

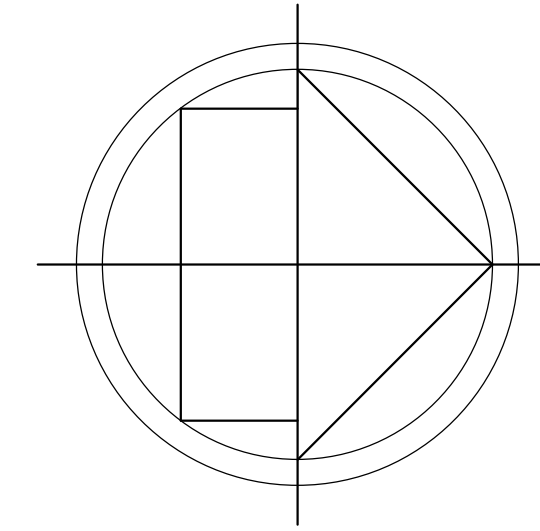
LEGEND:

- CKD CHECKED BY
- CONC CONCRETE
- DWN DRAWN BY
- FB/PG FIELD BOOK AND PAGE
- SIR SET 5/8" IRON ROD & CAP #6448
- SNC SET NAIL AND CAP #6448
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- FNC FOUND NAIL AND CAP
- FND FOUND NAIL & DISC
- P.B. PLAT BOOK
- M/D.C.R. MIAMI/DADE COUNTY RECORDS
- X- CHAIN LINK/ WOOD FENCE
- WM WATER METER
- WV WATER VALVE
- EB ELECTRIC BOX
- CLP CONCRETE LIGHT POLE
- TSB TRAFFIC SIGNAL BOX
- TSP TRAFFIC SIGNAL POLE
- CR CABLE RISER
- 10.19 ELEVATIONS
- ICB IRRIGATION CONTROL BOX
- ICV IRRIGATION CONTROL VALVE
- BFP BACK FLOW PREVENTER
- DDCV DOUBLE DETECTOR CHECK VALVE
- MLP METAL LIGHT POLE
- WPP WOOD POWER POLE
- WLP WOOD LIGHT POLE
- FH FIRE HYDRANT
- CO CLEAN OUT
- R RADIUS
- A ARC DISTANCE
- △ CENTRAL ANGLE

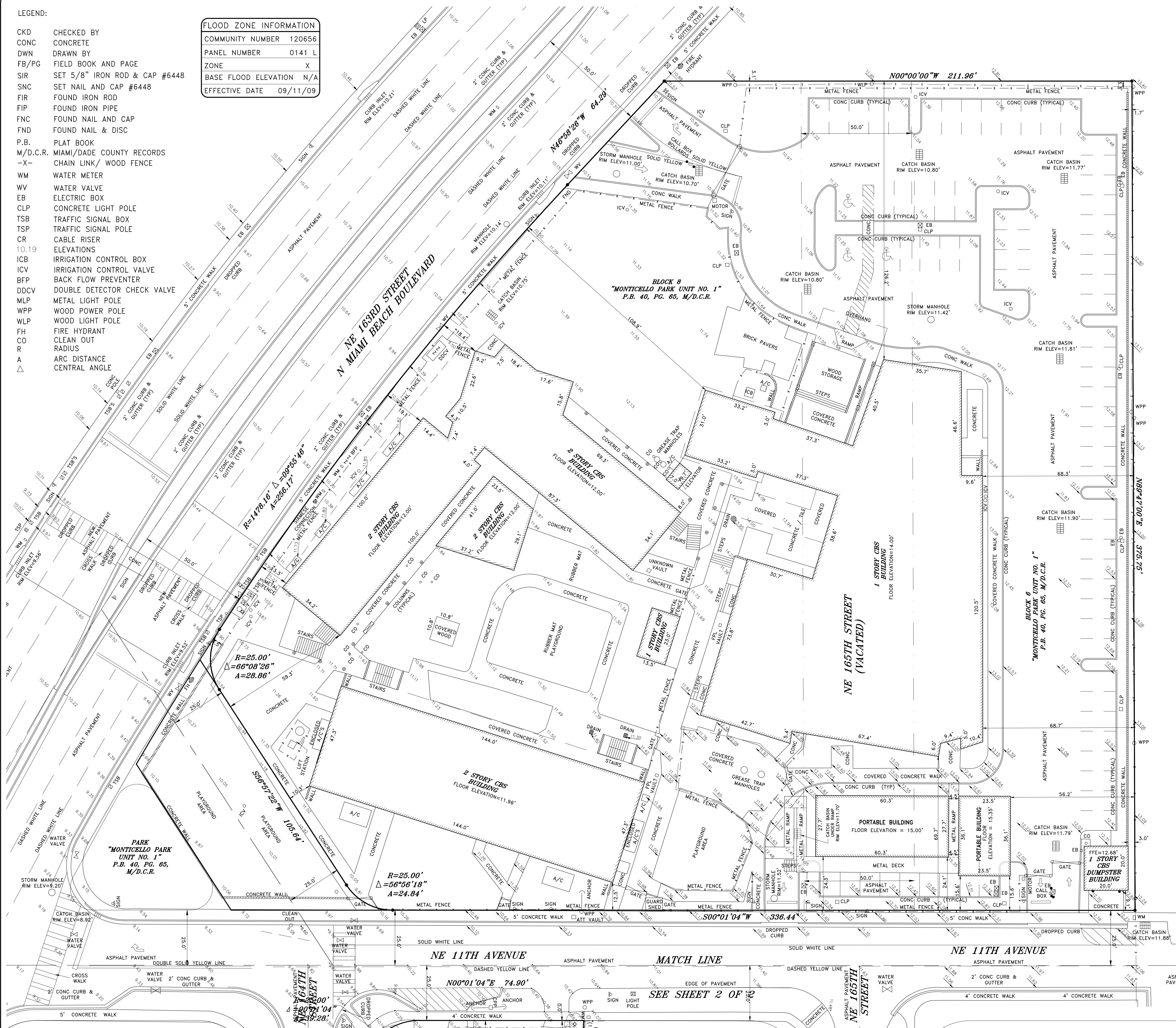
FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120656
PANEL NUMBER	0141 L
ZONE	X
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	09/11/09

