

FND NAIL
77.20' WEST

FND NAIL
NO ID

246.04'(M)
N88°12'30"W

CONCRETE WALL

UTILITY BOX

74.05'

PLANTER

2 PARKING
SPACES

ASPHALT

242.80'

4 PARKING
SPACES

PEDESTIAN
LIGHT POLE

WM

WOOD DOCK

N07°56'50"W
101.52'

POOL

PARCEL 2

SIX STORY
BUILDING
5640

LOT 345

COVERED
ENTRY

4 PARKING
SPACES

PARCEL

N05°38'56"W
100.82'

128.4'

ASPHALT

232.10'

74.2'

5 PARKING
SPACES

METAL
LIGHT POLE

PLANTER

2 PARKING
SPACES

CB

CB

CB

SAN. SEWER MH

CBS WALL

243.60'(M)

CONCRETE WALL

N88°12'30"W

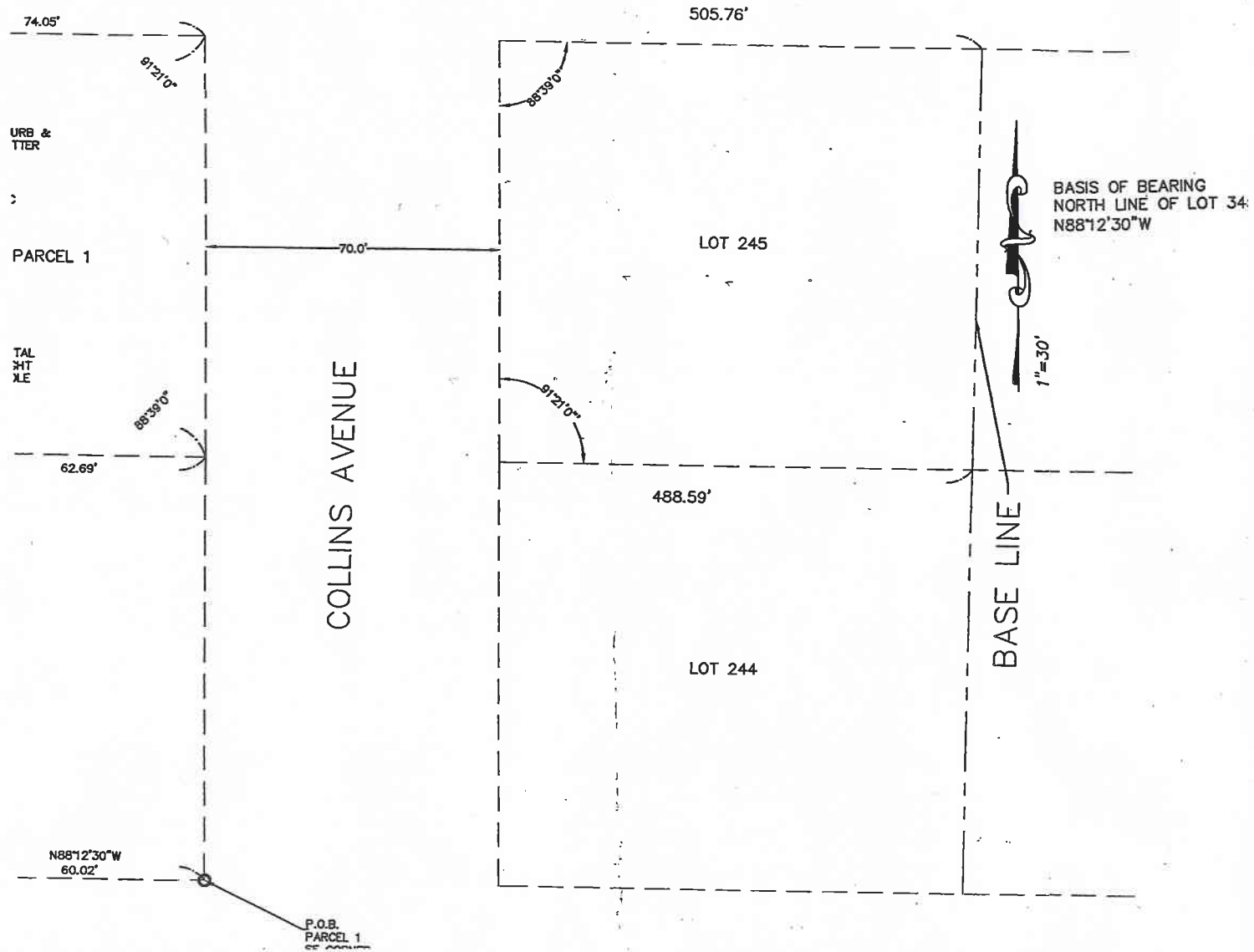
SET 1/2" IR
LB 6677

FND NAIL
O/S 74.20' WEST

CURVE C1:
L=100.94'
R=1141.23
Δ=5°04'04"
CH=100.91'
CH DIR=N06°00'34"W

LOT 344

L=78.02'
R=1141.23
Δ=3°55'02"
CH=78.01'
CH DIR=N01°31'01"W



PROPERTY ADDRESS:

5640 COLLINS AVENUE, MIAMI BEACH, FL 33140

LEGAL DESCRIPTION:

PARCEL "A"

LOT 345 OF OCEAN FRONT SUBDIVISION, ACCORDING TO THE AMENDED PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 78, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA,
LESS: A PORTION OF LOT 345, "FIRST OCEAN FRONT SUBDIVISION" ACCORDING TO THE AMENDED PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 78, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID PORTION BEING THAT PART OF SAID LOT 345 LYING EASTERLY OF THAT PORTION OF THE FOLLOWING DESCRIBED LINE LYING WITHIN THE SAID LOT 345:
BEGINNING AT A POINT ON THE SOUTHERLY LINE OF LOT 344 OF THE ABOVE SUBDIVISION, 60.02 FEET WESTERLY FROM THE SOUTHEASTERLY CORNER OF SAID LOT 344 AND 239.71 FEET WESTERLY OF THE BASE LINE SHOWN OF SAID PLAT, MEASURED ALONG THE SOUTHERLY LINE OF SAID LOT AND THE PRODUCTION THEREOF;
