

	CONCRETE POLE		HANDICAP PAINT MARK
	CONCRETE POWER POLE		BABY STROLLER PAINT MARK
	CONCRETE LIGHT POLE		UNKNOWN MANHOLE
	ALUMINUM POLE		WATER MANHOLE
	ALUMINUM LIGHT POLE		SEWER MANHOLE
	WOOD POLE		PHONE MANHOLE
	WOOD POWER POLE		IRRIGATION MANHOLE
	WOOD LIGHT POLE		GREASE TRAP MANHOLE
	TRAFFIC BOX		GAS MANHOLE
	STREET LIGHT BOX		FIREMAN MANHOLE
	PHONE BOX		ELECTRICITY MANHOLE
	IRRIGATION BOX		DRAINAGE MANHOLE
	COMMUNICATION BOX		COMMUNICATION MANHOLE
	CABLE T.V. BOX		BELL SOUTH MANHOLE
	UNKNOWN BOX		PARKING METER
	TRAFFIC CONTROL BOX		PARKING KIOSK
	CLEANOUT		WATER VALVE
	BELL		SEWER VALVE
	AIR/WATER GATE		IRRIGATION VALVE
	ANCHOR		GAS VALVE
	WATER METER		VACUUM MAIN VALVE
	IRRIGATION METER		WEDGE BREAKER ASSEMBLY
	GAS METER		SWAMEE CONNECTION
	ELECTRIC METER		POST INDICATOR VALVE
	SORGHUM COLUMN		FIRE HYDRANT
	MAIL BOX		DOUBLE DETECTOR CHECK VALVE
	IRRIGATION PUMP		BACK FLOW PREVENTOR
	FLAG POLE		PROPERTY LINE
	DRAINAGE WELL		CENTERLINE
	SQUARE DRAINAGE		RIGHT-OF-WAY
	P/I INLET		R RADIUS
	C/S INLET		DELTA ANGLE
	CURB INLET		L ARC DISTANCE
	CIRCULAR DRAINAGE		PERMANENT CONTROL POINT
	CATCH BASIN		PERMANENT REFERENCE MONUMENT
	ACCESS MANHOLE		PLAT BOOK AND PAGE
	SWALE INLET		OVERHEAD UTILITY WIRES
	TRAFFIC SIGNAL POLE		OPTION RECORD BOOK
	TRAFFIC SIGN		CONCRETE BLOCK STRUCTURE
	SURVEILLANCE CAMERA		CHURNMARK FEATURE
	CROSS SIGNAL		BLOCK
			FOUND IRON PIPE
			FOUND NAIL & BRASS DISC
			CLEAR ENCROACHMENT
			DEGREE OF LEGAL DISTANCE
			MEASURED DISTANCE
			RECORD ON PLOTTED DISTANCE
			RECORD NOT CALCULATED
			UTILITY EASEMENT
	PAVEMENT ASPHALT		UTILITY CONCRETE

