

Appendix E
Topographic Surveys

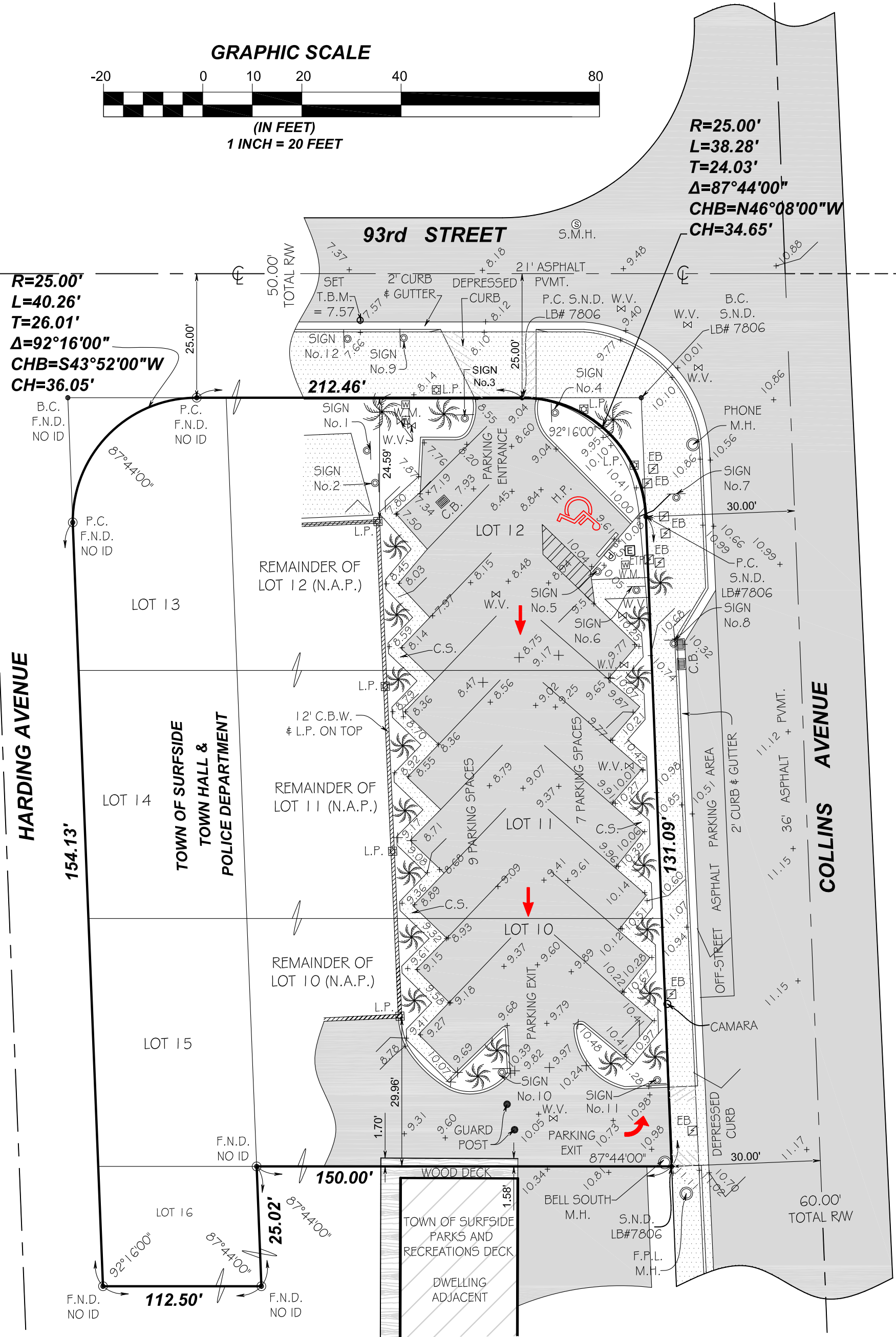
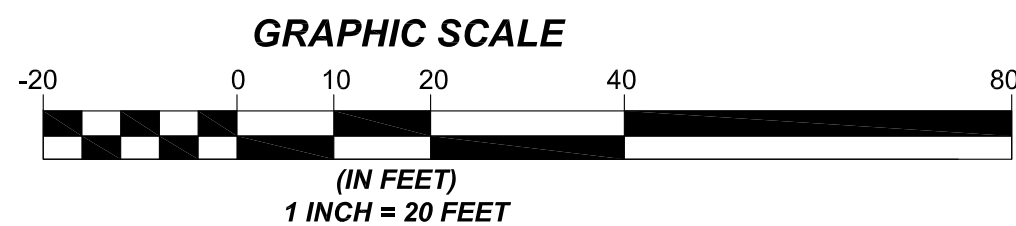
TOPOGRAPHIC SURVEY OF PARKING LOT

SIGNS LEGEND

SIGN #	IMAGE	TRAFFIC SIGN
No. 1		RESERVE PARKING SIGN
No. 2		RESERVE PARKING SIGN
No. 3		TOW-AWAY SIGN
No. 4		EMPLOYEE PARKING SIGN
No. 5		PAY HERE SIGN
No. 6		HANDICAP SIGN
No. 7		PEDESTRIAN SIGN
No. 8		PAY TO PARK SIGN
No. 9		STOP HERE SIGN
No. 10		STOP SIGN
No. 11		STOP SIGN
No. 12		NO PARKING SIGN

ABBREVIATIONS AND MEANINGS

- A = ARC
- A/C = AIR CONDITIONER PAD.
- A.E. = ANCHOR EASEMENT.
- A/R = ALUMINUM ROOF.
- A/S = ALUMINUM SHED.
- ASPH. = ASPHALT.
- B.C. = BLOCK CORNER.
- B.C.R. = BROWARD COUNTY RECORDS
- B.L.D. = BUILDING.
- B.M. = BENCH MARK
- B.O.B. = BASIS OF BEARINGS.
- C = CALCULATED
- C.B. = CATCH BASIN.
- C.B.S. = CONCRETE BLOCK STRUCTURE.
- CBW = CONCRETE BLOCK WALL.
- CH. = CHORD.
- CH.B. = CHORD BEARING.
- CL = CLEAR
- C.L.F. = CHAIN LINK FENCE.
- C.M.E. = CANAL MAINTENANCE EASEMENTS.
- CONC. = CONCRETE.
- C.P. = CONC. PORCH.
- C.S. = CONCRETE SLAB.
- C.W. = CONCRETE WALK.
- D.E. = DRAINAGE EASEMENT.
- D.M.E. = DRAINAGE MAINTENANCE EASEMENTS
- DRIVE = DRIVEWAY
- ° = DEGREES.
- E = EAST.
- EB = ELECTRIC BOX
- E.T.P. = ELECTRIC TRANSFORMER PAD.
- ELEV. = ELEVATION.
- ENCR. = ENCROACHMENT.
- F.H. = FIRE HYDRANT.
- F.I.P. = FOUND IRON PIPE.
- F.I.R. = FOUND IRON ROD.
- F.F.E. = FINISHED FLOOR ELEVATION.
- F.N.D. = FOUND NAIL & DISK.
- FR = FRAME.
- FT = FEET.
- H.P. = HANDICAP PARKING
- PROP. COR. = PROPERTY CORNER
- F.N.I.P. = FEDERAL NATIONAL INSURANCE
- F.N. = FOUND NAIL.
- H. = HIGH (HEIGHT)
- IN. & EG. = INGRESS AND EGRESS EASEMENT.
- L.B. = Certificate of Authorization L.B.#7806
- L.P. = LIGHT POLE.
- L.F.E. = LOWEST FLOOR ELEVATION.
- L.M.E. = LAKE MAINTENANCE EASEMENT.
- M = MINUTES
- M. = MEASURED DISTANCE.
- MB = MAIL BOX
- M.D.C.R. = MIAMI DADE COUNTY RECORDS
- M.O.V. = MONUMENT LINE.
- M/H = MANHOLE.
- M/L = MONUMENT LINE.
- N.A.P. = NOT A PART OF.
- NGVD = NATIONAL GEODETIC VERTICAL DATUM.
- N. = NORTH
- N.T.S. = NOT TO SCALE.
- #-NO. = NUMBER.
- O/S = OFFSET.
- O.H. = OVERHEAD
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- O.R.B. = OFFICIAL RECORDS BOOK
- OVH = OVERHANG
- P.V.M.T. = PAVEMENT.
- PL. = PLASTER.
- P.L. = PROPERTY LINE.
- P.C.C. = POINT OF COMPOUND CURVE.
- P.C. = POINT OF CURVE.
- P.S. = PAY STATION
- PT. = POINT OF TANGENCY.
- POC. = POINT OF COMMENCEMENT.
- POB. = POINT OF BEGINNING.
- P.R.C. = POINT OF REVERSE CURVE
- P.B. = PLAT BOOK.
- PG. = PAGE.
- P.W. = PARKWAY.
- PRM. = PERMANENT REFERENCE MONUMENT.
- P.L.S. = PROFESSIONAL LAND SURVEYOR.
- R. = RECORDED DISTANCE.
- RR. = RAIL ROAD.
- RES. = RESIDENCE.
- R/W = RIGHT-OF-WAY.
- R.P. = RADIUS POINT.
- RGE. = RANGE.
- SEC. = SECTION.
- STY. = STORY.
- SWK. = SIDEWALK.
- S.I.P. = SET IRON PIPE L.B. #7806.
- S.P. = SCREENED PORCH
- S. = SOUTH.
- " = SECONDS
- T = TANGENT
- T.B. = TELEPHONE BOOTH
- T.S.B. = TRAFFIC SIGNAL BOX
- T.S.P. = TRAFFIC SIGNAL POLE
- TWP = TOWNSHIP.
- UTIL. = UTILITY.
- U.P. = UTILITY POLE.
- W.M. = WATER METER.
- W.F. = WOOD FENCE.
- W.R. = WOOD ROOF.
- W.S. = WOOD SHED.
- W = WEST.
- ℄ = CENTER LINE.
- ∠ = CENTRAL ANGLE.
- ∠ = ANGLE.
- = WOOD FENCE.
- = CHAIN LINK FENCE.
- = C.B.S. WALL (C.B.W.)
- = EXISTING ELEVATIONS.
- = PROPOSED ELEVATIONS.
- = TRAFFIC FLOW
- = MANHOLE
- = MONUMENT LINE.
- = DRAINAGE MH



LOCATION SKETCH SCALE N.T.S.
 PLAT BOOK 8, PAGE 106- MIAMI DADE COUNTY, FLORIDA
 SECTION 35, TWP. 52 SOUTH, RANGE 42 EAST