THENCE RUN NORTHERLY, PARALLEL TO THE EASTERLY LINE OF SAID LOT 344, 22.10 FEET TO THE POINT OF CURVATURE (P.C.) OF A CIRCULAR CURVE OF 1141.23 FEET RADIUS DEFLECTING TO THE LEFT;
THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE 78.11 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 345, SAID POINT BEING 62.69 FEET WESTERLY FROM THE SOUTHEASTERLY CORNER OF SAID LOT 345 AND 244.70 FEET WESTERLY OF THE BASE LINE SHOWN ON SAID PLAT, AS MEASURED ALONG THE SAID SOUTHERLY LINE OF SAID LOT 345 AND THE PRODUCTION THEREOF;
THENCE CONTINUE NORTHERLY ALONG THE ARC OF THE ABOVE CURVE 101.021 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 345, SAID POINT BEING 74.05 FEET WESTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT AND 258.372 FEET WESTERLY OF THE BASE LINE SHOWN ON SAID PLAT, AS MEASURED ALONG THE SAID NORTHERLY LINE OF SAID LOT 345 AND THE PRODUCTION THEREOF.

PARCEL "B"

A PARCEL OF SUMBERGED LAND IN SECTION 14, TOWNSHIP 53 SOUTH, RANGE 42 EAST, DADE COUNTY, FLORIDA, ON THE EASTERLY SIDE OF INDIAN CREEK ABUTTING ON THE WESTERLY BOUNDARY OF LOT 345, FIRST OCEAN FRONT SUBDIVISION ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 78, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BOUNDED AS FOLLOWS:

ON THE SOUTHERLY SIDE BY THE SOUTHERLY LINE OF THE SAID LOT 345 PRODUCED WESTERLY; ON THE NORTHERLY SIDE BY THE NORTHERLY LINE OF THE SAID LOT 345 PRODUCED WESTERLY; ON THE EASTERLY SIDE BY THE EASTERLY SHORE OF INDIAN CREEK; ON THE WESTERLY SIDE BY A LINE DESCRIBED AS FOLLOWS:

FROM A POINT ON THE SOUTHERLY LINE OF THE SAID LOT 345 PRODUCED WESTERLY 488.59 FEET WESTERLY OF THE BASE LINE SHOWN OF SAID PLAT, THE BEARING OF SAID SOUTHERLY LINE BEING NORTH 88°12'30" WEST, RUN NORTH 7°56'49.75" WEST, 101.52 FEET TO A POINT ON THE NORTHERLY LINE OF THE SAID LOT 345 PRODUCED WESTERLY, SAID POINT BEING 505.76 FEET WESTERLY OF THE BASE LINE SHOWN ON SAID PLAT, THE BEARING OF SAID NORTHERLY LINE BEING NORTH 88°12'30" WEST. THE ABOVE DESCRIBED PROPERTY IS ALSO DESCRIBED AS FOLLOWS:

PARCEL 1

A PORTION OF LOT 345, "FIRST OCEAN FRONT SUBDIVISION", ACCORDING TO THE AMENDED PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 78, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID PORTION BEING THAT PART OF SAID LOT 345 LYING EASTERLY OF THAT PORTION OF THE FOLLOWING DESCRIBED LINE LYING WITHIN THE SAID LOT 345:
BEGINNING AT A POINT ON THE SOUTHERLY LINE OF LOT 344 OF THE ABOVE SUBDIVISION, 60.02 FEET WESTERLY FROM THE SOUTHEASTERLY CORNER OF SAID LOT 344 AND 239.71 FEET WESTERLY OF THE BASE LINE SHOWN ON SAID PLAT, MEASURED ALONG THE SOUTHERLY LINE OF SAID LOT AND THE PRODUCTION THEREOF;
THENCE RUN NORTHERLY, PARALLEL TO THE EASTERLY LINE OF SAID LOT 344, 22.10 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE OF 1141.23 FEET RADIUS DEFLECTING TO THE LEFT;
THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE 78.11 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 345, SAID POINT BEING 62.69 FEET WESTERLY FROM THE SOUTHEASTERLY CORNER OF SAID LOT 345 AND 244.70 FEET WESTERLY OF THE BASE LINE SHOWN ON SAID PLAT, AS MEASURED ALONG THE SAID SOUTHERLY LINE OF SAID LOT 345 AND PRODUCTION THEREOF;
THENCE CONTINUE NORTHERLY ALONG THE ARC OF THE ABOVE CURVE 101.021 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 345, SAID POINT BEING 74.05 FEET WESTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT AND 258.372 FEET WESTERLY OF THE BASE LINE SHOWN ON SAID PLAT, AS MEASURED ALONG THE SAID NORTHERLY LINE OF SAID LOT 345 AND THE PRODUCTION THEREOF.

BEING A PORTION OF THE SAME PROPERTY COVEYED BY WARRANTY DEED FROM ALBERT WARNER, JOINED BY BESSIE WARNER, HIS WIFE, TO SAMUEL F. HILLMAN AND NATALIE HILLMAN, HIS WIFE, AS TENANTS BY THE ENTIRETIES, DATED MAY 27, 1965, FILED FOR RECORD JUNE 11, 1965, UNDER CLERK'S FILE NO. 65R-93213, PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

PARCEL 2

A PARCEL OF SUMBERGED LAND IN SECTION 14, TOWNSHIP 53 SOUTH, RANGE 42 EAST, DADE COUNTY, FLORIDA, ON THE EASTERLY SIDE OF INDIAN CREEK ABUTTING ON THE WESTERLY BOUNDARY OF LOT 345, FIRST OCEAN FRONT SUBDIVISION, ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 78, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BOUNDED AS FOLLOWS:

ON THE SOUTHERLY SIDE BY THE SOUTHERLY LINE OF SAID LOT 345 PRODUCED WESTERLY, ON THE NORTHERLY SIDE BY THE NORTHERLY LINE OF THE SAID LOT 345 PRODUCED WESTERLY; ONE THE EASTERLY SIDE BY THE EASTERLY SHORE OF INDIAN CREEK; ONE THE WESTERLY SIDE BY A LINE DESCRIBED AS FOLLOWS:

FROM A POINT ON THE SOUTHERLY LINE OF THE SAID LOT 345 PRODUCED WESTERLY OF THE BASE LINE SHOWN ON SAID PLAT, THE BEARING OF SAID SOUTHERLY LINE BEING NORTH 88°12'30" WEST, RUN NORTH 7°56'49.75" WEST, 101.52 FEET TO A POINT ON THE NORTHERLY LINE OF THE SAID LOT 345 PRODUCED WESTERLY, SAID POINT BEING 505.76 FEET WESTERLY OF THE BASE LINE SHOWN ON SAID PLAT, THE BEARING OF SAID NORTHERLY LINE BEING NORTH 88°12'30" WEST.

CERTIFICATIONS:

ASHLEY APARTMENTS CONDO

FLOOD ZONE INFO:

COMMUNITY #:	120651	FINISH FLOOR:	7.81
PANEL & SUFFIX:	0182 J	GARAGE EL:	N/A
FLOOD ZONE:	AE-8	CENTERLINE OF ROAD:	5.95
DATE OF FIRM:	8/18/92		

BENCHMARK #: M.D.C.E "J 313" ELE: 7.35

WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.10 (FT)

NOTE: CERTIFICATION IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR AND MAPPER BASED ON THE SURVEYOR AND MAPPER'S KNOWLEDGE AND INFORMATION AND THAT IT IS NOT GUARANTEE OR WARRANTY EXPRESSED OR IMPLIED.

ALL COUNTY SURVEYORS



PROFESSIONAL
SURVEYORS AND MAPPERS

License Number 6677

Phone: (954) 777-4747 - Fax (954) 777-2707
5950 W. Oakland Pk. Blvd. - Suite 108 - Lauderhill, FL 33313

LEGEND:

—X—X—X— DENOTES FENCE LINE
—//—//—//— DENOTES WOOD FENCE LINE
X.XX X DENOTES ELEVATION SITE

ABBREVIATIONS:

AL - ARC LENGTH
CL - CENTER LINE
CF - CALC FROM FIELD MEASURE
CR - CALC FROM RECORD INFO
DB - DEED BOOK
DE - DRAINAGE EASEMENT
DME - DRAINAGE MAINTENANCE EASEMENT
EASE - EASEMENT
F.F. - FINISHED FLOOR
FND - FOUND
FPL - FLORIDA POWER & LIGHT
L - LEGAL
M - MEASURED

OHC - OVERHEAD POWER CABLE
ORB - OFFICIAL RECORDS BOOK
P - PLAT
PC - POINT OF CURVATURE
PCC - POINT OF COMPOUND CURVATURE
PCP - PERMANENT CONTROL POINT
PK - PARKER KALON NAIL
PL - PROPERTY LINE
POB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
PRC - POINT OF REVERSE CURVATURE
PT - POINT OF TANGENCY
RW - RIGHT OF WAY
RP - RADIUS POINT
SBR - SOUTHERN BELL RISER
UE - UTILITY EASEMENT
WIC - WITNESS CORNER
WM - WATER METER

NOTES:

1. THIS SURVEY IS BASED UPON RECORDED INFORMATION AS PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE.

2. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.

3. ELEVATION ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 1929).

4. FENCE TIES ARE NOT CENTERLINE OF FENCE.

5. IN SOME CASES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIP SHALL HAVE PRECEDENCE OVER SCALE POSITIONS.

6. ALL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.

7. UNLESS OTHERWISE SPECIFIED, THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

8. DATE OF ORIGINAL FIELD WORK 09/24/08

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS _____ BOUNDARY _____ SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS, AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BEARINGS, IF SHOWN, ARE BASED UPON AN ASSUMED MERIDIAN AND REFERENCE ON _____

SIGNED: _____

WILLIAM B. GROOVER, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5190
(NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)