86th STREET

85th STREET

84th STREET

83rd STREET

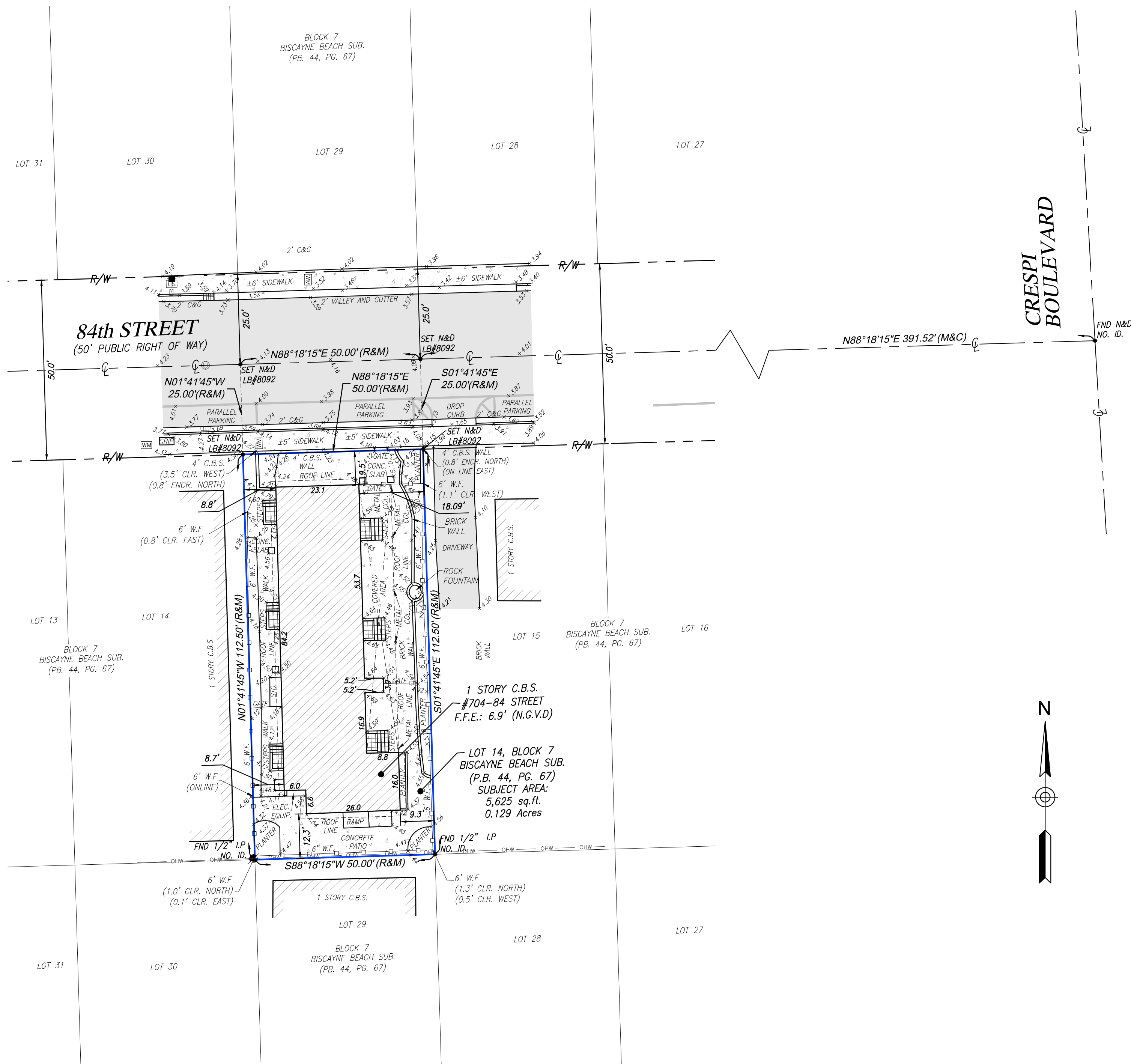
CRESSIT BOULEVARD

SUBJECT PROPERTY

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

SCALE 1"=300'


FIELD SURVEY WAS COMPLETED ON: JUNE 13, 2023

[illegible]

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) 305-526-0606 (E) info@jhasurveys.com

DRAWN BY: C.A.F.	CHECKED BY: J.G.H.	JOB NUM.: 153592
DATE: 06/12/23	DATE: 06/13/23	F.B. MD-46B, PG. 17

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.

1. FIELD SURVEY WAS COMPLETED ON JUNE 7, 2023.
2. SUBJECT PROPERTY AREA: 5.62± sq/ft. (0.129 ACRES)
3. BEARINGS BASED ON AN ASSUMED BEARING OF N80°18'15" IS TO THE CENTERLINE OF 84th STREET.
4. DISTANCES ALONG BOUNDARY LINES AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
5. INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.
6. UNDERGROUND FOOTINGS, FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
7. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
8. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO 84th STREET, A PUBLIC DEDICATED RIGHT-OF-WAY.
9. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND OTHER MATTERS THAT MIGHT BE RECORDED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

- **PROPERTY ADDRESS:** 704 84th STREET, MIAM BEACH, FL 33141

- RED OCTOPUS

- 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 & CRESPI BOULEVARD.
DESCRIPTION: PK N&W IN CONC. CURB.

- SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "AE" (ELEV. 8) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12086 C 0307L, DATED SEPTIEMBRE 11, 2009.
- ELEVATION REFER TO NATIONAL VERTICAL DATUM OF 1929 AND IS EXPRESSED IN FEET.

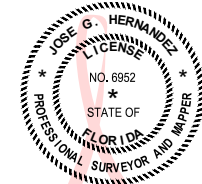
<u>TREE NO</u>	<u>COMMON DESCRIPTION</u>	<u>DIA. IN.</u>	<u>HT. FT.</u>	<u>CNPY. Ø FT.</u>
1	PALM	(6)5"	6	8
2	TREE	20	10	8


**TREE IDENTIFICATION MUST BE VERIFIED
BY A CERTIFIED SPECIALIST**

- 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.

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.



BY: 
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA.

Digitally signed by Jose Hernandez
DN: c=US, st=Florida, o=Doral,
serialNumber=AATL20230206283700,
o=JHERNANDEZ AND ASSOCIATES, INC.,
cn=Jose Hernandez,
email=jHERNANDEZ@JHASURVEYS.COM
Date: 2023.06.14 12:54:19 -0400
Adobe Acrobat version: 2023.001.20174

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-608
SHEET NUMBER: 1 OF 1