LEGAL DESCRIPTION:

SW CORNER 93rd STREET AND COLLINS AVENUE. PARKING LOTS 10, 11 AND 12 BLOCK 4, OF ALTOS DEL MAR No.5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, AT PAGE 92, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO No.:

14-2235-006-0490

CERTIFICATIONS:

THIS DRAWING IS CERTIFIED TO FLORIDA TRANPORTATION ENGINEERING, INC., AND THE TOWN OF SURFSIDE, MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1). IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY TOWNSHIP MAPS.
- 2). ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI-DADE COUNTY BENCH MARK # Z-313.LOCATOR NO. 2225 E @ 96th ST. # HARDING AVE., ELEVATION 9.59 FEET OF N.G.V.D. OF 1929
- 3). THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- 4). THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
- 5). L.B. = Certificate of Authorization L.B.#7806
- 6). NORTH BASED ON PLAT NORTH.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):

- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND OR NOT TO SCALE.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.
- THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION BELOW, THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION. THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE IN FLOOD ZONE "X"; THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

I HEREBY CERTIFY: THAT THIS "TOPOGRAPHIC SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY:
JOHN IBARRA (DATE OF FIELD WORK)
 LAND SURVEYOR NO. : 5204
 STATE OF FLORIDA

(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

REVISED ON: _____
 REVISED ON: _____



777 N.W. 7th AVENUE SUITE 3025
 MIAMI, FLORIDA 33126
 TELEPHONE: (305) 262-0400
 FAX: (305) 262-0401
 DRAWN BY: MCH

JOHN IBARRA & ASSOC., INC.

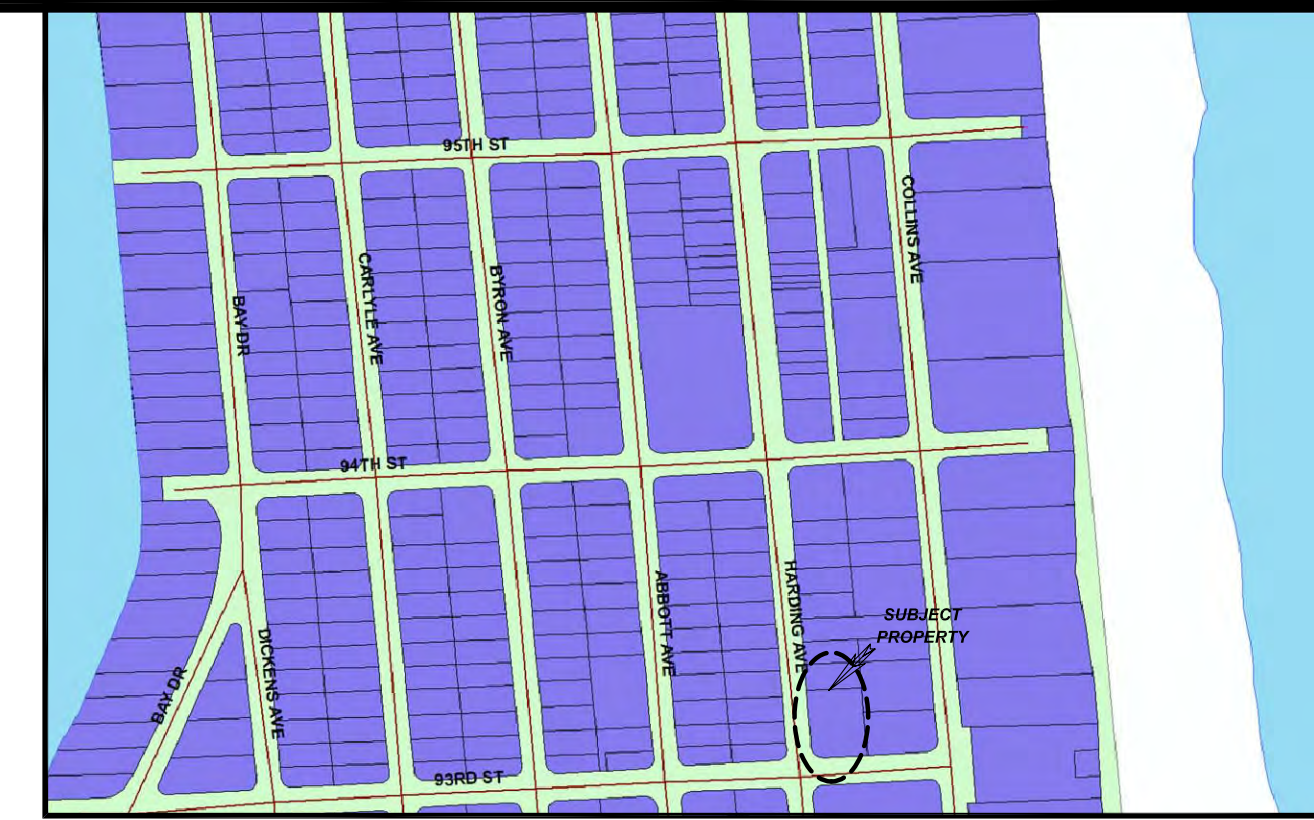
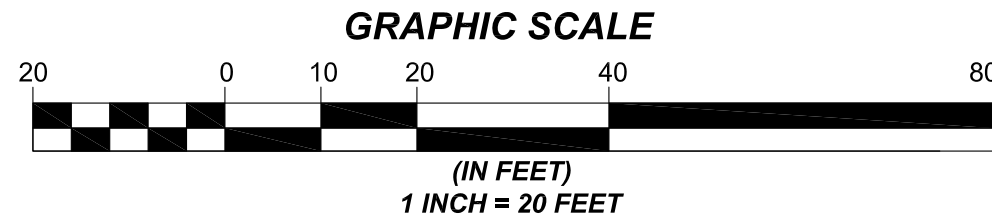
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LAND SURVEYORS

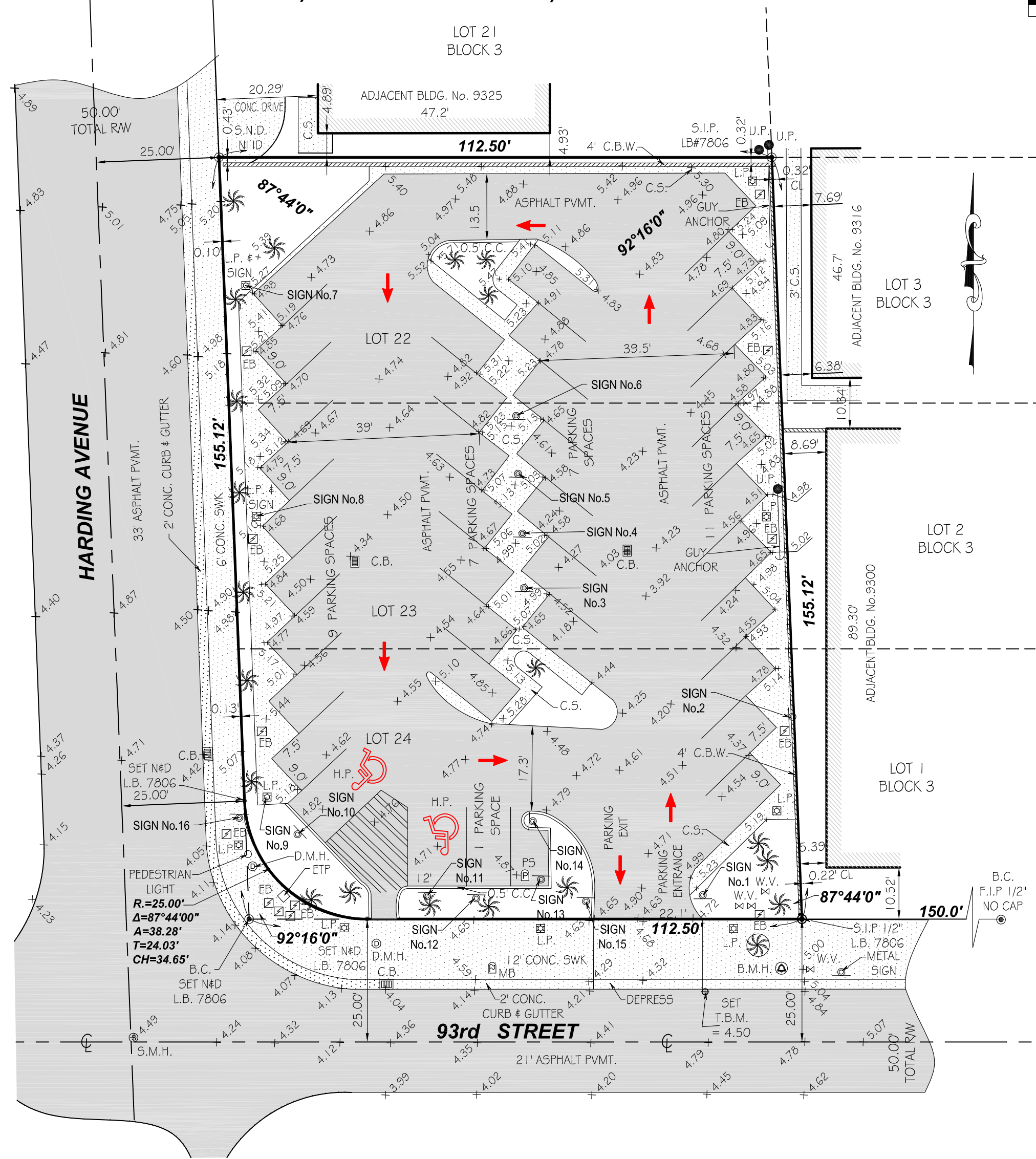
SHEET No. 1 OF 1

**TOPOGRAPHIC SURVEY
 OF PARKING LOT**

PLAT BOOK 8, PAGE 92 - MIAMI DADE COUNTY, FLORIDA
 SECTION 35, TWP. 52 SOUTH, RANGE 42 EAST



LOCATION SKETCH SCALE: N.T.S.



SIGN #	IMAGE	TRAFFIC SIGN
No. 1		TOW-AWAY SIGN
No. 2		PARKING SIGN
No. 3		PARKING SIGN
No. 4		PARKING SIGN
No. 5		PARKING SIGN
No. 6		PARKING SIGN
No. 7		PARKING SIGN
No. 8		PARKING SIGN
No. 9		PARKING SIGN
No. 10		PARKING SIGN
No. 11		PARKING SIGN
No. 12		PARKING SIGN
No. 13		PAY HERE SIGN
No. 14		STOP SIGN
No. 15		STOP SIGN
No. 15		SPEED LIMIT SIGN

LEGAL DESCRIPTION:
 LOT 22 THRU 24, BLOCK 3, OF ALTOS DEL MAR No. 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, AT PAGE 92, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO No.:
 14-2235-006-0400

CERTIFICATIONS:
 THIS DRAWING IS CERTIFIED TO FLORIDA TRANSPORTATION ENGINEERING, INC., AND THE TOWN OF SURFSIDE, MIAMI-DADE COUNTY, FLORIDA.

