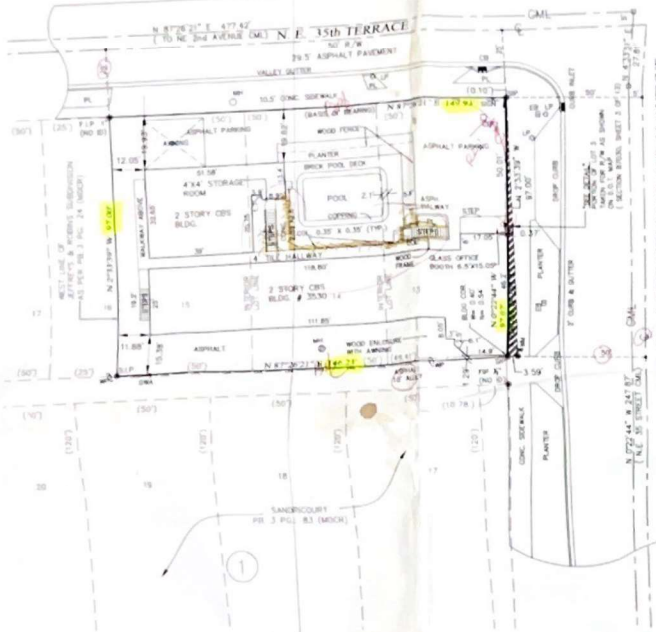
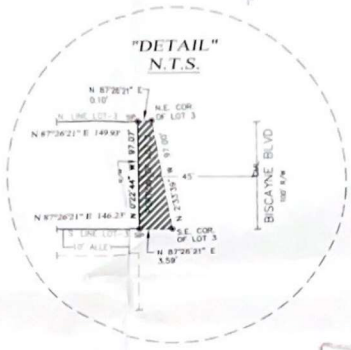
SKETCH OF SURVEY





A PORTION OF SEC. 30, TWP. 53 S., RGE. 42 E.,
CITY OF MIAMI,
MIAMI-DADE COUNTY, FLORIDA

SCALE: 1" = 100'

SITE DATA:

A. FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM.
FLOOD INSURANCE RATE MAP INFORMATION :

BASE FLOOD ELEVATION = N/A | COMMUNITY #120650 | SUFFIX = L | DATE OF MAP : 9-11-09 | PANEL #0312 | FLOOD ZONE : X | DATE OF INDEX: 9-11-09

B. SITE AREA: 14,364 SQ. F. OR 0.33 AC. ±

LEGEND / ABBREVIATIONS:

A/C - AIRCONDITIONER
A - ARC LENGTH
BFP - BACK FLOW PREVENT
BS - BELLSOUTH
BLDG - BUILDING
BC - BUILDING CORNER
BCR - BROWARD COUNTY RECORDS
C.B.S. - CONCRETE BLOCK STUCCO
C.L.F. - CHAIN LINK FENCE
CONC - CONCRETE
CTV - CABLE TELEVISION
(C) - CALCULATED
CB - CATCH BASIN
CLR - CLEAR
COL - COLUMN
CMU - CITY MONUMENT LINE
COV - COVERED
℄ - CENTERLINE
CO - CLEANOUT
COR - CORNER
(D) - DEED
D/W - DRIVEWAY
DCR - DADE COUNTY RECORDS
EAS - EASEMENT
E/M - ELECTRIC METER
EB - ELECTRIC BOX
ENC - ENCROACHING
FND - FOUND
F.N. - FOUND NAIL
F.I.P. - FOUND IRON PIPE
F.N.&D. - FOUND NAIL AND DISC
F.D.H. - FOUND DRILL HOLE
FPRM - FOUND PERMANENT REFERENCE MONUMENT
F.E. - FLOOR ELEVATION
FH. - FIRE HYDRANT
F.P.L. - FLORIDA POWER AND LIGHT
G/W.A. - GUIDE WIRE & ANCHOR
G.V. - GATE VALVE
G/M - GATE MOTOR
H/C - HANDICAP
L.P. - LIGHT POLE
MDCR - MIAMI-DADE COUNTY RECORDS
MH. - MANHOLE
(M) - MEASURED
¶ - CITY MONUMENT LINE
N.T.S. - NOT TO SCALE
(NO ID) - NO IDENTIFICATION
OHC - OVERHEAD CABLE
O/S - OFFSET
ORB - OFFICIAL RECORD BOOK
PVT - PAVEMENT
PL - PLANTER
PP - POWER POLE
P/S - PARKING SPACE
PB - PLAT BOOK
PG - PAGE
POC - POINT OF COMMENCEMENT
POB - POINT OF BEGINNING
PT - POINT OF TANGENCY
PC - POINT OF CURVATURE
PRC - POINT OF REVERSE CURVATURE
R/W - RIGHT OF WAY
(R) - RECORD
R - RADIUS
RES - RESIDENCE
RGE - RANGE
S.I.P. - SET IRON PIPE
SND - SET NAIL AND DISC
SB - SOUTHERN BELL
SEC - SECTION
STY - STORY
S.U.E. - SEACOAST UTILITY EASEMENT
S.U.A. - SEACOAST UTILITY AUTHORITY
T - TANGENT
(TYP) - TYPICAL
TWP - TOWNSHIP
UTIL - UTILITY
U.E. - UTILITY EASEMENT
U.C. - UNDER CONSTRUCTION
W/F - WOOD FENCE
WM - WATER METER
W.V. - WATER VALVE
W.P. - WOOD POLE
W.L.E. - WATER LINE EASEMENT
W.M.E. - WATER MANAGEMENT EASEMENT
+ - MORE OR LESS
Δ - CENTRAL ANGLE
(30.00) - INTERIOR LOT DIMENSION OR REMAINDER OF LOT DIMENSION
+ - ELEVATION

