



**ENGINEER'S NOTES**

1. THIS SURVEY MAP AND REPORT IS TO DEFINE A BOUNDARY AND TOPOGRAPHIC SURVEY OF PARCEL OF LAND DESCRIBED HEREIN TO MEET THE MANA-DADE COUNTY REQUIREMENTS FOR SUBDIVISION OF PLATS.
2. THE LEGAL DESCRIPTION USED FOR THE SURVEY HEREIN WAS FOUND IN OFFICIAL RECORDS BOOK 3336A, PAGE 2746, OF THE PUBLIC RECORDS OF MANA-DADE COUNTY, FLORIDA. THE BOUNDARY SHOWN ON THIS MAP IS A MATHEMATICAL ABSTRACT TO THE SURVEY PROPERTY AND DOES NOT CONFORM TO THE UNDEVELOPED FLORIDA LOADED SURVEYOR AND MAPPER.
3. THIS SURVEY MAP AND NOTES, OF THE COPIES THEREOF, ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE DIGITAL CERTIFICATION OF THE UNDEVELOPED FLORIDA LOADED SURVEYOR AND MAPPER.
4. AGREEMENT OR OBJECTION TO THIS SURVEY BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROMOTED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. THE SYMBOLS ADJUSTED IN THE LEGEND AND ON THE SURVEY HAVE BEEN EXAMINED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
6. THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE RESULTS OF THE SURVEY ON THE DATE SHOWN AND INDICATES THE POSITION WERE LOCATED DURING THE COURSE OF THE SURVEY. LEGAL OWNERSHIP WAS NOT DETERMINED.
7. UNLESS OTHERWISE NOTED, RECORD AND MEASURED DATA ARE IN SUBSTANTIAL AGREEMENT. ALL DISTANCES AND ELEVATIONS SHOWN ARE ACCORDING WITH THE UNITED STATES STANDARD SURVEY FOOT.
8. HORIZONTAL CONTROL USED FOR THE COMPLETION OF THIS SURVEY SURVEY - NORTH AMERICAN DATUM (NAD) (2011) (EPSG:3016.0000). BY WAY OF THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN).
9. BENCHMARKS ARE BASED ON AN ASSIGNED VALUE OF 8027.40' ALONG THE CENTRALLINE OF NW 31ST AVENUE AS SHOWN.
10. SET FROM P.M. WITH AN INSTRUMENT (1" IN LENGTH) BY 0.2 SOUIC INCHES, APPROXIMATE AT ALL CORNERS UNLESS OTHERWISE NOTED.
11. THE SURVEYOR DID NOT REQUEST THE PROPERTY FOR ENVIRONMENTAL, WILDLIFE, OR OTHER REGULATORY PURPOSES DURING THE COURSE OF THE SURVEY.
12. THE BOUNDARY SHOWN ON THIS MAP IS A MATHEMATICAL ABSTRACT TO THE SURVEY PROPERTY AND DOES NOT CONFORM TO THE UNDEVELOPED FLORIDA LOADED SURVEYOR AND MAPPER.
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14. VERTICAL CONTROL USED FOR THE COMPLETION OF THIS SURVEY: NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) BY WAY OF THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN).