- SURVEYOR'S NOTES:**
- IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
 - ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI-DADE COUNTY BENCH MARK # Z-313. LOCATOR NO. 2225 E @ 96th ST. # HARDING AVE. ; ELEVATION 9.59 FEET OF N.G.V.D. OF 1929
 - THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
 - THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
 - L.B. = Certificate of Authorization L.B.#7806
 - NORTH BASED ON PLAT NORTH.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):

- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
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- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.
- THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION BELOW, THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION. THE FNP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE IN FLOOD ZONE "X"; THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

I HEREBY CERTIFY: THAT THIS "TOPOGRAPHIC SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY:
JOHN IBARRA (DATE OF FIELD WORK) **08-01-2011**
 LAND SURVEYOR NO. : 5204
 STATE OF FLORIDA

(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

REVISED ON: _____
 REVISED ON: _____

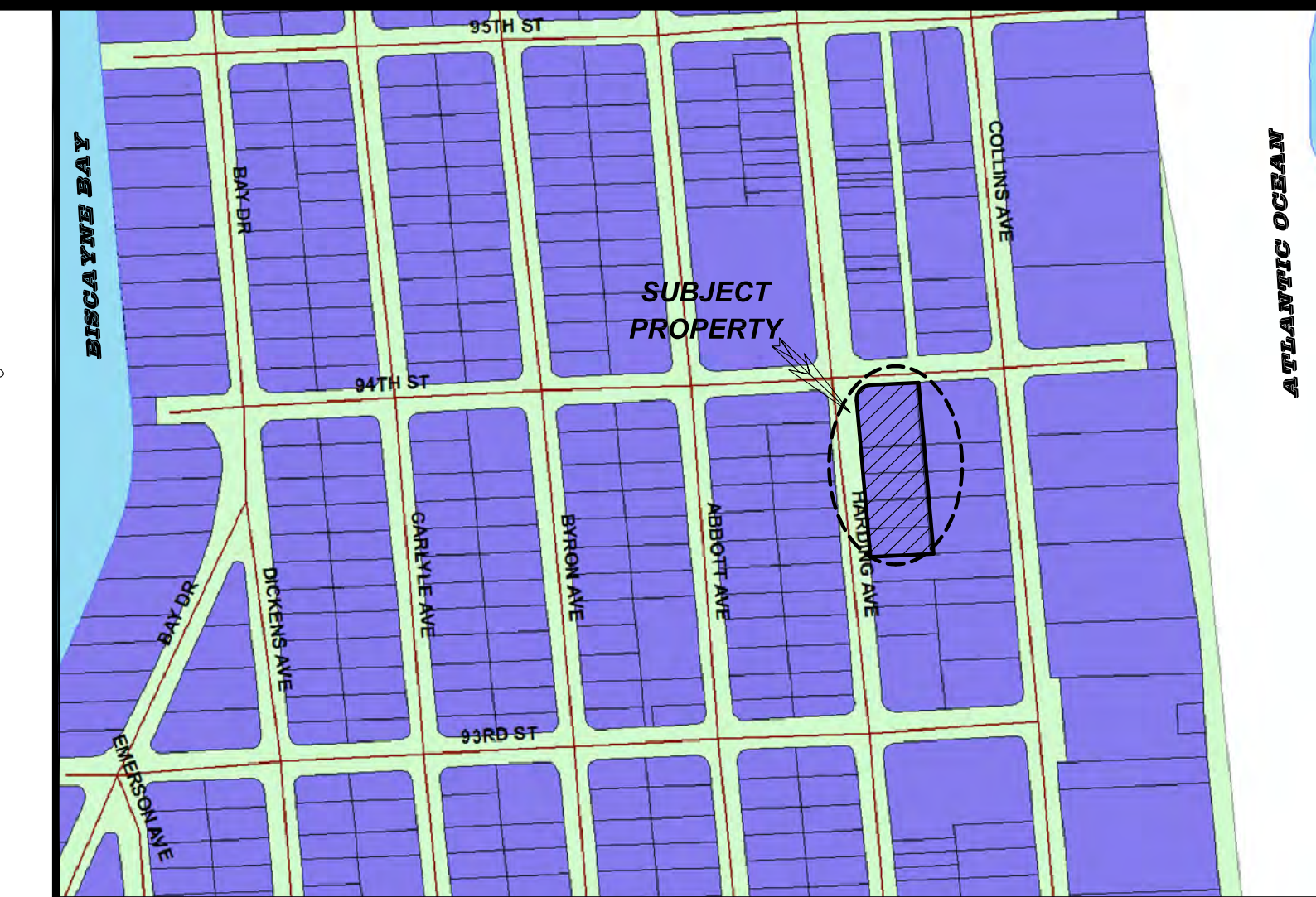
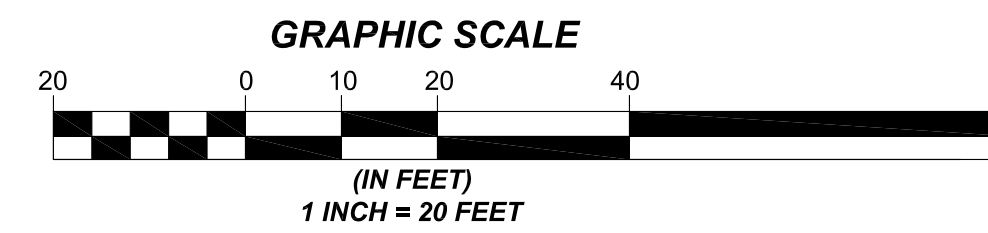
ABBREVIATIONS AND MEANINGS

- | | | | | | |
|--|--|---|---|--|---|
| <p>A = ARC
 A/C = AIR CONDITIONER PAD.
 A.E. = ANCHOR EASEMENT.
 A/R = ALUMINUM ROOF.
 A/S = ALUMINUM SHED.
 ASPH. = ASPHALT.
 B.C. = BLOCK CORNER.
 B.C.R. = BROWARD COUNTY RECORDS
 BLDG. = BUILDING
 B.M. = BENCH MARK
 B.O.B. = BASIS OF BEARINGS.
 C = CALCULATED
 C.B. = CATCH BASIN.
 C.B.S. = CONCRETE BLOCK STRUCTURE.
 CBW = CONCRETE BLOCK WALL.
 CH. = CHORD.
 CH.B. = CHORD BEARING.
 CL = CLEAR
 C.L.F. = CHAIN LINK FENCE.
 C.M.E. = CANAL MAINTENANCE EASEMENTS.</p> | <p>CONC. = CONCRETE.
 C.P. = CONC. PORCH.
 C.S. = CONCRETE SLAB.
 C.W. = CONCRETE WALK.
 D.E. = DRAINAGE EASEMENT
 D.M.E. = DRAINAGE MAINTENANCE EASEMENTS
 DRIVE = DRIVEWAY
 ° = DEGREES.
 E = EAST.
 EB = ELECTRIC BOX
 E.T.P. = ELECTRIC TRANSFORMER PAD.
 ELEV. = ELEVATION.
 ENCR. = ENCROACHMENT.
 F.H. = FIRE HYDRANT.
 F.I.P. = FOUND IRON PIPE.
 F.I.R. = FOUND IRON ROD.
 F.F.E. = FINISHED FLOOR ELEVATION.
 F.N.D. = FOUND NAIL & DISK.
 FR = FRAME.
 FT = FEET.</p> | <p>PROP. COR. = PROPERTY CORNER
 FNIP. = FEDERAL NATIONAL INSURANCE
 F.N. = FOUND NAIL.
 H.P. = HANDICAP PARKING
 IN. & EG. = INGRESS AND EGRESS EASEMENT.
 L.B. = Certificate of Authorization L.B.#7806
 L.P. = LIGHT POLE.
 L.F.E. = LOWEST FLOOR ELEVATION.
 L.M.E. = LAKE MAINTENANCE EASEMENT.
 ' = MINUTES.
 M. = MEASURED DISTANCE.
 MB = MAIL BOX
 M.D.C.R. = MIAMI DADE COUNTY RECORDS
 MON. = MONUMENT LINE.
 M/L = MANHOLE.
 M/L = MONUMENT LINE.
 N.A.P. = NOT A PART OF.
 NGVD = NATIONAL GEODETIC VERTICAL DATUM.
 N. = NORTH.
 N.T.S. = NOT TO SCALE.
 #-NO. = NUMBER.
 O/S = OFFSET.</p> | <p>O.H. = OVERHEAD
 O.H.L. = OVERHEAD UTILITY LINES
 O.R.B. = OFFICIAL RECORDS BOOK
 OVH = OVERHANG
 PVMT. = PAVEMENT.
 PL. = PLANTER.
 P/L = PROPERTY LINE.
 P.C.C. = POINT OF COMPOUND CURVE.
 P.C. = POINT OF CURVE.
 PT. = POINT OF TANGENCY.
 POC. = POINT OF COMMENCEMENT.
 POB. = POINT OF BEGINNING.
 P.R.C. = POINT OF REVERSE CURVE
 P.B. = PLAT BOOK.
 PG. = PAGE
 PS = PAY STATION
 PM = PARKING METER
 PHY. = PARKWAY.
 PRM. = PERMANENT REFERENCE MONUMENT.
 P.L.S. = PROFESSIONAL LAND SURVEYOR.
 R. = RECORDED DISTANCE.
 RR. = RAIL ROAD.
 RES. = RESIDENCE.</p> | <p>R/W = RIGHT-OF-WAY.
 R.F. = RADIUS POINT.
 RGE. = RANGE.
 SEC. = SECTION.
 STY. = STORY.
 SWK. = SIDEWALK.
 S.I.P. = SET IRON PIPE L.B. #7806.
 S. = SOUTH.
 S.P. = SCREENED PORCH
 " = SECONDS
 TANGENT.
 TSB = TRAFFIC SIGNAL BOX
 TSP = TRAFFIC SIGNAL POLE
 TB = TELEPHONE BOOTH
 TWP = TOWNSHIP.
 UTIL. = UTILITY.
 U.P. = UTILITY POLE.
 W.M. = WATER METER.
 W.F. = WOOD FENCE.
 W.R. = WOOD ROOF.</p> | <p>W.S. = WOOD SHED.
 W = WEST.
 CL = CENTER LINE.
 Δ = CENTRAL ANGLE.
 * = ANGLE.
 // = WOOD FENCE.
 --- = CHAIN LINK FENCE.
 --- = C.B.S. WALL (C.B.W.)
 +0.00 = EXISTING ELEVATIONS.
 0.00 = PROPOSED ELEVATIONS.
 → = TRAFFIC FLOW
 (D) = DRAINAGE MH</p> |
|--|--|---|---|--|---|



