

**TYPE OF SURVEY:** BOUNDARY  
18-1808,19-1544,TOPO

**JOB NUMBER:** SU-17-3624

**LEGAL DESCRIPTION:**

LOT 14,BLOCK 12,NAUTILUS ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 130, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**ADDRESS:** 1025 W 47TH STREET MIAMI BEACH, FL 33140

**FLOOD ZONE:** AE  
**BASE FLOOD ELEVATION:** 7'NGVD  
**CONTROL PANEL NUMBER:** 120651-0309-L  
**EFFECTIVE:** 9/11/2009 **REVISED:**

**LOWEST FLOOR ELEVATION:** SEE PAGE 2 OF 2  
**GARAGE FLOOR ELEVATION:** SEE PAGE 2 OF 2  
**LOWEST ADJACENT GRADE :** SEE PAGE 2 OF 2  
**HIGHEST ADJACENT GRADE :** SEE PAGE 2 OF 2

**REFERENCE BENCH MARK:** CITY OF MIAMI BEACH #47-05 ELEV:5.10'NGVD

**CERTIFY TO:**

1. PHILIPPE & ALEXANDRA BENICHO
- 2.
- 3.
- 4.
- 5.
- 6.

**NOTES:**

1. THIS SURVEY CONSISTS OF A MAP AND A TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
2. OWNERSHIP OF FENCE AND WALLS IF ANY, NOT DETERMINED.
3. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON. TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN HEREON.

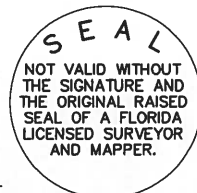
Δ	=	CENTRAL ANGLE
A	=	ARC LENGTH
CB	=	CHORD BEARING
R	=	RADIUS
R/W	=	RIGHT OF WAY
P.C.	=	POINT OF CURVATURE
P.T.	=	POINT OF TANGENCY
WM	=	WATER METER
OH	=	OVERHANG
N	=	NORTH
S	=	SOUTH
E	=	EAST
W	=	WEST
B.M.	=	BENCHMARK
FH	=	FIRE HYDRANT
o/s	=	OFFSET
SEC.	=	SECTION
TWP.	=	TOWNSHIP
RGE.	=	RANGE

