

PROPERTY ADDRESS:  
1020 PENNSYLVANIA AVENUE MIAMI BEACH, FL. 33139

LEGAL DESCRIPTION:  
LOT 6, BLOCK 43, OF "OCEAN BEACH, ADDITION No. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:  
COMMUNITY NO. 120651 PANEL NO. 0319 SUFFIX: L  
FIRM DATE: 09-11-2009 FLOOD ZONE: AE BASE FLOOD: 8.0'

SURVEYOR'S NOTES:  
LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.

LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR RECORDED EASEMENTS.

THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.2 FOOT FOR NATURAL GROUND SURFACES AND 0.1 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENTS, CURBS AND OTHER MAN-MADE FEATURES AS MAY EXIST.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.1 FOOT UNLESS OTHERWISE SHOWN.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS BROUGHT TO THE FACT THAT SAID DRAWING MAY BE ALTERED IN SCALE BY THE REPRODUCTION PROCESS

ALL MEASUREMENTS SHOWN ARE IN THE UNITED STATES STANDARD FEET

REFERENCE D.O.T STATION (G.P.S.):  
RefID=0601,RefLat=N25°46'57.83794",RefLon=W80°08'14.16798",RefHgt=-50.85'  
SHOWN ELEVATIONS ARE REFERRED TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.)

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

SUBSURFACE IMPROVEMENTS AND/OR ENCROACHMENTS WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN.

NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND DIGITAL SEAL AND /OR THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO THIS MAP OF SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

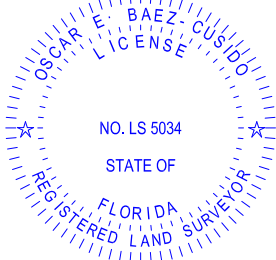
THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

CERTIFY TO:  
1020 PENNSYLVANIA INVESTMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY  
R&S INTERNATIONAL LAW GROUP, LLP  
FIRST AMERICAN TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATION:  
IN MY PROFESSIONAL OPINION, THIS "BOUNDARY SURVEY" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