**BENCHMARK INFORMATION:**

STATION	MARKER	DESCRIPTION
BM 1	1" x 1" x 1" CONCRETE MONUMENT	87-77 C11
BM 2	1" x 1" x 1" CONCRETE MONUMENT	87-77 C12
BM 3	1" x 1" x 1" CONCRETE MONUMENT	87-77 C13
BM 4	1" x 1" x 1" CONCRETE MONUMENT	87-77 C14
BM 5	1" x 1" x 1" CONCRETE MONUMENT	87-77 C15
BM 6	1" x 1" x 1" CONCRETE MONUMENT	87-77 C16
BM 7	1" x 1" x 1" CONCRETE MONUMENT	87-77 C17
BM 8	1" x 1" x 1" CONCRETE MONUMENT	87-77 C18
BM 9	1" x 1" x 1" CONCRETE MONUMENT	87-77 C19
BM 10	1" x 1" x 1" CONCRETE MONUMENT	87-77 C20
BM 11	1" x 1" x 1" CONCRETE MONUMENT	87-77 C21
BM 12	1" x 1" x 1" CONCRETE MONUMENT	87-77 C22
BM 13	1" x 1" x 1" CONCRETE MONUMENT	87-77 C23
BM 14	1" x 1" x 1" CONCRETE MONUMENT	87-77 C24
BM 15	1" x 1" x 1" CONCRETE MONUMENT	87-77 C25
BM 16	1" x 1" x 1" CONCRETE MONUMENT	87-77 C26
BM 17	1" x 1" x 1" CONCRETE MONUMENT	87-77 C27
BM 18	1" x 1" x 1" CONCRETE MONUMENT	87-77 C28
BM 19	1" x 1" x 1" CONCRETE MONUMENT	87-77 C29
BM 20	1" x 1" x 1" CONCRETE MONUMENT	87-77 C30
BM 21	1" x 1" x 1" CONCRETE MONUMENT	87-77 C31
BM 22	1" x 1" x 1" CONCRETE MONUMENT	87-77 C32
BM 23	1" x 1" x 1" CONCRETE MONUMENT	87-77 C33
BM 24	1" x 1" x 1" CONCRETE MONUMENT	87-77 C34
BM 25	1" x 1" x 1" CONCRETE MONUMENT	87-77 C35
BM 26	1" x 1" x 1" CONCRETE MONUMENT	87-77 C36
BM 27	1" x 1" x 1" CONCRETE MONUMENT	87-77 C37
BM 28	1" x 1" x 1" CONCRETE MONUMENT	87-77 C38
BM 29	1" x 1" x 1" CONCRETE MONUMENT	87-77 C39
BM 30	1" x 1" x 1" CONCRETE MONUMENT	87-77 C40
BM 31	1" x 1" x 1" CONCRETE MONUMENT	87-77 C41
BM 32	1" x 1" x 1" CONCRETE MONUMENT	87-77 C42
BM 33	1" x 1" x 1" CONCRETE MONUMENT	87-77 C43
BM 34	1" x 1" x 1" CONCRETE MONUMENT	87-77 C44
BM 35	1" x 1" x 1" CONCRETE MONUMENT	87-77 C45
BM 36	1" x 1" x 1" CONCRETE MONUMENT	87-77 C46
BM 37	1" x 1" x 1" CONCRETE MONUMENT	87-77 C47
BM 38	1" x 1" x 1" CONCRETE MONUMENT	87-77 C48
BM 39	1" x 1" x 1" CONCRETE MONUMENT	87-77 C49
BM 40	1" x 1" x 1" CONCRETE MONUMENT	87-77 C50
BM 41	1" x 1" x 1" CONCRETE MONUMENT	87-77 C51
BM 42	1" x 1" x 1" CONCRETE MONUMENT	87-77 C52
BM 43	1" x 1" x 1" CONCRETE MONUMENT	87-77 C53
BM 44	1" x 1" x 1" CONCRETE MONUMENT	87-77 C54
BM 45	1" x 1" x 1" CONCRETE MONUMENT	87-77 C55
BM 46	1" x 1" x 1" CONCRETE MONUMENT	87-77 C56
BM 47	1" x 1" x 1" CONCRETE MONUMENT	87-77 C57
BM 48	1" x 1" x 1" CONCRETE MONUMENT	87-77 C58
BM 49	1" x 1" x 1" CONCRETE MONUMENT	87-77 C59
BM 50	1" x 1" x 1" CONCRETE MONUMENT	87-77 C60
BM 51	1" x 1" x 1" CONCRETE MONUMENT	87-77 C61
BM 52	1" x 1" x 1" CONCRETE MONUMENT	87-77 C62
BM 53	1" x 1" x 1" CONCRETE MONUMENT	87-77 C63
BM 54	1" x 1" x 1" CONCRETE MONUMENT	87-77 C64
BM 55	1" x 1" x 1" CONCRETE MONUMENT	87-77 C65
BM 56	1" x 1" x 1" CONCRETE MONUMENT	87-77 C66
BM 57	1" x 1" x 1" CONCRETE MONUMENT	87-77 C67
BM 58	1" x 1" x 1" CONCRETE MONUMENT	87-77 C68
BM 59	1" x 1" x 1" CONCRETE MONUMENT	87-77 C69
BM 60	1" x 1" x 1" CONCRETE MONUMENT	87-77 C70
BM 61	1" x 1" x 1" CONCRETE MONUMENT	87-77 C71
BM 62	1" x 1" x 1" CONCRETE MONUMENT	87-77 C72
BM 63	1" x 1" x 1" CONCRETE MONUMENT	87-77 C73
BM 64	1" x 1" x 1" CONCRETE MONUMENT	87-77 C74
BM 65	1" x 1" x 1" CONCRETE MONUMENT	87-77 C75
BM 66	1" x 1" x 1" CONCRETE MONUMENT	87-77 C76
BM 67	1" x 1" x 1" CONCRETE MONUMENT	87-77 C77
BM 68	1" x 1" x 1" CONCRETE MONUMENT	87-77 C78
BM 69	1" x 1" x 1" CONCRETE MONUMENT	87-77 C79
BM 70	1" x 1" x 1" CONCRETE MONUMENT	87-77 C80
BM 71	1" x 1" x 1" CONCRETE MONUMENT	87-77 C81
BM 72	1" x 1" x 1" CONCRETE MONUMENT	87-77 C82
BM 73	1" x 1" x 1" CONCRETE MONUMENT	87-77 C83
BM 74	1" x 1" x 1" CONCRETE MONUMENT	87-77 C84
BM 75	1" x 1" x 1" CONCRETE MONUMENT	87-77 C85
BM 76	1" x 1" x 1" CONCRETE MONUMENT	87-77 C86
BM 77	1" x 1" x 1" CONCRETE MONUMENT	87-77 C87
BM 78	1" x 1" x 1" CONCRETE MONUMENT	87-77 C88
BM 79	1" x 1" x 1" CONCRETE MONUMENT	87-77 C89
BM 80	1" x 1" x 1" CONCRETE MONUMENT	87-77 C90
BM 81	1" x 1" x 1" CONCRETE MONUMENT	87-77 C91
BM 82	1" x 1" x 1" CONCRETE MONUMENT	87-77 C92
BM 83	1" x 1" x 1" CONCRETE MONUMENT	87-77 C93
BM 84	1" x 1" x 1" CONCRETE MONUMENT	87-77 C94
BM 85	1" x 1" x 1" CONCRETE MONUMENT	87-77 C95
BM 86	1" x 1" x 1" CONCRETE MONUMENT	87-77 C96
BM 87	1" x 1" x 1" CONCRETE MONUMENT	87-77 C97
BM 88	1" x 1" x 1" CONCRETE MONUMENT	87-77 C98
BM 89	1" x 1" x 1" CONCRETE MONUMENT	87-77 C99
BM 90	1" x 1" x 1" CONCRETE MONUMENT	87-77 C100