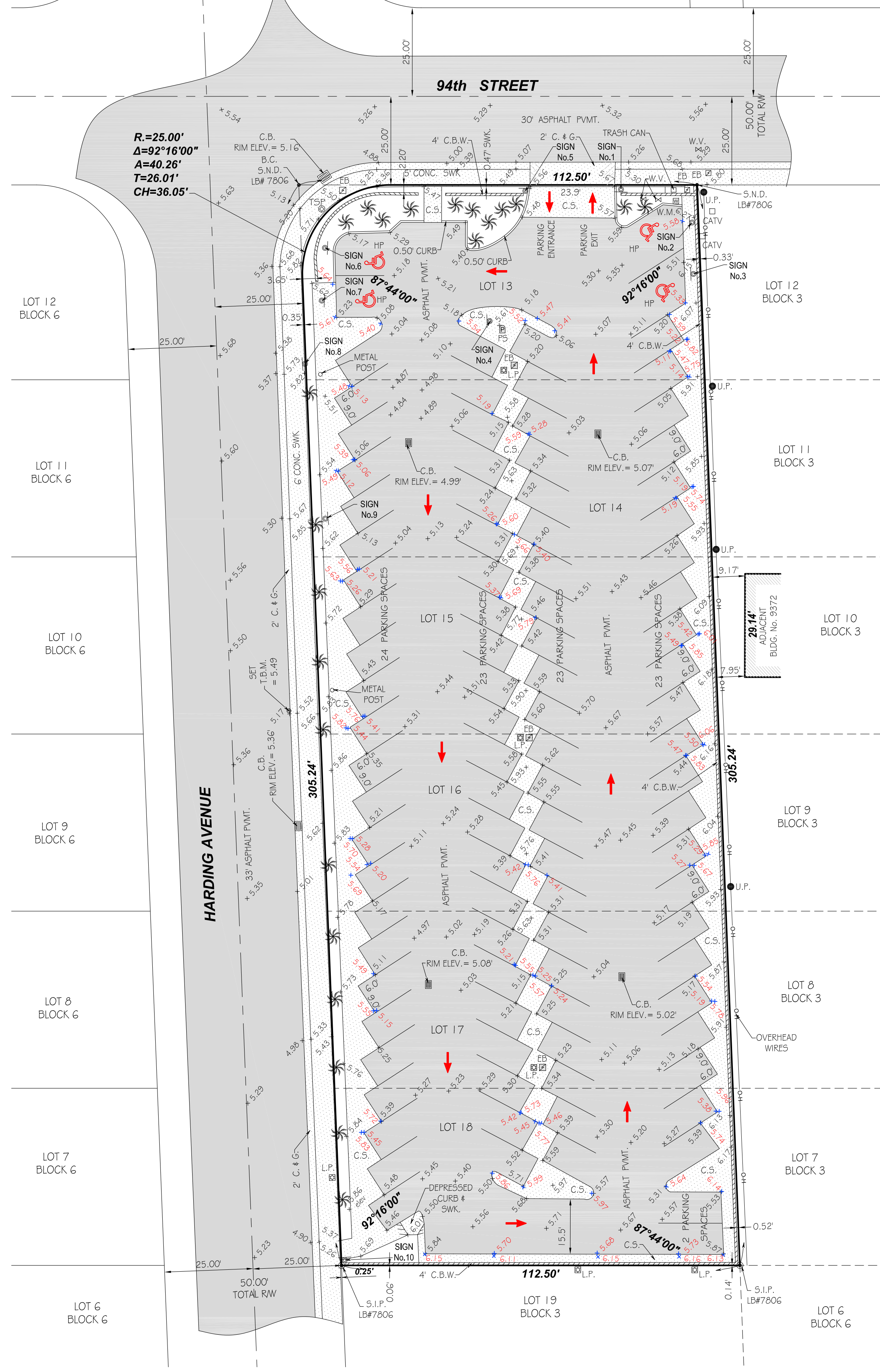
L.B.# 7806

TOPOGRAPHIC SURVEY



LOCATION SKETCH SCALE: N.T.S.

ALTOS DEL MAR NO 6 PB 8-106
BLOCK 4



SIGN #	IMAGE	TRAFFIC SIGN
No.1		STOP SIGN
No.2		PARKING SIGN
No.3		PARKING SIGN
No.4		PAY HERE SIGN
No.5		TOW-AWAY SIGN
No.6		PARKING SIGN
No.7		PARKING SIGN
No.8		SPEED LIMIT SIGN
No.9		PARKING SIGN
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- A = ARC
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- C.W. = CONCRETE WALL.
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- D.M.E. = DRAINAGE MAINTENANCE EASEMENTS.
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- DRIBBLES.
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- F.I.P. = FOUND IRON PIPE.
- F.I.R. = FOUND IRON ROD.
- F.F.E. = FINISHED FLOOR ELEVATION.
- F.W.D. = FOUND WALL & DECK.
- FR = FRAME.
- FT = FEET.
- PROP. COR. = PROPERTY CORNER.
- FNIP = FEDERAL NATIONAL INSURANCE.
- IN & EG. = INGRESS AND EGRESS EASEMENT.
- L.B. = Certificate of Authorization L.B.#7806.
- L.P. = LINE POLE.
- L.F.E. = LOWEST FLOOR ELEVATION.
- L.M.E. = LAKE MAINTENANCE EASEMENT.
- M = MINUTES.
- N = MEASURED DISTANCE.
- N.B. = NAIL BOX.
- N.D.C.R. = MIAMI DADE COUNTY RECORDS.
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- P.V.M.T. = PAVEMENT.
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- P.C.C. = POINT OF COMPOUND CURVE.
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- PG. = PAGE.
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- RES. = RESIDENCE.
- R.W. = RIGHT-OF-WAY.
- R.P. = RADIUS POINT.
- RGE. = RANGE.
- SEC. = SECTION.
- STY. = STORY.
- SWK. = SIDEWALK.
- S.I.P. = SET FROM PIPE L.B.#7806.
- S = SOUTH.
- S.P. = SCREENED PORCH.
- SQ. = SQUARE.
- T = TANGENT.
- T.S. = TRAFFIC SIGNAL BOX.
- T.S.P. = TRAFFIC SIGNAL POLE.
- T.B. = TELEPHONE BOOTH.
- TWP = TOWNSHIP.
- UTIL. = UTILITY.
- U.P. = UTILITY POLE.
- W.M. = WATER METER.
- W.F. = WOOD FENCE.
- W.R. = WOOD ROOF.
- W.S. = WOOD SHED.
- W. = WEST.
- C.L. = CENTER LINE.
- Δ = CENTRAL ANGLE.
- ∠ = ANGLE.
- = CHAIN LINK FENCE.
- = WOOD FENCE.
- = C.B.S. WALL (C.B.W.).
- = EXISTING ELEVATIONS.
- = PROPOSED ELEVATIONS.
- = TRAFFIC FLOW.
- ⊕ = DRAINAGE IN.

LEGAL DESCRIPTION:
LOTS 13, 14, 15, 16, 17 AND 18, BLOCK 3, OF ALTOS DEL MAR No.5. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, AT PAGE 92, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO No.:

- 14-2235-006-0310
- 14-2235-006-0330
- 14-2235-006-0340
- 14-2235-006-0350
- 14-2235-006-0360

CERTIFICATIONS:

THIS DRAWING IS CERTIFIED TO FLORIDA TRANSPORTATION ENGINEERING, INC., AND THE TOWN OF SURFSIDE, MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1). IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
- 2). ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI-DADE COUNTY BENCH MARK # Z-313. LOCATOR NO. 2225 E @ 96th ST. # HARDING AVE. ELEVATION 9.59 FEET OF N.G.V.D. OF 1929
- 3). THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- 4). THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1-7500 FT.
- 5). L.B. = Certificate of Authorization L.B.#7806
- 6). NORTH BASED ON PLAT NORTH.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):

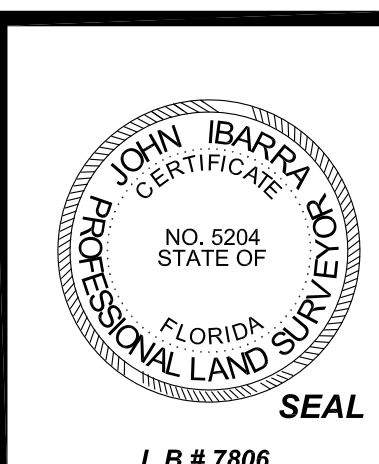
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND OR NOT TO SCALE.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.
- THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION.
- FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTION, UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION BELOW, THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION, THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE IN FLOOD ZONE "X"; THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

I HEREBY CERTIFY THAT THIS "TOPOGRAPHIC SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: **08-01-2011**
JOHN IBARRA (DATE OF FIELD WORK)
LAND SURVEYOR NO. 15204
STATE OF FLORIDA

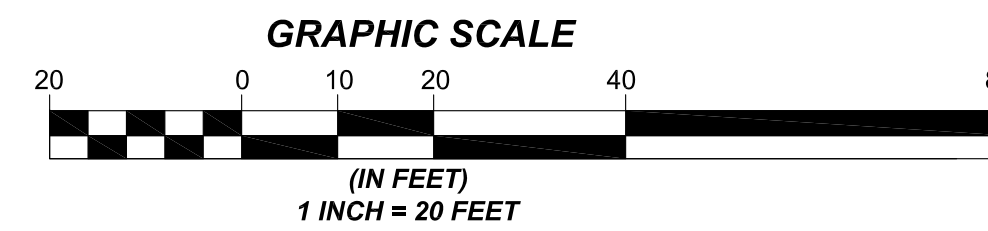
(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