SKETCH OF SURVEY

1099 NE 164TH STREET
NORTH MIAMI BEACH, FLORIDA 33162



SHEET 1 OF 2
PROJECT NO: 6883-12
SCALE: 1" = 20'



LAND DESCRIPTION:
LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, IN BLOCK 8; LOTS 9, 10, 11, 12 AND 13, IN BLOCK 6; AND LOTS 3, 4, 8, 9, 10, 11, 12, 13, 14, 15 AND 16, IN BLOCK 9, OF "MONTICELLO PARK UNIT NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, AT PAGE 65, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; LESS THAT PORTION OF LOT 1, IN BLOCK 8, LYING WEST OF THE FOLLOWING DESCRIBED LINE: COMMENCE AT THE NORTHEAST CORNER OF THE SAID LOT 1, AND RUN WEST ALONG THE NORTH LINE OF SAID LOT 1, FOR A DISTANCE OF 125.70 FEET TO THE POINT OF BEGINNING OF THE SAID LINE; THENCE DEFLECT 89° 47' 00" TO THE LEFT, FOR A DISTANCE OF 61.91 FEET MORE OR LESS TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 1, SAID POINT BEING THE TERMINATION OF THE AFORESAID LINE.

AND
THAT PART OF NORTHEAST 165TH STREET FROM THE WEST RIGHT-OF-WAY LINE OF NORTHEAST 11TH AVENUE, RUNNING WEST 375.07 FEET TO THE EAST LINE OF LOT 14, IN BLOCK 6, PROJECTED SOUTH (THE SAID 165TH STREET RIGHT-OF-WAY BEING BOUNDED ON THE NORTH BY LOTS 9, 10, 11, 12 AND 13, IN BLOCK 6, AND BEING BOUNDED ON THE SOUTH BY LOTS 1, 2, 3 AND 4, IN BLOCK 8, OF "MONTICELLO PARK UNIT NO. 1", PLAT BOOK 40, AT PAGE 65, PUBLIC RECORDS OF DADE COUNTY, FLORIDA

- NOTES :
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
 - THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
 - LAND DESCRIPTION NOT SHOWN.
 - UNDERGROUND IMPROVEMENTS NOT SHOWN.
 - ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
 - BENCHMARK REFERENCE: MIAMI/DADE COUNTY BENCHMARK # H-354 ELEVATION=11.28'

I HEREBY CERTIFY THAT THE "SPECIFIC PURPOSE SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN JANUARY, 2021. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER SJ-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES, THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: _____
SURVEY DATE : 01/06/21
RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

REVISIONS	DATE	FB/PG	DWN	CKD
UPDATE SURVEY	07/17/19			AM
UPDATE SURVEY	10/28/20			AM
SURVEY IN BLOCK 9	01/06/21			AM

REVISIONS	DATE	FB/PG	DWN	CKD
LOCATION WITHIN RIGHT-OF-WAY	01/22/13			AM
ADDITION LOCATION WITHIN RIGHT-OF-WAY	07/15/13			AM
FINAL SURVEY	05/27/14			AM
ADDED STRIPING AND SIGNS	06/12/14			AM
UPDATE SURVEY	04/12/18			AM
ADDITIONAL GRADES IN THE NORTH EAST PARKING AREA	04/23/18			AM

