



# ACCURATE LAND SURVEYORS, INC.

L.B. #3635

1150 E. ATLANTIC BLVD.  
POMPANO BEACH  
FLORIDA 33060

TEL. (954) 782-1441  
FAX. (954) 782-1442

## BOUNDARY & TOPOGRAPHIC SURVEY

### LEGEND OF ABBREVIATIONS:

Δ	=	CENTRAL ANGLE	N.A.V.D.	=	ELEVATIONS IN FEET BASED ON N.G.V.D.
CB	=	ARC LENGTH	SQ. FT.	=	NORTH AMERICAN VERTICAL DATUM 1988
R	=	CHORD BEARING	P.C.P.	=	SQUARE FEET
P.C.	=	RADIUS	P.C.R.	=	PERMANENT CONTROL POINT
P.T.	=	RIGHT OF WAY	B.C.P.A.	=	PALM BEACH COUNTY RECORDS
WM	=	POINT OF TANGENCY	P.	=	BROWARD COUNTY PROPERTY APPRAISER
OH	=	WATER METER	PG	=	PLAT
N	=	OVERHANG	N&D	=	NAIL & DISC
S	=	NORTH	P.O.C.	=	POINT OF COMMENCEMENT
E	=	EAST	P.O.B.	=	POINT OF BEGINNING
W	=	WEST	AC	=	AIR CONDITIONER
CONC.	=	CONCRETE	FND.	=	FOUND
D.B.	=	DEED BOOK	CHATT.	=	CHATTAHOOCHEE
CLF	=	CHAIN LINK FENCE	STA.	=	STATION
BLVD	=	BULEVARD	F.P.L.	=	FLORIDA POWER & LIGHT
ENCH.	=	ENCROACHMENT	N.T.S.	=	NOT TO SCALE
I.P.	=	IRON PIPE	B.C.R.	=	BROWARD COUNTY RECORDS
I.R.	=	IRON ROD	M.D.C.R.	=	MIAMI DADE COUNTY RECORDS
I.R.C.	=	IRON ROD & CAP	P.B.	=	PLAT BOOK
P.R.M.	=	PERMANENT REFERENCE MONUMENT	O.R.B.	=	OFFICIAL RECORDS BOOK
N.G.V.D.	=	NATIONAL GEODETIC VERTICAL DATUM	E.F.	=	FINISHED FLOOR
U.E.	=	UTILITY EASEMENT	GAR.	=	GARAGE
D.E.	=	DRAINAGE EASEMENT	ELEC.	=	ELECTRIC
A.E.	=	ANCHOR EASEMENT	SEC.	=	SECTION
MAINT.	=	MAINTENANCE	RWP.	=	TOWNSHIP
ESMT.	=	EASEMENT	RNGE	=	RANGE
ELEV.	=	ELEVATION	CL	=	CENTERLINE
B.M.	=	BENCHMARK	ASPH.	=	ASPHALT
(ALTA)	=	AMERICAN LAND TITLE ASSOCIATION	MH	=	MANHOLE
(NSPS)	=	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS	(M)	=	MEASURED
A.E.	=	APPARENT ENCROACHMENT	LP	=	LIGHT POLE
			F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION

### STREET ADDRESS:

520 LAKEVIEW COURT MIAMI BEACH, FL 33140

### LEGAL DESCRIPTION:

LOT 4, SURPRISE POINT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, AT PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

### CERTIFY TO:

1. DEEP POCKETS LLC

### NOTES:

- UNLESS OTHERWISE NOTED FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
- ANGLES SHOWN HEREON ARE BASED PER PLAT BOOK 43, PAGE 77, MIAMI-DADE COUNTY RECORDS.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS, OR OTHER MATTERS OF RECORDS BY ACCURATE LAND SURVEYORS, INC.
- OWNERSHIP OF FENCES AND WALLS IF ANY NOT DETERMINED.
- 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.
- THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON, TO BE VALID ONE YEAR FROM THE LAST DATE OF SURVEY AS SHOWN.
- THE FLOOD ZONE INFORMATION SHOWN HEREON IS FOR THE DWELLABLE STRUCTURE ONLY UNLESS OTHERWISE INDICATED.
- 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.
- THIS SURVEY MEETS OR EXCEEDS SUBURBAN LINEAR: 1 FOOT IN 7,500 FEET.
- SURVEYORS RESPONSIBILITY IS TO SHOW SIZE & LOCATION OF ALL TREES, COMMON AND SCIENTIFIC NAME TO BE VERIFIED BY CERTIFIED ARBORIST
- PERIMETER AREA OF THE SUBJECT PROPERTY IS 16372.49 SQUARE FEET OR 0.375 ACRES MORE OR LESS
- NOTE: PRINTED COPIES OF THIS SURVEY ARE NOT CONSIDERED SIGNED AND SEALED WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