REVISED ON: _____
REVISED ON: _____

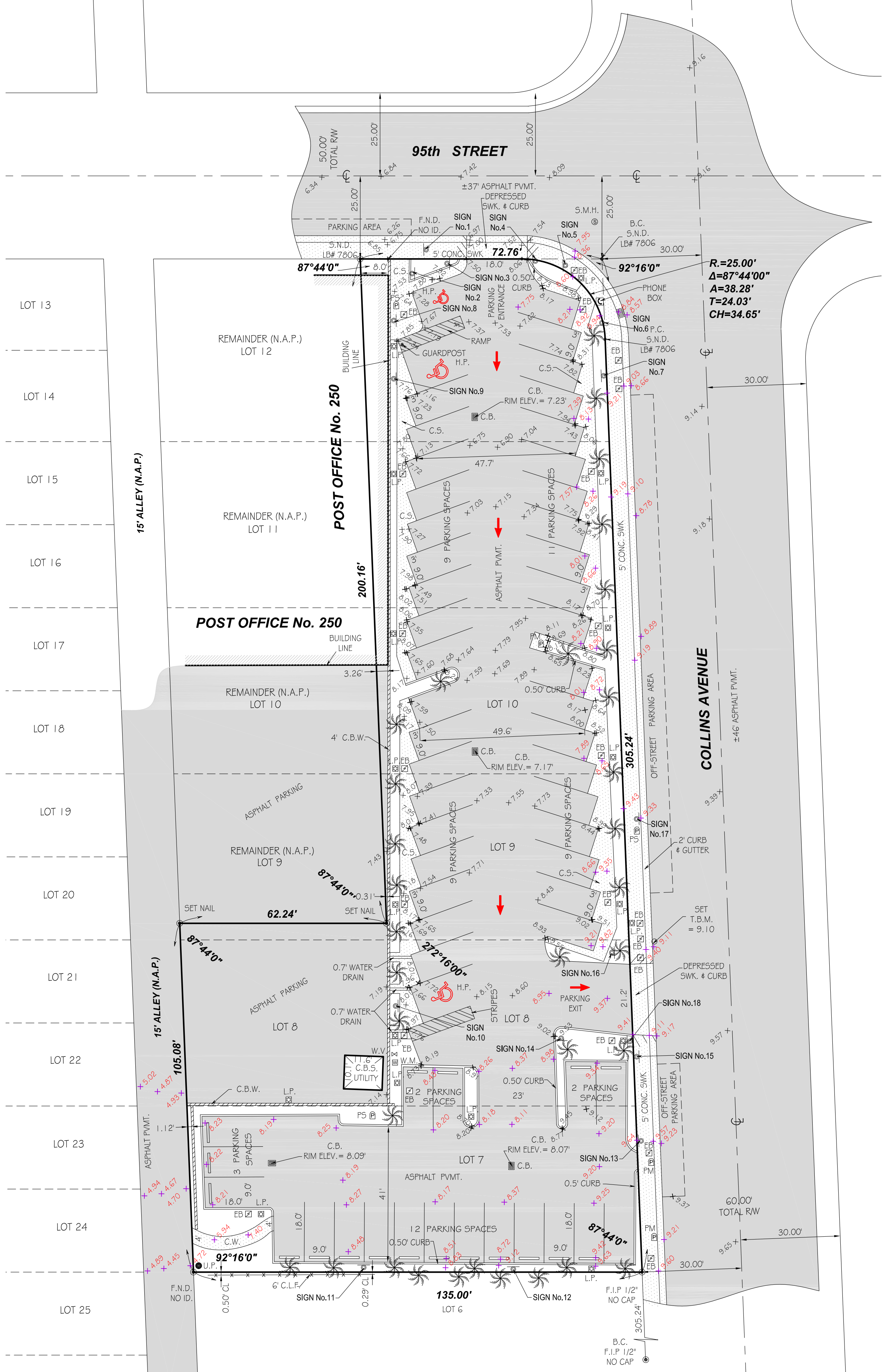


PLAT BOOK 8, PAGE 106 - MIAMI DADE COUNTY, FLORIDA
 SECTION 35, TWP. 52 SOUTH, RANGE 42 EAST

TOPOGRAPHIC SURVEY



LOCATION SKETCH SCALE: N.T.S.



SIGN #	IMAGE	TRAFFIC SIGN
No.1		STOP SIGN
No.2		PAY HERE SIGN
No.3		TOW-AWAY SIGN
No.4		PARKING SIGN
No.5		PEDESTRIAN SIGN
No.6		PEDESTRIAN SIGN
No.7		PAY TO PARK SIGN
No.8		PARKING SIGN
No.9		PARKING SIGN
No.10		PARKING SIGN
No.11		PARKING SIGN
No.12		PARKING SIGN
No.13		PEDESTRIAN SIGN
No.14		STOP SIGN
No.15		PARKING SIGN
No.16		DO NOT ENTER SIGN
No.17		PAY HERE SIGN
No.18		STOP SIGN

NOTE: ALL LIGHT POLES HAS SIGN ON TOP.

ABBREVIATIONS AND MEANINGS

- A = ARC
- A/C = AIR CONDITIONER PAD
- A.R. = ANCHOR BARS
- A/R = ALUMINUM ROOF
- A/S = ALUMINUM SHED
- ASH = ASPHALT
- B.C. = BLOCK CORNER
- B.C.R. = BROWARD COUNTY RECORDS
- BLDG. = BUILDING
- B.M. = BENCH MARK
- B.O.B. = BASIS OF BEARINGS
- C = CALCULATED
- C.B. = CATCH BASIN
- C.B.S. = CONCRETE BLOCK STRUCTURE
- CBW = CONCRETE BLOCK WALL
- CH = CHORD
- CL = CLEAR
- C.L.P. = CHAIN LINK FENCE
- C.M.E. = CANAL MAINTENANCE EASEMENTS
- CONC. = CONCRETE
- C.P. = CONC. PITCH
- C.S. = CONCRETE SLAB
- C.W. = CONCRETE WALK
- D.E. = DRAINAGE EASEMENT
- D.M.E. = DRAINAGE MAINTENANCE EASEMENTS
- DRIVE = DRIVEWAY
- DRAINAGES
- E = EAST
- EB = ELECTRIC BOX
- E.T.P. = ELECTRIC TRANSFORMER PAD
- ELEV. = ELEVATION
- ENCR. = ENCROACHMENT
- F.H. = FIRE HYDRANT
- F.I.P. = FOUND IRON PIPE
- F.I.R. = FOUND IRON ROD
- F.F.E. = FINISHED FLOOR ELEVATION
- F.N.D. = FOUND NAIL & DISK
- FR = FRAME
- FT = FEET
- PROP. COR. = PROPERTY CORNER
- FNIP = FEDERAL NATIONAL INSURANCE
- F.N. = FOUND NAIL
- H.P. = HANDICAP PARKING
- IN & GO = INGRESS AND EGRESS EASEMENT
- L.B. = Certificate of Authorization L.B.#7806
- L.P. = LIGHT POLE
- L.F.E. = LOWEST FLOOR ELEVATION
- L.M.E. = LAKE MAINTENANCE EASEMENT
- M = MINUTES
- M. = MEASURED DISTANCE
- MB = MAIL BOX
- M.D.C.R. = MIAMI DADE COUNTY RECORDS
- M.O. = MOVEMENT LINE
- M/H = MANHOLE
- M/L = MOVEMENT LINE
- N.A.P. = NOT A PART OF
- NGVD = NATIONAL GEODETIC VERTICAL DATUM
- N. = NORTH
- N.T.S. = NOT TO SCALE
- N.O. = NUMBER
- O/S = OFFSET
- O.B. = OVERHEAD
- O.L. = OVERHEAD UTILITY LINES
- O.R.B. = OFFICIAL RECORDS BOOK
- OW = OVERLAND
- PVMT. = PAVEMENT
- PL = PLANTER
- P.L. = PROPERTY LINE
- P.C.C. = POINT OF COMPOUND CURVE
- P.C. = POINT OF CURVE
- PT. = POINT OF TANGENCY
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- P.R.C. = POINT OF REVERSE CURVE
- P.B. = PLAT BOOK
- PS = PAGE
- PS = PAVEMENT STATION
- PM = PARKING METER
- PMV = PARKING METER
- PERM. = PERMANENT REFERENCE MONUMENT
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- R. = RECORDED DISTANCE
- RR = RAIL ROAD
- RES. = RESIDENCE
- R/W = RIGHT-OF-WAY
- R.P. = RADIUS POINT
- ROE = RANGE
- SEC. = SECTION
- STY. = STORY
- SWK. = SIDEWALK
- S.I.P. = SET IRON PIPE L.B.#7806
- S. = SOUTH
- S.P. = SCREENED PORCH
- S. = SECONDS
- T = TANGENT
- TSB = TRAFFIC SIGNAL BOX
- TSP = TRAFFIC SIGNAL POLE
- TB = TELEPHONE BOOTH
- TWP = TOWNSHIP
- UTIL. = UTILITY
- U.P. = UTILITY POLE
- W.M. = WATER METER
- W.F. = WOOD FENCE
- F.R. = WOOD ROOF
- N.S. = WOOD SHED
- W. = WEST
- W. = CENTER LINE
- W. = CENTRAL ANGLE
- W. = ANGLE
- W. = WOOD FENCE
- W. = CHAIN LINK FENCE
- W. = C.B.S. WALL (C.B.M.)
- W. = EXISTING ELEVATIONS
- W. = PROPOSED ELEVATIONS
- W. = TRAFFIC FLOW
- W. = DRAINAGE NH

ADDRESS:
 PARKING LOT AT THE SW CORNER OF
 COLLINS AVENUE AND 95 STREET

LEGAL DESCRIPTION:
 THE EAST 72.70 FEET OF LOTS 9, 10, 11 AND 12 AND THE SOUTH 5.00 FEET OF THE WEST 62.30 FEET OF LOT 9, BLOCK 4 AND LOTS 7 AND 8, BLOCK 4, OF ALTO5 DEL MAR NO.6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, AT PAGE 106, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO No.:
 14-2235-007-0510
 14-2235-007-0490

CERTIFICATIONS:
 THIS DRAWING IS CERTIFIED TO FLORIDA TRANSPORTATION ENGINEERING, INC., AND THE TOWN OF SURFSIDE, MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:
 1). IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
 2). ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI-DADE COUNTY BENCH MARK # Z-313 LOCATOR NO. 2225 E @ 96th ST. & HARDING AVE... ELEVATION 9.59 FEET OF N.G.V.D. OF 1929
 3). THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
 4). THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
 5). L.B. = Certificate of Authorization L.B.#7806
 6). NORTH BASED ON PLAT NORTH.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):
 - EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
 - THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
 - LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
 - BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND OR NOT TO SCALE.
 - EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.
 - THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.
 - ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION.
 - FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
 - FENCE OWNERSHIP NOT DETERMINED.
 - THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
 - THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION BELOW, THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION, THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE IN FLOOD ZONE "X"; THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

