

TOPOGRAPHIC SURVEY

SCALE: 1"= 2 0'

CERTIFY TO:

QUINTANA & ASSOCIATES

LEGAL DESCRIPTION):

ALL OF LOT 2, BLOCK 10, IN PALM VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6 AT PAGE 29, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA EXCEPT THAT PORTION 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. A/K/A : 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 OF 25 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS:

1810 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

BENCHMARK OF ORIGIN:

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

LEGEND OF SURVEY ABBREVIATIONS

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  
CHL.....CHORD DISTANCE  
CHLF.....CHAIN LINK FENCE  
CLP.....CONC. LIGHT POLE  
C/L.....CENTER LINE  
CL.....CALCULATED  
C.B.S.....CONCRETE BLOCK AND STUCCO  
CL.....CLUMP  
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  
ENC.....ENCROACHMENT  
E.O.W.....EDGE OF WATER  
F.....FENCE  
FD.....FOUND  
F.H.....FIRE HYDRANT  
F.D.L.P.....FOUND IRON PIPE  
F.F.ELEV.....FINISH FLOOR ELEVATION  
F.P.L.....FLORIDA POWER AND LIGHT CO.  
L.....LENGTH  
L.W.E.....LAKE MAINTENANCE EASEMENT  
M.E.....MAINTENANCE EASEMENT  
M.F.....METAL FENCE  
M.H.S.S.....MANHOLE SANITARY SEWER  
M/L.....MONUMENT LINE

(M).....MEASURED  
N.....NORTH  
N/D.....NAI 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  
PD.....PAGE  
P.I.....Point of Intersection  
P.K.....PARKER KALON  
P.W.Y.....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  
R.E.B.....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 POLE  
W.F.....WOOD FENCE  
W.M.....WATER METER  
W.....WEST

LEGEND OF SYMBOLOLOGY

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

EXISTING TREE LIST

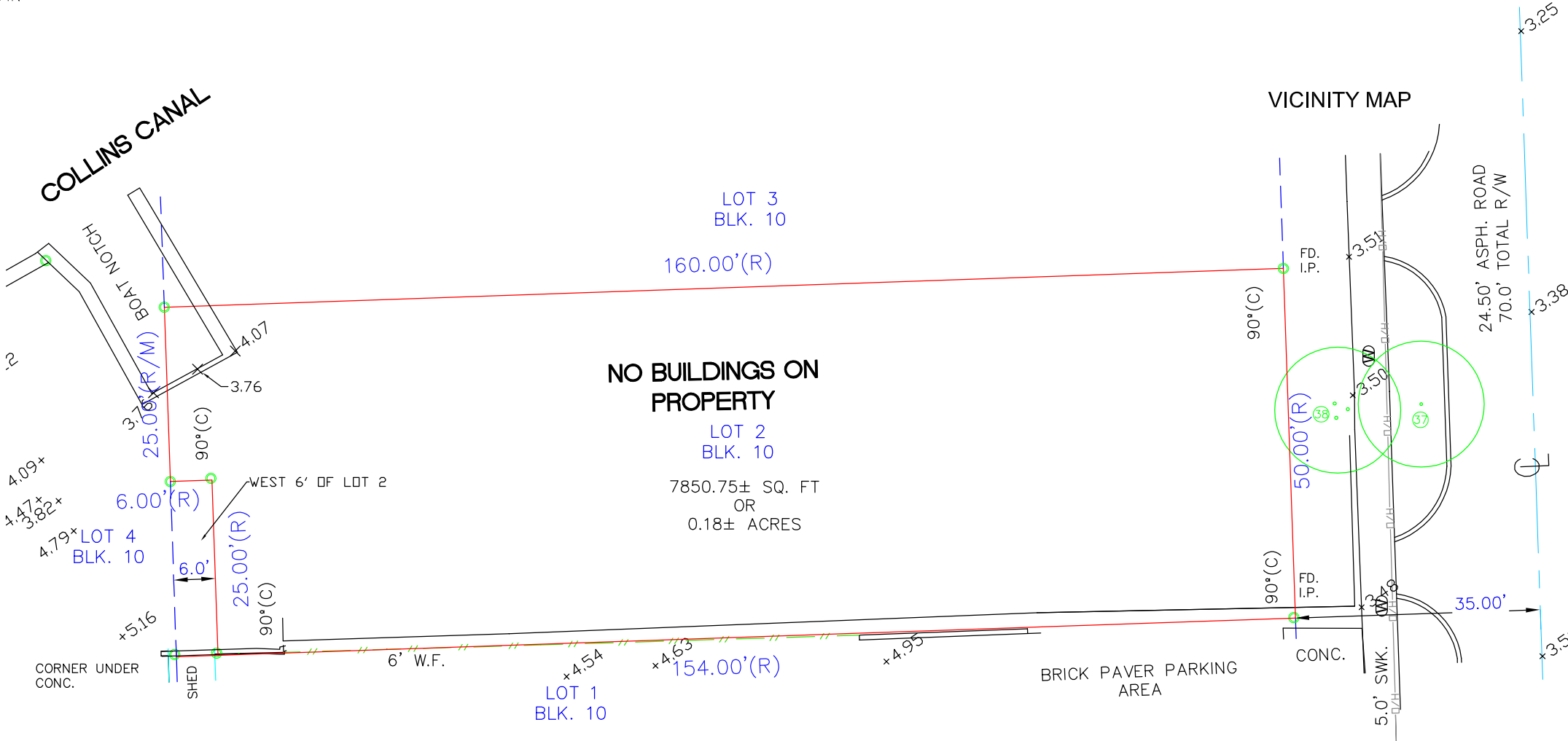
37	Bulnesia arborea	Verawood	6 "	17 '	18 '
38	Veitchia merrillii	Triple Christmas Palm	16 "	16 '	18 '

- Notes:
- all clearances and / or encroachments shown hereon are of apparent nature. fence ownership by visual means. legal ownership of fences not determined.
  - 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.
  - code restriction and title search are not reflected on this survey.
  - 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.
  - the lands depicted hereon were surveyed per the legal description and no claims as to ownership or matters of title are made or implied.
  - underground encroachments, if any, not located.
  - 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.
  - if shown, bearings are to an assumed meridian (by plat)
  - if shown, elevations are referred to NGVD1929 vertical datum
  - the tree table, and all data relevant to the trees, was provided by Petar Stracenski ISA Certified Arborist #FL-9367A.
  - tree were located by surveyor
  - 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



THOMAS J. KELLY  
SURVEYORS-MAPPERS  
LAND PLANNERS

TOPOGRAPHIC SURVEY

DATE 6/12/24  
SCALE 1"=20'  
DRAWN BY J.P.IV  
ORDER No. 24-0771  
SHEET 1 OF 1

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