CLIENT : TORAS EMES DEVELOPMENT CO INC

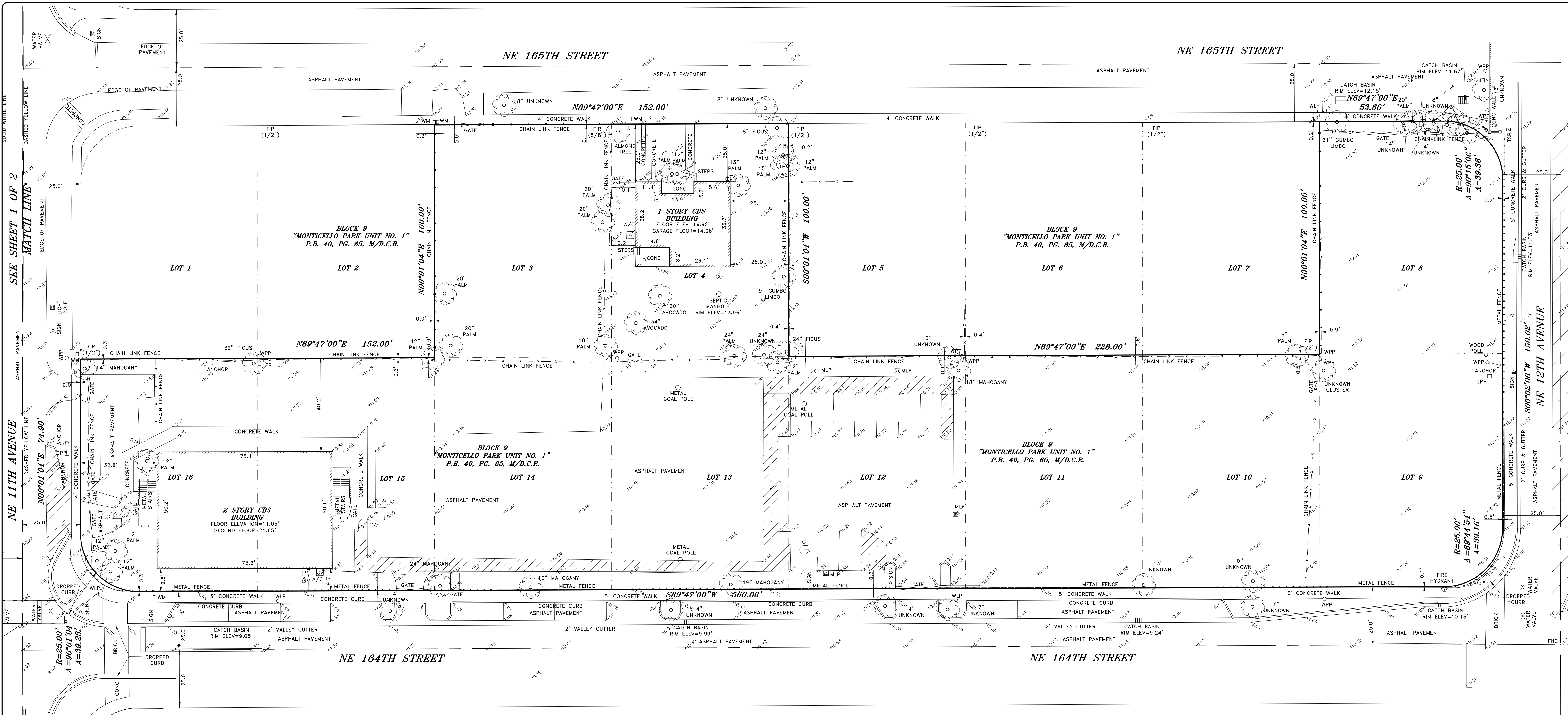
COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

REVISIONS	DATE	FB/PG	DWN	CKD
UPDATE SURVEY	07/07/19			AM
UPDATE SURVEY	10/29/20			AM
SURVEY IN BLOCK 9	07/06/21			AM

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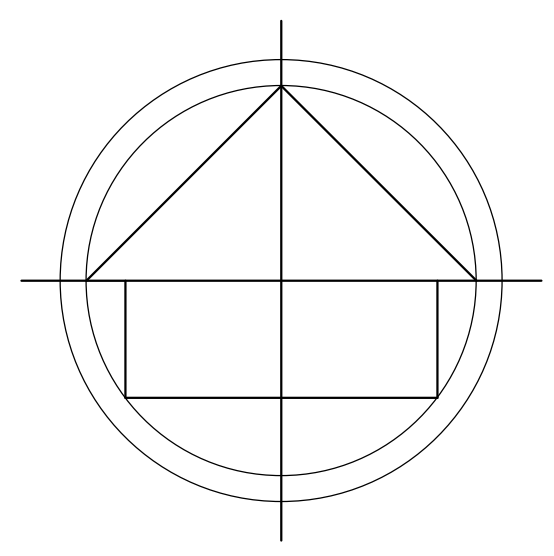
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LEGEND:

CKD	CHECKED BY	TSB	TRAFFIC SIGNAL BOX
CONC	CONCRETE	TSP	TRAFFIC SIGNAL POLE
DWN	DRAWN BY	CR	CABLE RISER
FB/PG	FIELD BOOK AND PAGE	10.19	ELEVATIONS
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-X-	CHAIN LINK/ WOOD FENCE	CO	CLEAN OUT
WM	WATER METER	R	RADIUS
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