I HEREBY CERTIFY: THAT THIS "TOPOGRAPHIC SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY:
 JOHN IBARRA (DATE OF FIELD WORK)
 LAND SURVEYOR NO. : 5204
 STATE OF FLORIDA

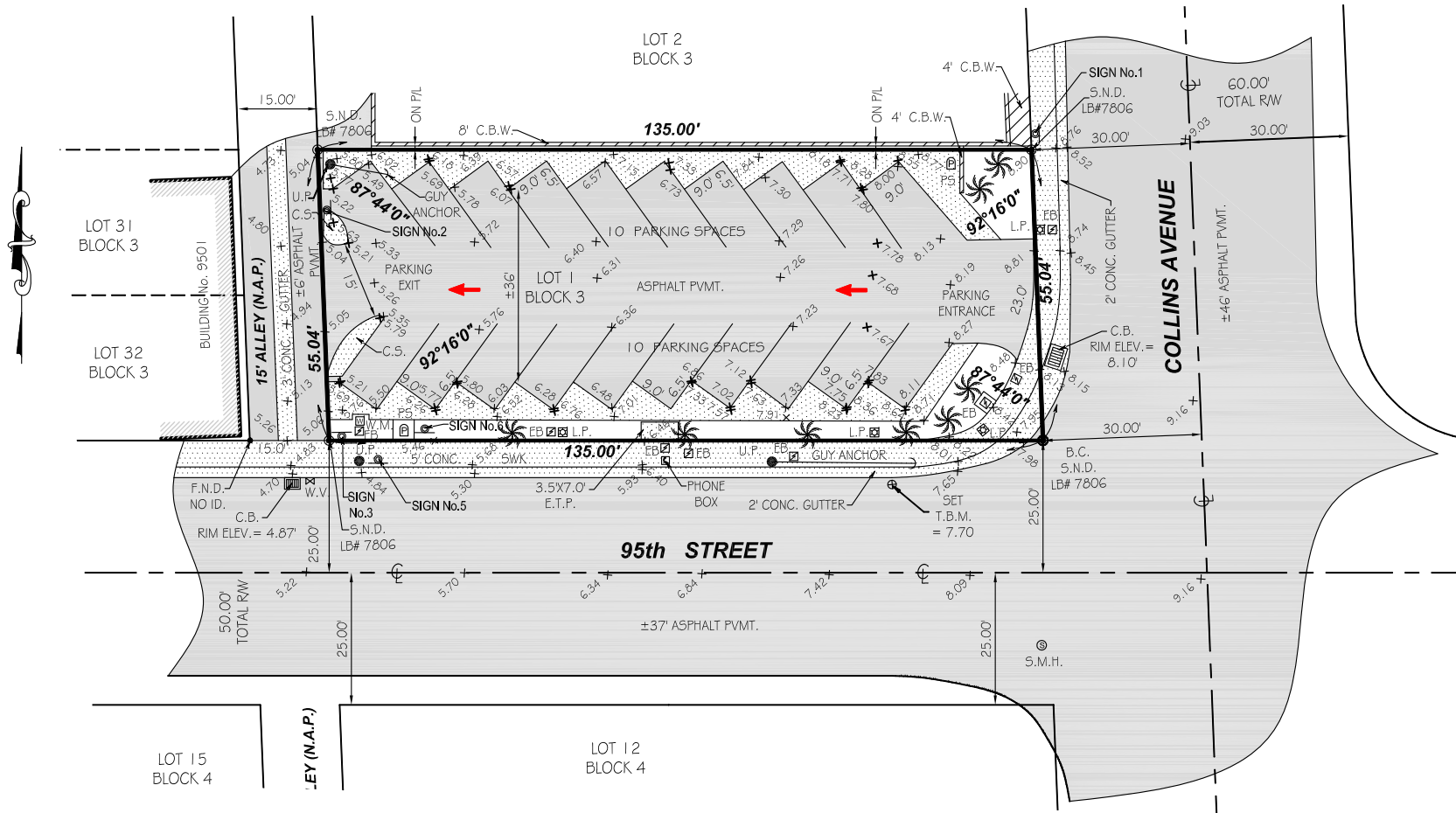
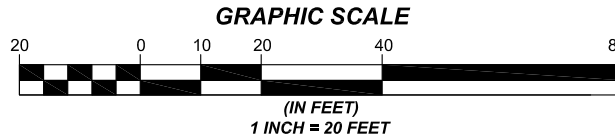
(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

REVISED ON: _____
 REVISED ON: _____



TOPOGRAPHIC SURVEY OF PARKING LOT

PLAT BOOK 8, PAGE 106 - MIAMI DADE COUNTY, FLORIDA
 SECTION 35, TWP. 52 SOUTH, RANGE 42 EAST



ABBREVIATIONS AND MEANINGS

- A = ARC
- A/C = AIR CONDITIONER PAD.
- A.E. = ANCHOR EASEMENT.
- A/R = ALUMINUM ROOF.
- A/S = ALUMINUM SHED.
- ASPH. = ASPHALT.
- B.C. = BLOCK CORNER.
- B.C.R. = BROWARD COUNTY RECORDS BLDG.
- B.M. = BENCH MARK.
- B.O.B. = BASIS OF BEARINGS.
- C = CALCULATED
- C.B. = CATCH BASIN.
- C.B.S. = CONCRETE BLOCK STRUCTURE.
- CBW = CONCRETE BLOCK WALL.
- CH. = CHORD.
- CH.B. = CHORD BEARING.
- CL = CLEAR
- C.L.F. = CHAIN LINK FENCE.
- C.M.E. = CANAL MAINTENANCE EASEMENTS.
- CONC. = CONCRETE.
- C.P. = CONC. PORCH.
- C.S. = CONCRETE SLAB.
- C.W. = CONCRETE WALK
- D.E. = DRAINAGE EASEMENT.
- D.N.E. = DRAINAGE MAINTENANCE EASEMENTS
- DRIVE = DRIVEWAY
- E = DEGREES.
- EB = ELECTRIC BOX
- E.T.P. = ELECTRIC TRANSFORMER PAD.
- ELEV. = ELEVATION.
- ENCR. = ENCROACHMENT.
- F.H. = FIRE HYDRANT.
- F.I.P. = FOUND IRON PIPE.
- F.I.R. = FOUND IRON ROD.
- F.F.E. = FINISHED FLOOR ELEVATION.
- F.N.D. = FOUND NAIL & DISK.
- FR = FRANK.
- FT = FEET.
- PROP. COR. = PROPERTY CORNER
- FNIP. = FEDERAL NATIONAL INSURANCE
- F.W. = FOUND WAIL.
- H. = HIGH (HEIGHT)
- IN. & EG. = INGRESS AND EGRESS EASEMENT.
- L.B. = Certificate of Authorization L.B.#7806
- L.P. = LIGHT POLE.
- L.F.E. = LOWEST FLOOR ELEVATION.
- L.M.E. = LAKE MAINTENANCE EASEMENT.
- M. = MINUTES.
- M. = MEASURED DISTANCE.
- MB = MAIL BOX
- M.D.C.R. = MIAMI DADE COUNTY RECORDS
- MON. = MONUMENT LINE.
- M/H = MANHOLE.
- M/L = MONUMENT LINE.
- N.A.P. = NOT A PART OF.
- NGVD = NATIONAL GEODETIC VERTICAL DATUM.
- N. = NORTH.
- N.T.S. = NOT TO SCALE.
- #-NO. = NUMBER.
- O/S = OFFSET.
- O.B. = OVERHEAD
- O.H.L. = OVERHEAD UTILITY LINES
- O.R.B. = OFFICIAL RECORDS BOOK
- O.V.H. = OVERHANG
- P.V.M.T. = PAVEMENT.
- PL. = PLANTER.
- P/L = PROPERTY LINE.
- P.C.C. = POINT OF COMPOUND CURVE.
- P.C. = POINT OF CURVE.
- PT. = POINT OF TANGENCY.
- POB. = POINT OF BEGINNING.
- P.R.C. = POINT OF REVERSE CURVE
- P.B. = PLAT BOOK.
- PG. = PAGE.
- PS = PAY STATION
- PM = PARKING METER
- P.W.Y. = PARKWAY.
- PRM. = PERMANENT REFERENCE MONUMENT.
- P.L.S. = PROFESSIONAL LAND SURVEYOR.
- R. = RECORDED DISTANCE.
- RR. = RAIL ROAD.
- RES. = RESIDENCE.
- R/W = RIGHT-OF-WAY.
- R.P. = RADIUS POINT.
- RGE. = RANGE.
- SEC. = SECTION.
- STY. = STORY.
- SWK. = SIDEWALK.
- S.I.P. = SET IRON PIPE L.B. #7806.
- S.P. = SCREENED PORCH
- S. = SOUTH.
- S. = SECONDS
- T = TANGENT
- TB = TELEPHONE BOOTH
- TSB = TRAFFIC SIGNAL BOX
- TSP = TRAFFIC SIGNAL POLE
- TWP = TOWNSHIP.
- UTIL. = UTILITY.
- U.P. = UTILITY POLE.
- W.M. = WATER METER.
- W.F. = WOOD FENCE.
- W.R. = WOOD ROOF.
- W.S. = WOOD SHED.
- W = WEST.
- CL. = CENTER LINE.
- CA. = CENTRAL ANGLE.
- ANG. = ANGLE.
- WF. = WOOD FENCE.
- CL.F.F. = CHAIN LINK FENCE.
- C.B.S. = WALL. (C.B.W.)
- EX. = EXISTING ELEVATIONS.
- PRO. = PROPOSED ELEVATIONS.
- TRAFFIC FLOW
- DRAINAGE MH

LEGAL DESCRIPTION:

LOT 1, BLOCK 3, OF ALTOS DEL MAR No.6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, AT PAGE 106, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO No.:

14-2235-007-0190

CERTIFICATIONS:

THIS DRAWING IS CERTIFIED TO FLORIDA TRANSPORTATION ENGINEERING, INC., AND THE TOWN OF SURFSIDE, MIAMI-DADE COUNTY, FLORIDA.

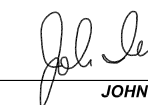
SURVEYOR'S NOTES:

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- 2). ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI-DADE COUNTY BENCH MARK # Z-313. LOCATOR NO. 2225 E @ 96th ST. # HARDING AVE.; ELEVATION 9.59 FEET OF N.G.V.D. OF 1929
- 3). THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- 4). THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
- 5). L.B. = Certificate of Authorization L.B.#7806
- 6). NORTH BASED ON PLAT NORTH.

