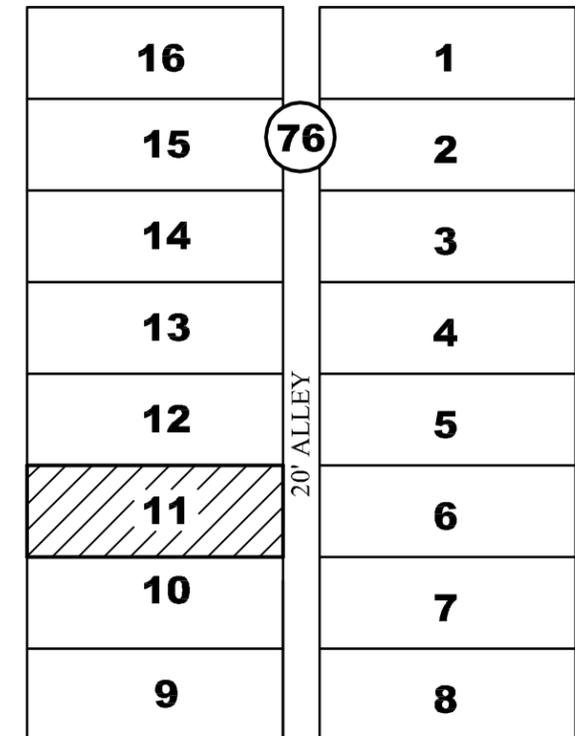


LOCATION MAP
NOT TO SCALE

4th STREET



JEFFERSON AVENUE

3rd STREET

EXISTING TREES

No	COMMON NAME	DBH	OH	SP
1	TROPICAL ALMOND	0.4'	17'	13'
2	CHRISTMAS PALM	0.5'	20'	5'
3	TROPICAL ALMOND	0.5'	20'	15'
4	CHRISTMAS PALM	0.5'	20'	7'
5	CHRISTMAS PALM	0.4'	16'	5'
6	CHRISTMAS PALM	0.4'	21'	6'
7				

DBH=Diameter breast height (4.5 feet from ground) OH=Overall Height SP=Spread

PROPERTY ADDRESS: 321 JEFFERSON AVE., MIAMI BEACH, FL. 33139

LEGAL DESCRIPTION: LOT 11, BLOCK 76, OF OCEAN BEACH ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 81 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) OWNERSHIP SUBJECT TO OPINION OF TITLE.
- 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 4) LEGAL DESCRIPTION PROVIDED BY CLIENT.
- 5) UNDERGROUND ENCROACHMENTS NOT LOCATED.
- 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 7) OWNERSHIP OF FENCES ARE UNKNOWN.
- 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.
- 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- 11) ELEVATIONS BASED OFF OF BM# D-116 LOC# 4231 NE ELEV.5.03' NGVD

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB: 2 PG: 81

BOUNDARY SURVEY

LEGEND & ABBREVIATIONS:

<p>CONCRETE</p> <p>CONC. BLOCK WALL</p> <p>WOOD DECK</p> <p>COVERED AREA</p> <p>ASPHALT</p> <p>CHAIN LINK FENCE (CLF)</p> <p>WOOD FENCE (WF)</p> <p>IRON FENCE (IF)</p> <p>A = ARC DISTANCE</p> <p>L = LENGTH</p> <p>Δ = CENTRAL ANGLE / DELTA</p> <p>R = RADIUS</p> <p>T = TANGENT</p> <p>P.T. = POINT OF TANGENCY</p> <p>P.C. = POINT OF CURVATURE</p> <p>P.C.C. = POINT OF COMPOUND CURVE</p> <p>C.B. = CATCH BASIN</p> <p>CATV = CABLE UTILITY BOX</p>	<p>B.C. = BLOCK CORNER</p> <p>P = PROPERTY LINE</p> <p>C = CENTER LINE</p> <p>M = MONUMENT LINE</p> <p>CALC. = CALCULATED</p> <p>M. = FIELD MEASURED</p> <p>P. = PER PLAT</p> <p>TYP. = TYPICAL</p> <p>P.R.M. = PERMANENT REFERENCE MONUMENT</p> <p>P.C.P. = PERMANENT CONTROL POINT</p> <p>FD. NAIL = FOUND NAIL</p> <p>FD. D/H = FOUND DRILL HOLE</p> <p>FD. 1/2" I.P. = FOUND IRON PIPE 1/2" DIAMETER</p> <p>C.M. = CONCRETE MONUMENT</p> <p>W.M. = WATER METER</p> <p>R/W = RIGHT OF WAY</p>	<p>U.E. = UTILITY EASEMENT</p> <p>A.E. = ANCHOR EASEMENT</p> <p>D.E. = DRAINAGE EASEMENT</p> <p>ENCR. = ENCROACHMENT</p> <p>F.F. ELEV. = FINISHED FLOOR ELEVATION</p> <p>N.T.S. = NOT TO SCALE</p> <p>P.B. = PLAT BOOK</p> <p>O.R.B. = OFFICIAL RECORD BOOK</p> <p>M.H. = MAN HOLE</p> <p>C.B.S. = CONCRETE BLOCK STRUCTURE</p> <p>BLDG. = BUILDING</p> <p>O.H.L. = OVERHEAD UTILITY LINES</p> <p>TEL. = TELEPHONE FACILITIES</p>	<p>P.R.C. = POINT OF REVERSE CURVE</p> <p>CH = CHORD</p> <p>CH. BRG. = CHORD BEARING</p> <p>B.M. = BENCH MARK</p> <p>B.R. = BEARING REFERENCE</p> <p>P.O.C. = POINT OF COMMENCEMENT</p> <p>P.O.B. = POINT OF BEGINNING</p> <p>T.B.M. = TEMPORARY BENCH MARK</p> <p>P.O.B. = POINT OF BEGINNING</p> <p>T.B.M. = TEMPORARY BENCH MARK</p> <p>FD. I.R. = FOUND IRON REBAR</p> <p>FD. P.K.NAIL = FOUND PARKER-KALON NAIL</p> <p>P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER</p> <p>A/C = AIR CONDITIONER PAD</p> <p>TX = TRANSFORMER</p> <p>P.P. = POWER POLE</p> <p>D.M.E. = DRAINAGE & MAINTENANCE EASEMENT</p> <p>+ 0.0' = EXISTING ELEVATION</p>	<p>ELEV. = ELEVATION</p> <p>SEC. = SECTION</p> <p>TWS. = TOWNSHIP</p> <p>RG. = RANGE</p> <p>SWK = SIDEWALK</p>
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I HEREBY CERTIFY THAT THE SURVEY REPRESENTED THEREON MEETS THE MINIMUM TECHNICAL REQUIREMENTS ADOPTED BY THE STATE OF FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THERE ARE NO ENCROACHMENTS, OVERLAPS, EASEMENTS APPEARING ON THE PLAT OR VISIBLE EASEMENTS OTHER THAN AS SHOWN HEREON.

ADIS N. NUNEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #5924

SINCE 1987
BLANCO SURVEYORS INC.

Engineers • Land Surveyors • Planners • LB # 0007059
555 NORTH SHORE DRIVE
MIAMI BEACH, FL 33141

(305) 865-1200 Email: blancosurveyorsinc@yahoo.com Fax: (305) 865-7810

FLOOD ZONE: AE	SUFFIX: L	FEMA DATE: 09/11/09	BASE: 8'
PANEL: 0319	COMMUNITY # 120651		
DATE: 4/11/23	SCALE: 1" = 20'	DWN. BY: R.BELLO	JOB No. 23-194

SURVEYOR'S SEAL