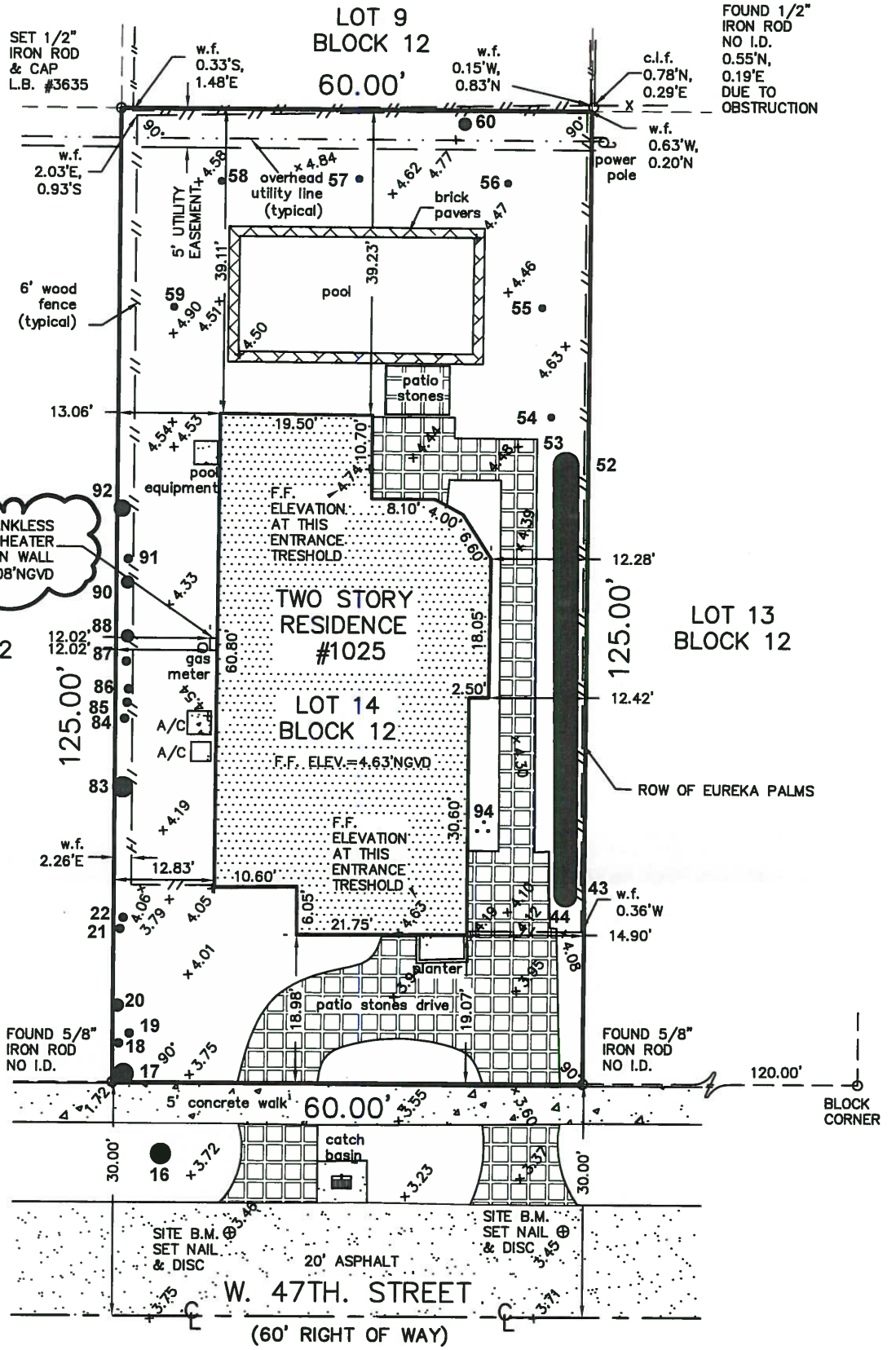
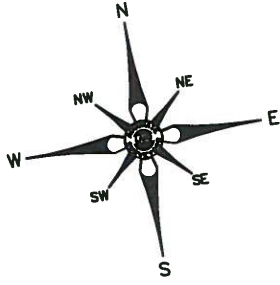
**LEGEND OF ABBREVIATIONS:**

7.00	OR	+7.00	=	ELEVATIONS BASED ON NGVD 1929	
SQ. FT.	=	SQUARE FEET	MAINT.	=	MAINTENANCE
P.C.P.	=	PERMANENT CONTROL POINT	B.C.R.	=	BROWARD COUNTY RECORDS
P.B.C.R.	=	PALM BEACH COUNTY RECORDS	D.C.R.	=	DADE COUNTY RECORDS
P	=	PLAT	P.B.	=	PLAT BOOK
N&D	=	NAIL & DISC	O.R.B.	=	OFFICIAL RECORDS BOOK
P.O.C.	=	POINT OF COMMENCEMENT	F.F.	=	FINISHED FLOOR
P.O.B.	=	POINT OF BEGINNING	ENCH.	=	ENCROACH
A/C	=	AIR CONDITIONER	— x — x — x — x —	=	CHAIN LINK FENCE
FND.	=	FOUND	— // // // // // —	=	WOOD FENCE
CHATT.	=	CHATTAHOOCHEE	— [ ] — [ ] — [ ] —	=	METAL FENCE
F.P.L.	=	FLORIDA POWER & LIGHT	— [ ] — [ ] — [ ] —	=	PVC FENCE
ELEV.	=	ELEVATION	—    —    —    —    —	=	CONCRETE FENCE
MH	=	MANHOLE	— [ ] — [ ] — [ ] —	=	CONCRETE WALL
ESMT.	=	EASEMENT	— x — x — x — x —	=	WIRE FENCE
ELEC.	=	ELECTRIC			