### FLOOD ZONE DATA:

FLOOD ZONE: AE  
BASE FLOOD ELEVATION: 8'NGVD  
CONTROL PANEL NUMBER: 120651/12086C0309-L  
EFFECTIVE: 9/11/2009  
REVISED:

### ELEVATIONS:

REFERENCE BENCHMARK:  
MIAMI-DADE COUNTY  
BENCHMARK #D-132-R  
ELEV: 8.23'NGVD

DATE OF FIELD SURVEY: 06-24-2020

DRAWN BY: AL

FIELD BOOK: 20-1141

CHECKED BY: RL

REVISIONS & SURVEY UPDATES

DATE OF SURVEY & REVISIONS

BY

ADD LOT AREA

10-12-2020

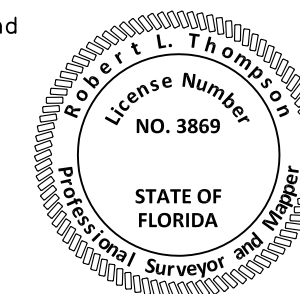
AL/RL

### 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 current Section 472.027, Florida Statutes.

Robert L Thompson  
Thompson  
Date: 2020.12.28 09:58:09 -05'00'

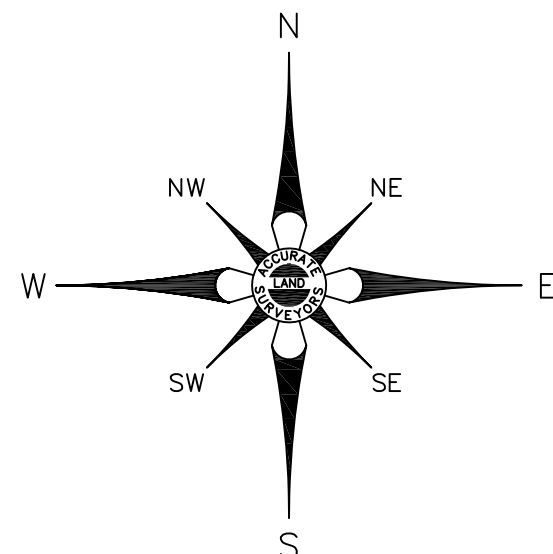
ROBERT L. THOMPSON (PRESIDENT)  
PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA



SHEET 1 OF 1

SCALE 1"=20'

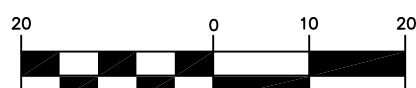
SKETCH NUMBER SU-20-1141



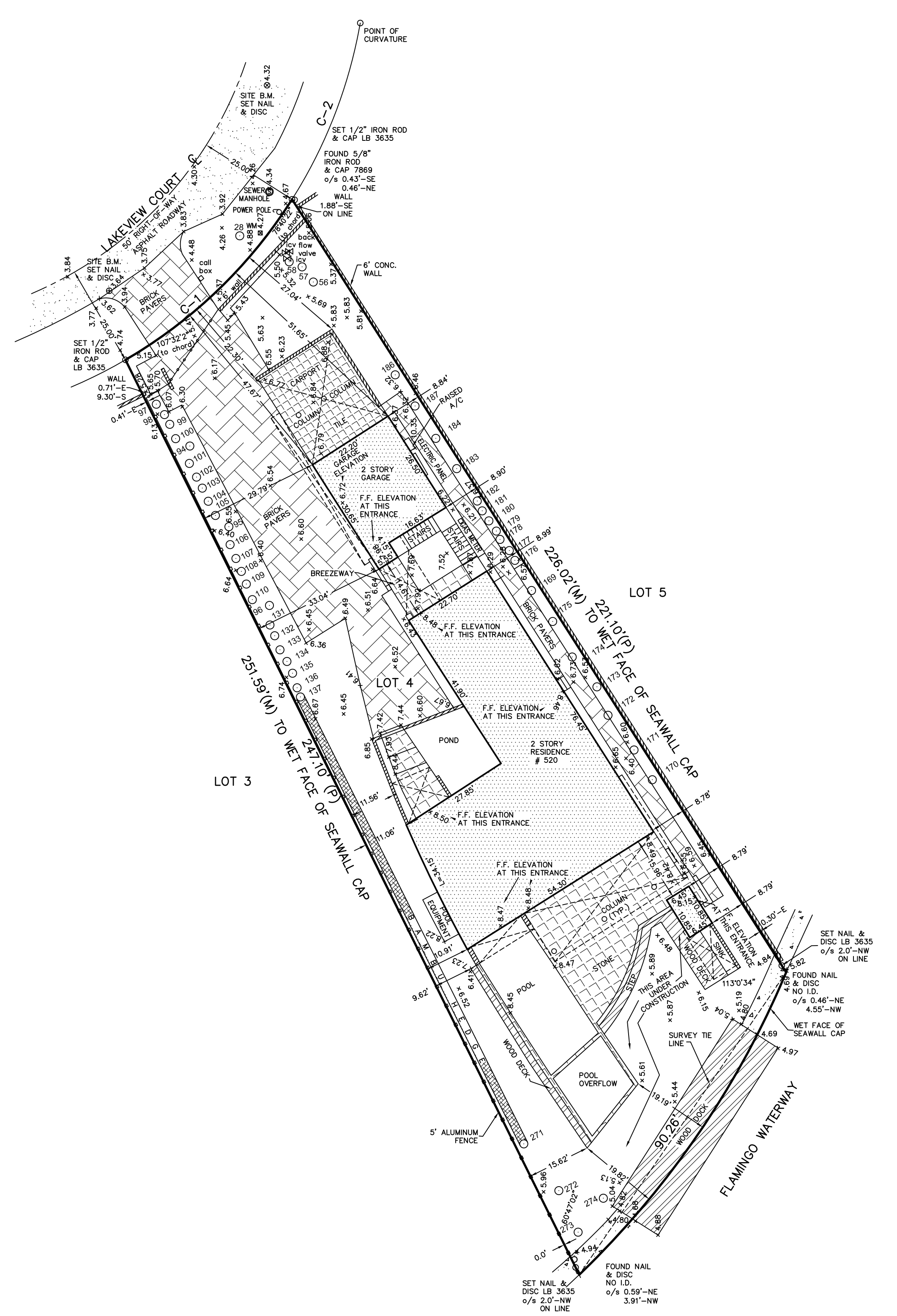
C-1  
Δ=27°28'27"  
R=120.00'  
L=57.54'  
T=29.34'

