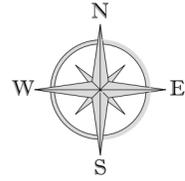


# SPECIFIC PURPOSE SURVEY

SCALE: 1" = 20'



SURVEYOR'S LEGEND (IF ANY APPLIED)		ABBREVIATION (IF ANY APPLIED)	
	BOUNDARY LINE	ARC = CURVE	P/W = PARKWAY
	STRUCTURE (BLDG.)	A/C = AIR CONDITIONING UNIT	P.O.B. = POINT OF BEGINNING
	CONCRETE BLOCK WALL	ASPH. = ASPHALT	P.O.C. = POINT OF COMMENCEMENT
	METAL FENCE	B.M. = BENCH MARK	P.I. = POINT OF INTERSECTION
	WOODEN FENCE	Bk/Cor. = BLOCK CORNER	P.L. = POINT OF LINE
	CHAIN LINK FENCE	CB = CATCH BASIN	P.P. = POWER POLE
	WOOD DECK/DOCK	C.B.S. = CONCRETE BLOCK STRUCTURE	P.R.M. = PERMANENT REFERENCE MONUMENT
	ASPHALTED AREAS	CL = CLEAR	P.T. = POINT OF TANGENCY
	CONCRETE	CONC. = CONCRETE	RAD. = RADIAL
	BRICKS OR PAVERS	D.M.E. = DRAINAGE MAINT. EASEMENT	REC. (R) = RECORDED
	ROOFED AREAS	EASMT. = EASEMENT	RES. = RESIDENCE
	WATER (EDGE OF WATER)	ELEV. = ELEVATION	R/W = RIGHT OF WAY
	AIR CONDITIONER	ENC. = ENCROACHMENT	SEC. = SECTION
	CATCH BASIN	F.D./H. = FOUND DRILL HOLE	S.D./H. = SET DRILL HOLE
	MANHOLE	F.H. = FIRE HYDRANT	S.N/D. = SET NAIL AND DISC
	O.E. OVERHEAD ELECT.	F.N/D. = FOUND NAIL AND DISC	S.I.P. = SET IRON PIPE
	POWER POLE	F.I.P. = FOUND IRON PIPE	S.R.B. = SET REBAR
	LIGHT POLE	F.S. = FOUND SPIKE	STY = STORY
	HANDICAP SPACE	L.P. = LIGHT POLE	SWK. = SIDEWALK
	FIRE HYDRANT	MEAS.(M) = MEASURED	T.O.P. = TOP OF BANK
	EASEMENT LINE	MANH. = MANHOLE	U.E. = UTIL. EASEMENT
	WATER VALVE	M. = MONUMENT	W.P. = WOODEN POLE
	TV-CABLE BOX	MON. = MONUMENT LINE	S. = SECTION LINE
	WATER METER	NTS = NOT TO SCALE	Δ = DELTA
	CONC. LIGHT POLE	R = RADIUS	C = CALCULATED
	POOL PUMP		
	WATER HEATER		

SITE ADDRESS: 6470 ALLISON RD., MIAMI BEACH, FL. 33141  
 JOB NUMBER: 23-628  
 DATE OF SURVEY: JUNE 30, 2023 / OCTOBER 28, 2023 ( UPDATE) / FEBRUARY 8, 2024 (SPOT)  
 FOLIO NUMBER: 02-3211-003-0390 AND A PORTION OF 02-3211-003-0400

- JOB SPECIFIC SURVEYOR NOTES:**
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 12086C-0326L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD)
  - LAND AREA OF SUBJECT PROPERTY: **21,600 SF (+/-)** ORIGINAL LOT COMBINED LOTS 29,631 SF (+/-)
  - ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. A-33**, WITH AN ELEVATION OF **8.23 FEET**.
  - BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S.09°38'43"E, AS PER GPS COORDINATES BEING THE RECORDED BEARING FOR THE CENTERLINE OF ALLISON RD., AS SHOWN ON PLAT BOOK 31 AT PAGE 75 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

**GENERAL SURVEYOR NOTES:**  
 THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.  
 SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.  
 UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