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- THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION BELOW, THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION. THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE IN FLOOD ZONE "X"; THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.







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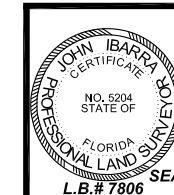
BY:  **JOHN IBARRA** (DATE OF FIELD WORK) **08-01-2011**
 LAND SURVEYOR NO. : 5204
 STATE OF FLORIDA

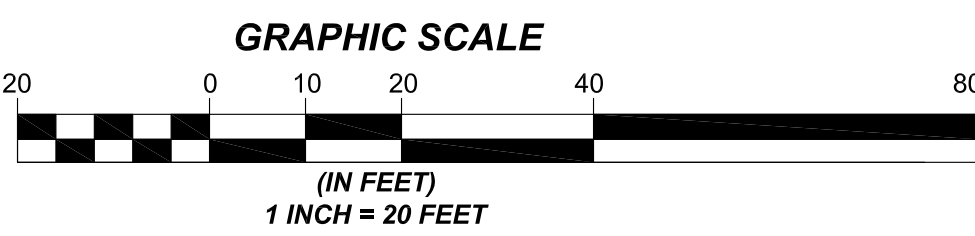
(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

REVISED ON: _____

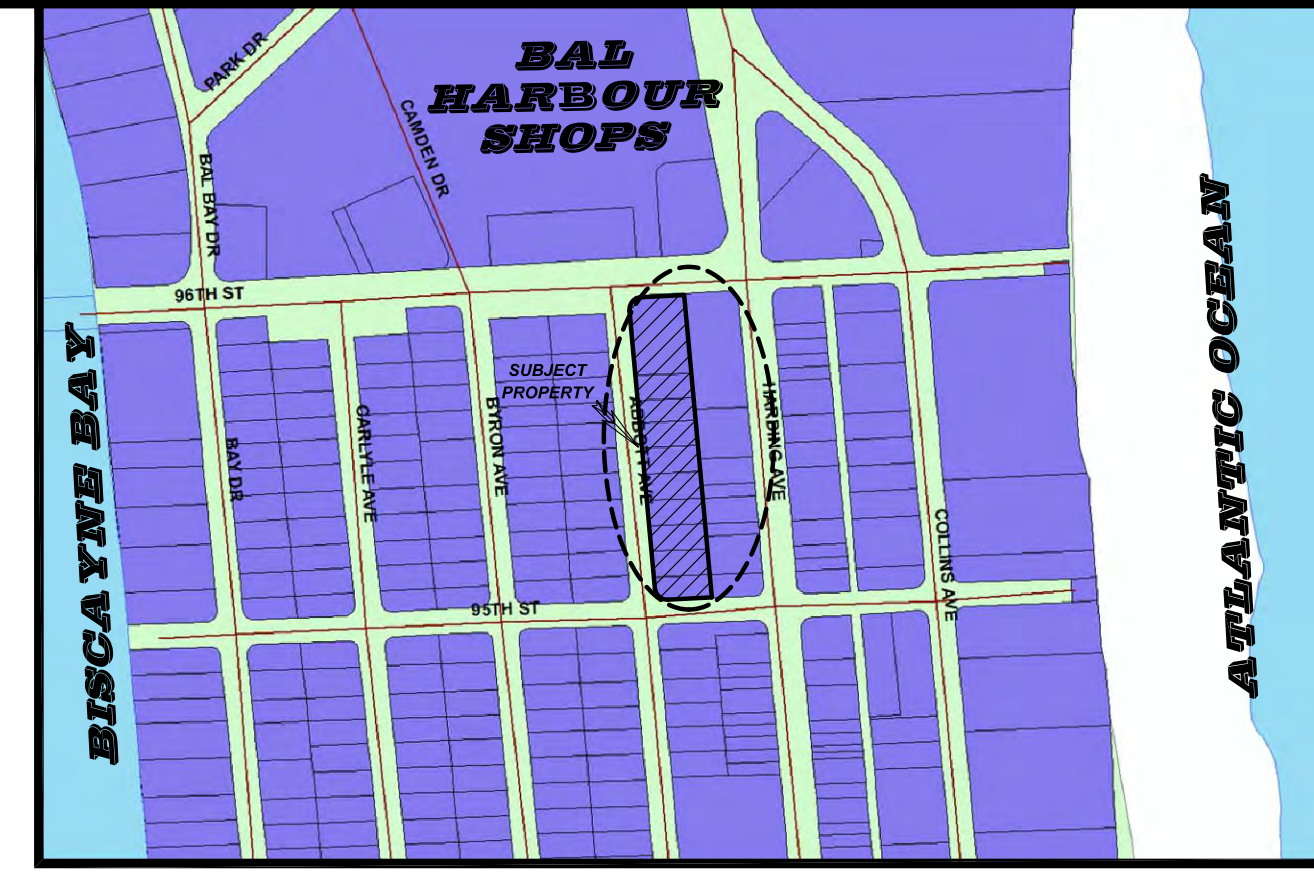
REVISED ON: _____

SIGN #	IMAGE	TRAFFIC SIGN
No.1		PARKING SIGN
No.2		NO LEFT AND RIGHT TURN SIGN
No.3		STOP SIGN
No.4		PAY HERE SIGN
No.5		TOW AWAY ZONE SIGN
No.5		PAY HERE SIGN

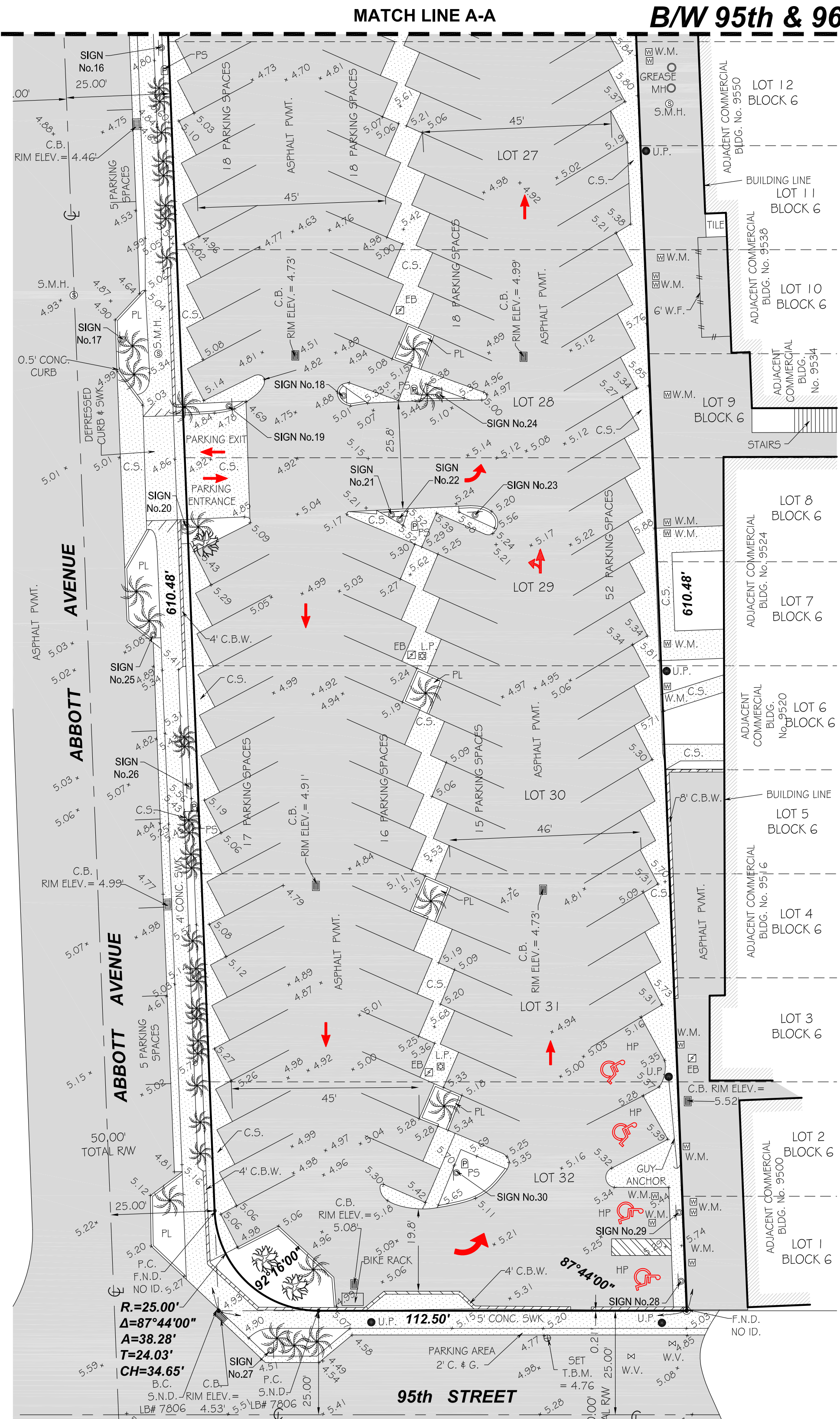
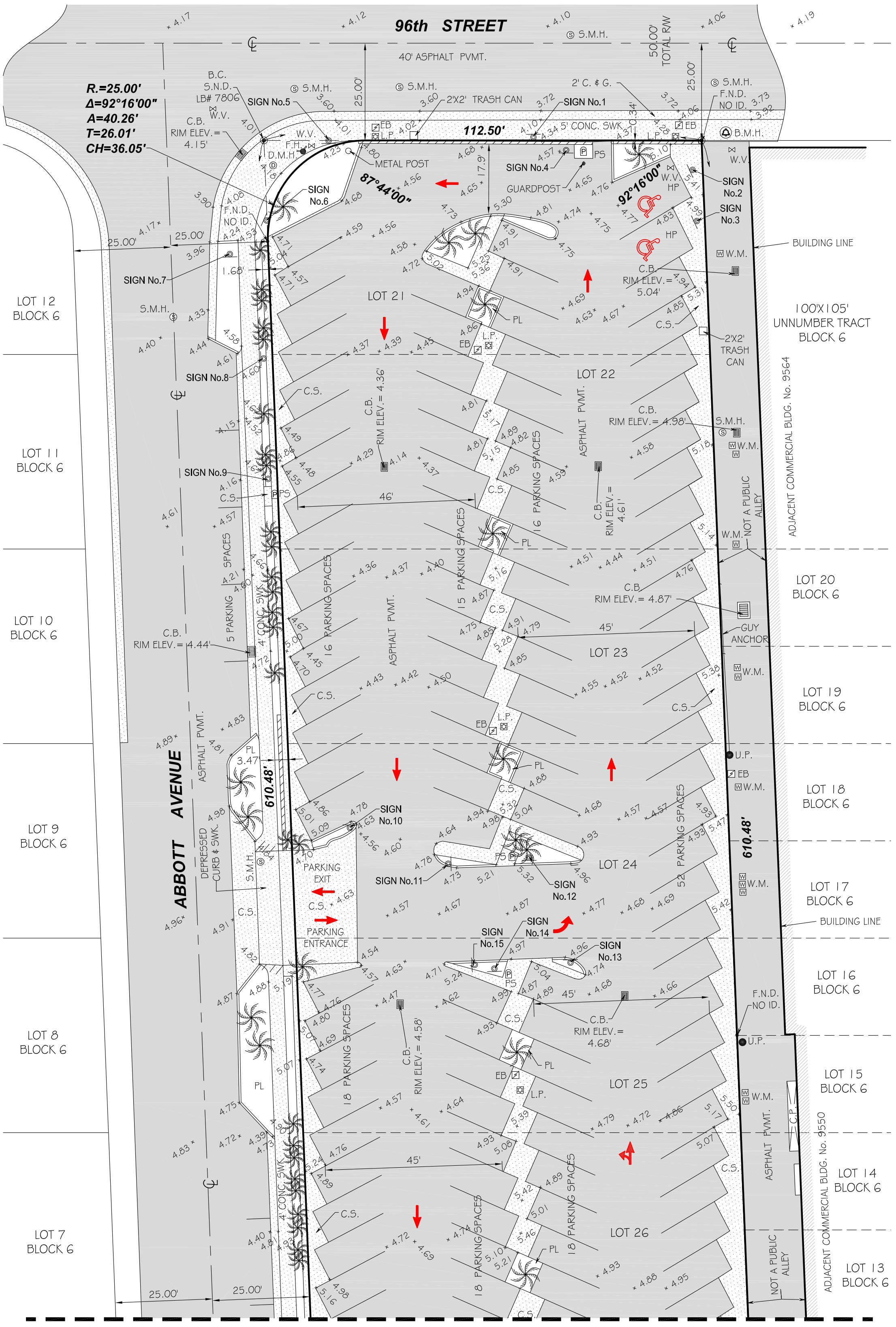




