmas Palm	11"	19'	16'
44	*Cocos nucifera*	Coconut Palm	9"	21'	18'

EXISTING TREE LIST

0 40 80 Feet

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

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

Julio S Pita
Digitally signed by Julio S Pita
Date: 2024.09.27 09:57:48 -04'00'

06/28/2021(BOUNDARY&TOPO), UPDATE TREES(2/26/24)
JULIO S. PITA, P.S & M # 5789
STATE OF FLORIDA
NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL

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FAX:(786) 242-6494 DADE, (954) 779-3260 BRWD
E-MAIL: TJKSURVEYS@GMAIL.COM

THOMAS J. KELLY
SURVEYORS-MAPPERS
LAND PLANNERS

TOPOGRAPHIC SURVEY

DATE 2/26/24
SCALE 1"=20'
DRAWN BY J.P. IV
ORDER No. 24-0227
SHEET 1 OF 1