SURVEYOR'S NOTES/REPORT:

1. ALL FIELD MEASUREMENTS TAKEN FOR THIS SURVEY WERE MADE WITH A TRANSIT, ELECTRONIC DISTANCE METER AND/OR STEEL TAPE, WITH A MINIMUM ACCURACY OF 1:10,000.
2. ELEVATIONS WHEN SHOWN REFER TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929.
3. THIS FIRM HAS MADE NO ATTEMPT TO LOCATE FOOTINGS AND/OR FOUNDATIONS NOR ANY OTHER UNDERGROUND IMPROVEMENTS AND/OR UTILITIES, UNLESS OTHERWISE NOTED.
4. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED BY THIS FIRM REGARDING MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAY, RESERVATIONS, ETC.
5. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON, AND IS NOT TRANSFERABLE OR ASSIGNABLE.
6. ALL BOUNDARY LIMIT INDICATORS SET BY THIS FIRM ARE STAMPED LB # 7583 OR PSM # 6698 AND ARE 18"x1/2" IRON PIPE WITH YELLOW CAP UNLESS OTHERWISE NOTED.
7. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENTS OR ITS REPRESENTATIVES.
8. BEARING WHEN SHOWN ARE TO AN ASSUMED MERIDIAN, SOUTH RIGHT OF WAY LINE OF N.E. 35th TERRACE HAS BEEN ASSIGNED A BEARING OF N87°26'21"E.
9. THE LOCATION OF ANY UNDERGROUND UTILITY LINES ARE NOT SHOWN ON THIS SURVEY.
10. ALL EASEMENT IF ANY SHOWN ON THIS SURVEY ARE BASED ON THE SUBJECT RECORD PLAT.
11. THE INTENDED USE OF THIS SURVEY IS FOR RAILING PERMIT.
12. THE SUBJECT SITE HAS VEHICULAR ACCESS VIA DRIVEWAY (CURB CUTS) FROM NE 35 TERRACE AND NE 6 AVENUE (BISCAYNE BLVD) (SEE SKETCH OF SURVEY).
13. THE DATE OF COMPLETION OF ORIGINAL FIELD SURVEY (THE "SURVEY DATE") IN CONNECTION WITH SAME WAS MAR. 28, 2011

LEGAL DESCRIPTION

ORB 27380 PG 3325 (3pg)

ALL OF LOTS 14 AND 15 AND THAT PART OF LOT 13 LYING WEST OF BISCAYNE BOULEVARD, JEFFREYS & ROBINS ADDITION TO THE TOWN OF BUENA VISTA, FLORIDA, THE SAME BEING A SUBDIVISION OF LOTS 10 TO 17 INCLUSIVE OF JOHN F. COLLINS' PROPERTY, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 3 AT PAGE 10 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

DATE: 3-28-11
SCALE: 1" = 20'
JOB ORDER: 113460
CADD: (RCI-TEL.DWG)
DRAWN BY: A.P.
FIELD BK.: (RB)
SHEET 1 OF 1

TYPE OF SURVEY BOUNDARY
PREPARED FOR: ITALIA, LLC
REVISIONS CONTINUED

REVISIONS CONTINUED

PROJECT NAME:

RED CARPET INN

03-30-11

SEAL

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF LAND SURVEYORS IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

SOUTH PENINSULA SURVEYING, CORP
LB # 7583
LAND DEVELOPMENT CONSULTANTS
SURVEYORS - PLANNERS
CONSTRUCTION LAYOUT
1395 NE 164 STREET SUITE 101
NORTH MIAMI BEACH, FL. 33162
(P) 305-687-9191 (F) 305-354-8887 e-MAIL: southpeninsula@gmail.com