**MIAMI-DADE COUNTY NGVD1929**

D.B.	=	DEED BOOK
CLF	=	CHAIN LINK FENCE
WF	=	WOOD FENCE
BLVD.	=	BOULEVARD
AD	=	ASSUMED DATUM
I.M.	=	IRON PIPE
I.R.	=	IRON ROD
GAR.	=	GARAGE
C/L	=	CENTERLINE
(M)	=	MEASURED
LP	=	LIGHT POLE
U.E.	=	UTILITY EASEMENT
D.E.	=	DRAINAGE EASEMENT
A.E.	=	ANCHOR EASEMENT
P.R.M.	=	PERMANENT REFERENCE MONUMENT
N.G.V.D.	=	NORTH GEODETIC VERTICAL DATUM





TREE #  
DIAMETER AND  
TREE TYPE

- 16 2.50' DIAMETER PALM TREE
- 17 2.50' DIAMETER AUSTRALIAN PINE
- 18 1' DIAMETER AUSTRALIAN PINE
- 19 1' DIAMETER AUSTRALIAN PINE
- 20 1.50' DIAMETER AUSTRALIAN PINE
- 21 1' DIAMETER AUSTRALIAN PINE
- 22 1' DIAMETER AUSTRALIAN PINE
- 43 PALM CLUSTER LINE
- 44 PALM CLUSTER LINE
- 52 PALM CLUSTER LINE
- 53 PALM CLUSTER LINE
- 54 0.80' DIAMETER PALM
- 55 0.80' DIAMETER PALM
- 56 0.80' DIAMETER PALM
- 57 0.80' DIAMETER PALM
- 58 0.80' DIAMETER PALM
- 59 0.80' DIAMETER PALM
- 60 1.50' PALM TREE
- 83 2.50' DIAMETER AUSTRALIAN PINE
- 84 1' DIAMETER AUSTRALIAN PINE
- 85 1' DIAMETER AUSTRALIAN PINE
- 86 1' DIAMETER AUSTRALIAN PINE
- 87 1' DIAMETER AUSTRALIAN PINE
- 88 1.50' DIAMETER AUSTRALIAN PINE
- 89 1' DIAMETER AUSTRALIAN PINE
- 90 1.50' DIAMETER AUSTRALIAN PINE
- 91 1' DIAMETER AUSTRALIAN PINE
- 92 2' DIAMETER AUSTRALIAN PINE
- 94 3' DIAMETER TRIPLE TAIL PALM

● DENOTES TREE LOCATION  
 ■ DENOTES PALM CLUSTER LINE

\* 5.18 FEET  
 DENOTES ELEVATIONS BASED ON N.G.V.D.



GRAPHIC SCALE  
1"=20'

NOTES:

1. UNLESS OTHERWISE NOTED FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N/A.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS, OR OTHER MATTERS OF RECORDS BY ACCURATE LAND SURVEYORS, INC.
4. OWNERSHIP OF FENCES AND WALLS IF ANY NOT DETERMINED.
5. THIS DRAWING IS THE PROPERTY OF ACCURATE LAND SURVEYORS, INC. AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
6. THIS SURVEY CONSISTS OF A MAP AND TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
7. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON, TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN.
8. THE FLOOD ZONE INFORMATION SHOWN HEREON IS FOR THE DWELLABLE STRUCTURE ONLY UNLESS OTHERWISE INDICATED.
9. THE LOCATION OF OVERHEAD UTILITY LINES ARE APPROXIMATE IN NATURE DUE TO THEIR PROXIMITY ABOVE GROUND. SIZE, TYPE & QUANTITY MUST BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.
10. SURVEYORS RESPONSIBILITY IS TO SHOW SIZE & LOCATION OF ALL TREES, COMMON AND SCIENTIFIC NAME TO BE VERIFIED BY CERTIFIED ARBORIST

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS ABOVE GROUND SKETCH OF BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH MEETS THE CURRENT STANDARDS OF PRACTICE, ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*Robert L. Thompson* 7-2-19

ROBERT L. THOMPSON (PRESIDENT)  
PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA



REVISIONS	DATE	BY
UPDATE/TOPO/TREE SURVEY SU-19-1544	07-02-19	AL/RLT
UPDATE SURVEY LOCATE THANKLESS WATER HEATER & CROWN OF ROAD ELEV. SU-18-1808	06-06-18	AL/RLT
DATE OF SURVEY 11-07-17	DRAWN BY O.I.W.	CHECKED BY RLT
		FIELD BOOK 17-3624

SCALE 1"=20'

SKETCH NUMBER SU-17-3624