**TOPOGRAPHIC SURVEY
OF PARKING LOT ON ABBOT AVENUE
B/W 95th & 96th STREET**



LOCATION SKETCH SCALE: N.T.S.
PLAT BOOK 8, PAGE 106 - MIAMI DADE COUNTY, FLORIDA
SECTION 35, TWP. 52 SOUTH, RANGE 42 EAST



- ABBREVIATIONS AND MEANINGS**
- A = ARC
 - A/C = AIR CONDITIONER PAD.
 - A.E. = ANCHOR EASEMENT.
 - A.R. = ALUMINUM ROOF.
 - A/S = ALUMINUM SHED.
 - ASPH. = ASPHALT.
 - B.C. = BLOCK CORNER.
 - B.C.S. = BROWARD COUNTY RECORDS BLDG. = BUILDING.
 - B.C.M. = BROWARD COUNTY RECORDS BLDG. = CONCRETE BLOCK MALL.
 - B.O.S. = BASIS OF BEARINGS.
 - C = CALCULATED.
 - C.B. = CONCRETE BLOCK STRUCTURE.
 - C.M. = CONCRETE BLOCK WALL.
 - CH. = CHORD.
 - CH. = CHAIN BEARING.
 - CL = CLEAR.
 - C.L. = CHAIN LINK FENCE.
 - C.M.E. = CAROL MAINTENANCE EASEMENTS.
 - CONC. = CONCRETE.
 - C.P.C. = CONCRETE PAVEMENT.
 - C.S. = CONCRETE SLAB.
 - C.M. = CONCRETE MALL.
 - D.E. = DRAINAGE EASEMENT.
 - D.M.E. = DRAINAGE MAINTENANCE EASEMENTS.
 - DRIVE = DRIVEWAY.
 - D = DEGREE.
 - E = EAST.
 - EB = ELECTRIC BOX.
 - E.T.P. = ELECTRIC TRANSFORMER PAD.
 - ELEV. = ELEVATION.
 - ENCR. = ENCROACHMENT.
 - F.P. = FIRE HYDRANT.
 - F.I.P. = FOUND IRON PIPE.
 - F.F. = FOUND IRON PIPE.
 - F.F.E. = FINISHED FLOOR ELEVATION.
 - FR = FRAME.
 - FR = FRAME.
 - PROP. COR. = PROPERTY CORNER.
 - PNIP = FEDERAL NATIONAL INSURANCE PROPERTY CORNER.
 - H.P. = HANDICAP PARKING.
 - IN & E.S. = INGRESS AND EGRESS EASEMENT.
 - L.B. = Certificate of Authorization L.B.#7806.
 - L.F.P. = LIGHT POLE.
 - L.P. = LOWEST FLOOR ELEVATION.
 - L.M.E. = LAKE MAINTENANCE EASEMENT.
 - M = MEASURED.
 - M. = MEASURED DISTANCE.
 - M.B. = MAIL BOX.
 - M.D.C.R. = MIAMI DADE COUNTY RECORDS.
 - MOV. = MOVEMENT LINE.
 - M/H = MANHOLE.
 - M/L = MOVEMENT LINE.
 - N.A.P. = NOT A PART OF.
 - NGVD = NATIONAL GEODETIC VERTICAL DATUM.
 - N = NORTH.
 - N.T.S. = NOT TO SCALE.
 - N.H. = NUMBER.
 - O/S = OFFSET.
 - O.H. = OVERHEAD.
 - O.U.L. = OVERHEAD UTILITY LINES.
 - O.R.B. = OFFICIAL RECORDS BOOK.
 - OR = OVERLAND.
 - P.V.M.T. = PAVEMENT.
 - P/L = PLANTER.
 - P/L = PROPERTY LINE.
 - P.C.C. = POINT OF CURVATURE.
 - P.C. = POINT OF CURVE.
 - P.T. = POINT OF TANGENCY.
 - POC = POINT OF COMMENCEMENT.
 - POB = POINT OF BEGINNING.
 - P.R.C. = POINT OF REVERSE CURVE.
 - P.B. = PLAT BOOK.
 - PS = PAY STATION.
 - PS = PARKING METER.
 - P.W. = PARKWAY.
 - P.M. = PERMANENT REFERENCE MONUMENT.
 - P.L.S. = PROFESSIONAL LAND SURVEYOR.
 - R = RECORDED DISTANCE.
 - R.R. = RAILROAD.
 - RES = RESIDENCE.
 - R.W. = RIGHT-OF-WAY.
 - R.P. = RADIUS POINT.
 - R.F. = RANGE.
 - SEC. = SECTION.
 - STV = STORY.
 - SW = SINKHOLE.
 - S.I.P. = SET FROM PIPE L.B. #7806.
 - S = SOUTH.
 - S.P. = SCREENED PORCH.
 - SEC. = SECOND.
 - T = TANGENT.
 - T.S.P. = TRAFFIC SIGNAL BOX.
 - T.S.P. = TRAFFIC SIGNAL POLE.
 - T.B. = TELEPHONE BOOTH.
 - T.P. = TOWER.
 - UTL. = UTILITY.
 - U.P. = UTILITY POLE.
 - W.M. = WATER METER.
 - W.P. = WOOD FENCE.
 - W.R. = WOOD ROOF.
 - W.S. = WOOD SHED.
 - W. = WEST.
 - C = CENTER LINE.
 - HP = HORIZONTAL ANGLE.
 - HP = HORIZONTAL ANGLE.
 - W.F. = WOOD FENCE.
 - C.B.S. = CONCRETE BLOCK WALL (C.B.M.).
 - E = EXISTING ELEVATION.
 - P = PROPOSED ELEVATION.
 - T.F. = TRAFFIC FLOW.
 - D = DRAINAGE MH.

LEGAL DESCRIPTION:
LOTS 21 THRU 32, BLOCK 6, OF ALTOS DEL MAR No. 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, AT PAGE 106, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO No.:
14-2235-007-0940
14-2235-007-0960
14-2235-007-0970
14-2235-007-0980
14-2235-007-0990
14-2235-007-1000
14-2235-007-1010
14-2235-007-1020
14-2235-007-1030
14-2235-007-1040

CERTIFICATIONS:
THIS DRAWING IS CERTIFIED TO FLORIDA TRANSPORTATION ENGINEERING, INC., AND THE TOWN OF SURFSIDE, MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY; IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
- ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI-DADE COUNTY BENCH MARK # 2-313. LOCATOR NO. 2225 E @ 96th ST., # HARDING AVE., ELEVATION 9.59 FEET OF N.G.V.D. OF 1929.
- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
- L.B. = Certificate of Authorization L.B.#7806.
- NORTH BASED ON PLAT NORTH.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):

- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, WHICH COULD BE DRAWN AT A SHOWN SCALE AND OR NOT TO SCALE.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.
- THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLAT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION BELOW, THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION, THE FIRM FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE IN FLOOD ZONE "X", THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

I HEREBY CERTIFY THAT THIS "TOPOGRAPHIC SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: *John Ibarra* **08-01-2011**
JOHN IBARRA (DATE OF FIELD WORK)
LAND SURVEYOR NO. : 5204
STATE OF FLORIDA

(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).
REVISED ON:

SIGN #	IMAGE	TRAFFIC SIGN
No. 1		TURN SIGN
No. 2		PARKING SIGN
No. 3		PARKING SIGN
No. 4		PAY HERE SIGN
No. 5		TURN SIGN
No. 6		STREET SIGN
No. 7		STOP SIGN
No. 8		PAY TO PARK SIGN
No. 9		PAY HERE SIGN
No. 10		STOP SIGN
No. 11		STOP SIGN
No. 12		PAY HERE SIGN
No. 13		STOP SIGN
No. 14		PAY HERE SIGN
No. 15		ARROW SIGN
No. 16		PAY HERE SIGN
No. 17		SPEED SIGN
No. 18		STOP SIGN
No. 19		STOP SIGN
No. 20		TOW-AWAY SIGN
No. 21		ARROW SIGN
No. 22		PAY HERE SIGN
No. 23		STOP SIGN
No. 24		PAY HERE SIGN
No. 25		PAY TO PARK SIGN
No. 26		PAY HERE SIGN
No. 27		STOP SIGN
No. 28		PARKING SIGN
No. 29		PARKING SIGN
No. 30		PAY HERE SIGN