C-2  
Δ=22°22'56"  
R=120.00'  
L=46.88'  
T=23.74'

TREE #	DIAMETER & TYPE
28	1' DIAMETER UNKNOWN TREE
56	1' DIAMETER PALM TREE
57	1' DIAMETER PALM TREE
58	1' DIAMETER PALM TREE
94	2' DIAMETER PALM TREE
95	2' DIAMETER PALM TREE
96	2' DIAMETER PALM TREE
97	0.5' DIAMETER UNKNOWN TREE
98	0.5' DIAMETER UNKNOWN TREE
99	0.5' DIAMETER UNKNOWN TREE
100	0.5' DIAMETER UNKNOWN TREE
101	0.5' DIAMETER UNKNOWN TREE
102	0.5' DIAMETER UNKNOWN TREE
103	0.5' DIAMETER UNKNOWN TREE
104	0.5' DIAMETER UNKNOWN TREE
105	0.5' DIAMETER UNKNOWN TREE
106	0.5' DIAMETER UNKNOWN TREE
107	0.5' DIAMETER UNKNOWN TREE
108	0.5' DIAMETER UNKNOWN TREE
109	0.5' DIAMETER UNKNOWN TREE
110	0.5' DIAMETER UNKNOWN TREE
131	0.5' DIAMETER UNKNOWN TREE
132	0.5' DIAMETER UNKNOWN TREE
133	0.5' DIAMETER UNKNOWN TREE
134	0.5' DIAMETER UNKNOWN TREE
135	0.5' DIAMETER UNKNOWN TREE
136	0.5' DIAMETER UNKNOWN TREE
137	CENTER BAMBOO HEDGE
169	4.2' DIAMETER PALM TREE
170	0.5' DIAMETER PALM TREE
171	0.5' DIAMETER PALM TREE
172	0.5' DIAMETER PALM TREE
173	0.5' DIAMETER PALM TREE
174	0.5' DIAMETER PALM TREE
175	0.5' DIAMETER PALM TREE
176	0.5' DIAMETER PALM TREE
177	0.5' DIAMETER PALM TREE
178	0.5' DIAMETER PALM TREE
179	0.5' DIAMETER PALM TREE
180	0.5' DIAMETER PALM TREE
181	0.5' DIAMETER PALM TREE
182	0.5' DIAMETER PALM TREE
183	0.5' DIAMETER PALM TREE
184	0.5' DIAMETER PALM TREE
185	0.5' DIAMETER PALM TREE
186	0.5' DIAMETER PALM TREE
271	CENTER BAMBOO HEDGE
272	1' DIAMETER PALM TREE
273	1.50' DIAMETER PALM TREE
274	1.50' DIAMETER PALM TREE



GRAPHIC SCALE  
1"=20'



SET NAIL & DISC LB 3635  
NO I.D.  
o/s 2.0'-NW  
ON LINE

FOUND NAIL & DISC  
NO I.D.  
o/s 0.59'-NE  
3.91'-NW