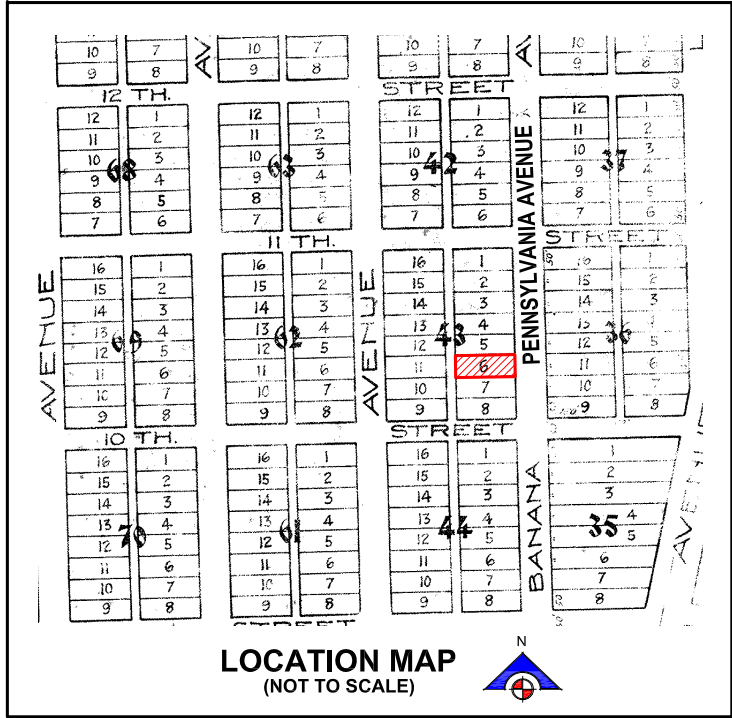
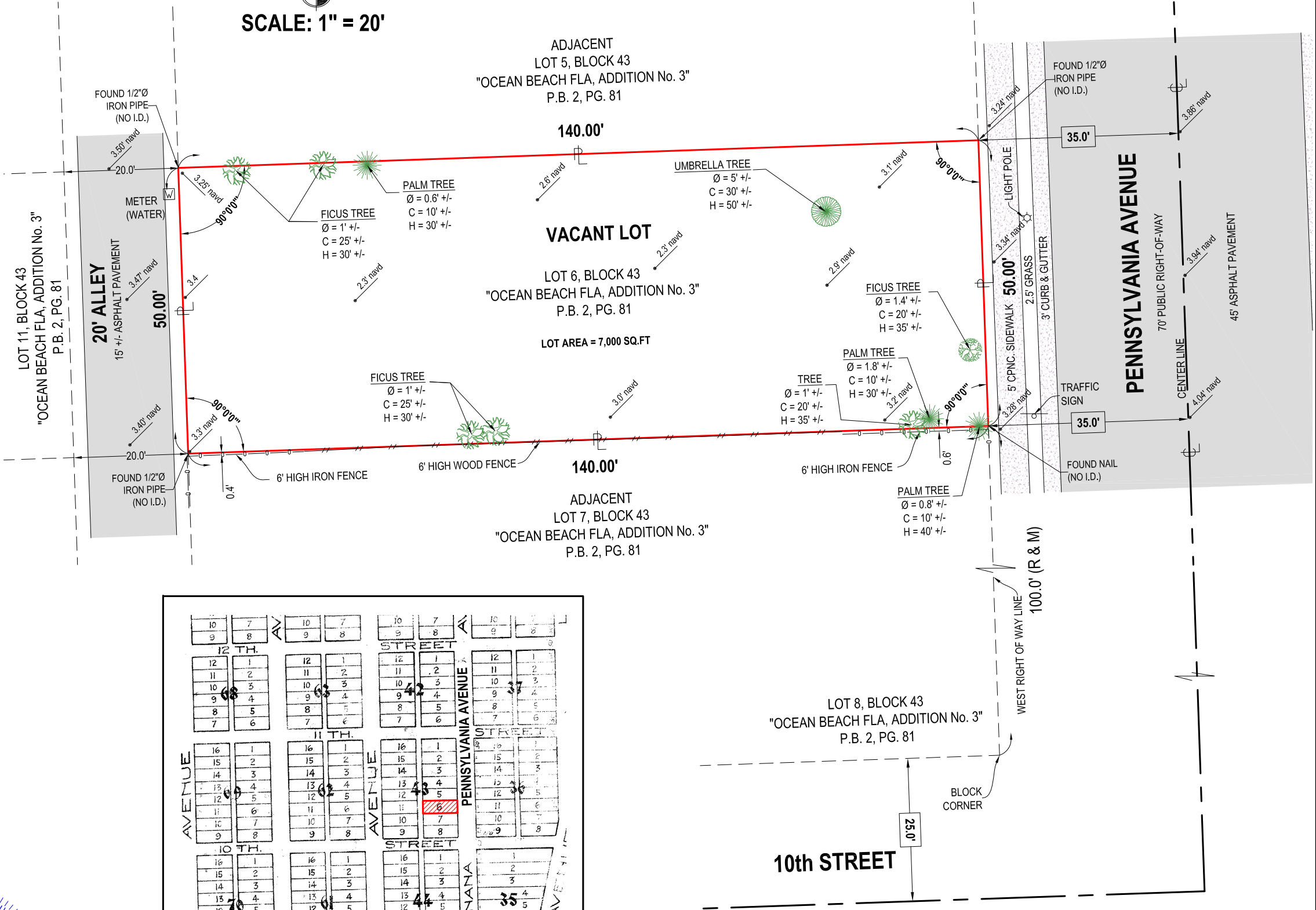
360° SURVEYING AND MAPPING, LLC  
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6356

OSCAR E. BAEZ-CUSIDO, P.L.S.  
REGISTERED SURVEYOR AND MAPPER NO. 5034  
STATE OF FLORIDA.



N  
SCALE: 1" = 20'

# MAP OF SURVEY



REVISIONS AND/OR UP-DATES



360° SURVEYING AND MAPPING, LLC  
Land Surveyors - Land Planners  
P.O.BOX 558981 MIAMI, FLORIDA 33255-8981  
PHONE: (305) 265-1002

ORIGINAL FIELD DATE 07-18-2023  
JOB NO. 2307-0049

SHEET  
1/1

LEGEND OF SURVEY ABBREVIATIONS	
SWK	= SIDEWALK
T	= TELEPHONE SERVICE BOX
TV	= TV CABLE & DRAINAGE
U.D.E.	= UTILITY & DRAINAGE
U.E.	= UTILITY EASEMENT
U.M.E.	= UTILITY EASEMENT
U.P.	= UTILITY POLE
WM	= WATER METER
WM	= GAS MONITORING WELL
WM	= STORM DRAIN MANHOLE
WM	= UP - WOOD UTILITY POLE
WM	= CLIP - CONC. UTILITY POLE
WM	= CS - CATCH BASIN
WM	= WATER METER
WM	= SET BACK LINE
WM	= STORY
WM	= PROPERTY LINE
WM	= RECORDED
WM	= RADIAL
WM	= NATIONAL GEODETIC VERTICAL DATUM
WM	= NOT TO SCALE
WM	= OVERHEAD ELECTRIC LINES
WM	= SEWER MANHOLE
WM	= PERMANENT CONTROL POINT
WM	= PACE
WM	= PARKWAY
WM	= PERMANENT REFERENCE MONUMENT
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WM	= CONC. LIGHT POLE
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