**CUT-OUT PARCEL #1:**  
THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 33 S, RANGE 41 E, DEED, 1890 AND BEING IN DADE COUNTY, FLORIDA LESS THE NORTH 25 FEET AND THE EAST 25 FEET THEREOF DESIGNATED FOR STREET PURPOSES.

**CUT-OUT PARCEL #2:**  
THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 33 S, RANGE 41 E, DEED, 1890 AND BEING IN DADE COUNTY, FLORIDA LESS THE NORTH 25 FEET AND THE EAST 25 FEET THEREOF DESIGNATED FOR STREET PURPOSES.

**LEGAL DESCRIPTION:**  
PARCEL #1: THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 33 S, RANGE 41 E, DEED, 1890 AND BEING IN DADE COUNTY, FLORIDA LESS THE NORTH 25 FEET AND THE EAST 25 FEET THEREOF DESIGNATED FOR STREET PURPOSES.

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# 3100 70TH ST, MIAMI, FL, 33147

<https://ritterproperties.com>

Incredible opportunity—purchase a 3-bedroom, 2-bath home plus a potential buildable lot for the price of one! Seller has already started the waiver of plat process to create a buildable backyard lot. The process was not completed due to the need to relocate electrical poles (estimated at \$30K). Property leased \$3000/month

## \$475,000

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 891 sq ft

## Basics



BOUNDARY AND TOPOGRAPHIC SURVEY  
 WAIVER OF PLAT  
 MICHAEL ANTHONY HOLDINGS LLC  
 3100 NW 70TH STREET  
 MIAMI, FLORIDA 33147  
 TEL: 305.444.1111  
 WWW.MIAMI-MLS.COM

**Date added:** Added 6 days ago

**Type:** Residential

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 10370 sq ft

**ListOfficeName:** The R E Experts of South Fla

**View:** None

**MLS ID:** A11878434

**Category:** Single Family Residence

**Status:** Active

**Bathrooms:** 2 baths

**Area:** 891 sq ft

**SubdivisionName:** n/a

**GarageSpaces:** 1

**ListAOR:** Miami Association of REALTORS®

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## Building Details

**Cooling features:** Central Air

**ArchitecturalStyle:** Detached, One Story

**Building Name:** n/a

**Exterior material:** CBS Construction

**Parking:** Driveway

**Year built:** 1946

**NewConstructionYN:** No

**Heating:** Central

**Roof:** Shingle

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## Amenities & Features

**Features:** First Floor Entry, No Additional Rooms

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** None

**GarageYN:** Yes

**CoolingYN:** Yes

**FireplaceYN:** No