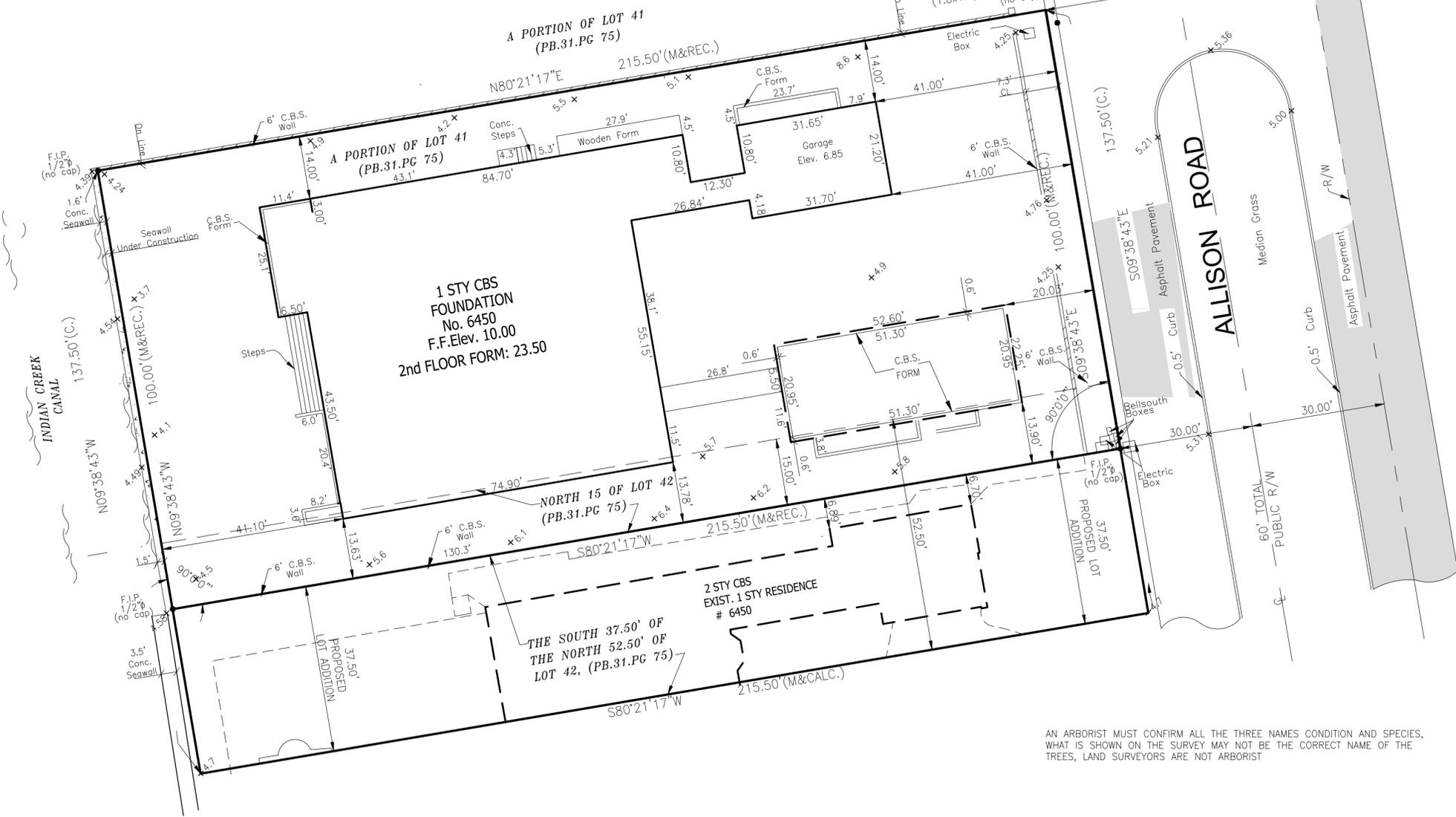
THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.  
 EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.  
 THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.  
 THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.  
 THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.  
 THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/40 FOOT FOR HARDCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.  
 ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.  
 IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 53-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

AN ARBORIST MUST CONFIRM ALL THE THREE NAMES CONDITION AND SPECIES, WHAT IS SHOWN ON THE SURVEY MAY NOT BE THE CORRECT NAME OF THE TREES, LAND SURVEYORS ARE NOT ARBORIST

**ENCROACHMENTS AND OTHER POINTS OF INTEREST:**  
 -THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY  
 -THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1)  
 -THERE NO PLATTED UTIL. EASEMENT ON THE SUBJECT PROPERTY

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FO THE FLORIDA STATUTES.



**LEGAL DESCRIPTION:**  
 THE SOUTH 85 FEET OF LOT 41 AND THE NORTH 15 FEET OF LOT 42, INDIAN CREEK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31 AT PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,  
 AND  
 THE SOUTH 37.50 FEET OF THE NORTH 52.50 FEET OF LOT 42, INDIAN CREEK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31 AT PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

## LOCATION MAP

SCALE: NTS



**American Services of Miami, Corp.**  
 Consulting Engineers . Planners . Surveyors  
 266 GIRALDA AVENUE  
 CORAL GABLES, FL 33134  
 PHONE: (305)598-5101 FAX: (305)598-8627  
 ASOMIAMI.COM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ED PINO, PSM ON THE DATE ADJACENT TO THE SEAL.  
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ED PINO  
 NO. 6771  
 PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD IN THE STATE OF FLORIDA

DATE: MARCH 7, 2024