JOHN IBARRA & ASSOCIATES, INC. MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY **Professional Land Surveyors & Mappers** 777 N.W. 72nd AVENUE SUITE 823 **MIAMI, FLORIDA 33126** GRAPHIC SCALE PH: (239) 540-2660 80 10 (IN FEET) 1 INCH = 20 FEET 1=05°45'48" CH=115.25 WATER ELEV 12-28-20 12:38 AM HI WATER MARK ELEV ELEVATION=2.18 (NGVD 29) L=45.00 _R=210.00' A=12°16'40" CH=44.91' 3RD REVISED PLAT OF SUNSET ISLAND (P.B.40, PG.8) LOT - 8 BLOCK - 2D TWO STORY RES. #2587 (NGVD 29) BLOCK - 2 **(3)** L=25.491 CH≈25.37' TREE TABLE Diameter | Height | Spread No. Name ~ <u>~</u> @ (Ft.) (Ft.) (Ft.) ROBELLINI PALM 3.50 12 GROUP (3) **ENCROACHMENT NOTES:** QUEEN PALM A. SOUTHERLY SIDE OF THE SUBJECT PROPERTY, PAVERS RETURN IS ENCROACHING INTO THE RIGHT OF WAY OF LAKE AVE. QUEEN PALM 0.65 QUEEN PALM 0.70 B. EASTERLY SIDE OF THE SUBJECT PROPERTY, CHAIN LINK FENCE IS ENCROACHING FISHTAIL PALM 2.00 18 INTO THE NEIGHBOR'S PROPERTY. GROUP (3) INTO THE NEIGHBUR'S PROPERTY. C. WESTERLY SIDE OF THE SUBJECT PROPERTY, BUILDING, TRELLIS, WOOD FENCE AND TILE ARE ENCROACHING INTO THE 5 FOOT UTILITY EASEMENT. PAPAYA TREE D. NORTHERLY SIDE OF THE SUBJECT PROPERTY, WOOD DOCK LIE INTO SUNSET BOTTLE PALM UNKNOWN PALM GROUP (5) 10 PALM GROUP (4) SURVEYOR'S NOTES: 11 QUEEN PALM LAND AREA = $\pm 20,705$ SQ. FT OR QUEEN PALM ± 0.475 ACRES QUEEN PALM RIM ELEV 88 14 UNKNOWN PALM 15 UNKNOWN PALM R=75.00' 16 COCONUT PALM Δ=29°52'40" 17 COCONUT PALM CH≈38.67′ 18 COCONUT PALM 19 MANGO TREE 20 MANGO TREE 21 UNKNOWN PALM 22 UNKNOWN PALM 24 UNKNOWN PALM 25 COCONUT PALM 26 COCONUT PALM 27 UNKNOWN PALM 0.85 28 COCONUT PALM 0.65 MANHOLE 29 COCONUT PALM 0.65 40 30 COCONUT PALM 0.75 31 UNKNOWN PALM



LEGAL DESCRIPTION:

LOT 1, BLOCK 2 SUNSET LAKE EXT ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 23 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ABBREVIATIONS

A = ARC.
A/C = AIR CONDITIONER PAD
A.E. = AIR CONDITIONER PAD
A.E. = ANCHOR EASEMENT
A.R. = ALUMINUM ROOF
A.S. = ALUMINUM SHED
ASPH. = ASPHALT
B.C. = BLOCK CORNER
BLOG. = BUILDING
B.M. = BENCH MARK
B.C.R. = BROWARD COUNTY RECORDS
B.O.B. = BASIS OF BEARING
B.S.L. = BUILDING SETBACK LINE
(C) = CALCULATED
C.B. = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
C.B.W. = CONCRETE BLOCK WALL
CH. = CHORD
CH.B. = CHORD BEARING
CH.L. = CHORD LENGTH
CL. = CLEAR
C.O. = CLEAN OUT
C.L.F. = CHAIN LINK FENCE
C.M.E = CANAL MAINTENANCE EASEMENT
CONC. = CONCRETE
C.U.P. = CONCRETE FORCH
C.S. = CONCRETE FORCH
C.S. = CONCRETE SLAB
C.W. = CONCRETE SLAB
C.W. = CONCRETE SLAB
C.W. = CONCRETES
DEGREES
EB = ELECTRIC BOX

DRIVE = DRIVEWAY

* = DEGREES

EB = ELECTRIC BOX

E.T.P. = ELECTRIC TRANSFORMER PAD

ELEV. = ELEVATION

ENCR. = ENCROAGHMENT

F.H. = IFINE HYDRANT

F.I.P. = FOUND IRON PIPE

F.I.R. = FOUND IRON ROD

F.E. = FINISHED FLOOR ELEVATION

END = FOLIND NAIL & DISK

END = FOLIND NAIL & DISK

**END = FOLIND NAIL & DISK

F.N.D. = FOUND NAIL & DISK
FT. = FEET
FNIP. = FEDERAL NATIONAL INSURANCE PROGRAM
F.N. = FOUND NAIL

FNIP. = FEDERAL NATIONAL INSURANCE PROGREN. = FOUND NAIL
H. = HIGH OR (HEIGHT)
IN.&EG. = INGRESS AND EGRESS EASEMENT
I.C.V. = IRRIGATION CONTROL VALVE
I.F. = IRROBATION CONTROL VALVE
I.F. = IRROBATION CONTROL VALVE
I.F. = LIGHT POLE
I.F. = LIGHT POLE
I.F. = LIGHT POLE
I.F. = LIGHT POLE
I.F. = AKE MAINTENANCE EASEMENT

" = MINUTES
(M) = MEASURED DISTANCE
M.B. = MAIL BOX
M.D.C.R. = MIAMI DADE COUNTY RECORDS
M.E. = MAINTENANCE EASEMENT
M.H. = MANHOLE
NA.P. = NOT A PART OF
NGVD = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
OF NO. = NUMBER
O'S = OFFSET
O'S = OFFSET
O'S - OFFSET
O'LL = OVERHEAD UTILITY LINES
O.B. = OFFICIAL RECORDS BOOK
O.V.H. = OVERHEAD
D.H.L. = POPOPERTY LINE
P.C. = POINT OF COMPOUND CURVATURE
P.C. = POINT OF COMPOUND CURVATURE
P.C. = POINT OF COMMENCEMENT
P.O. = POINT OF COMMENCEMENT
P.O. = POINT OF FORMENCY
P.O.C. = POINT OF REVERSE CURVATURE
PWY = PARKWAY
P.R.M. = PERMANENT FEFERENCE MONUMENT

PWY = PARKWAY P.R.M. = PERMANENT REFERENCE MONUMENT P.P. = POWER POLE
P.P.S. = POOL PUMP SLAB
P.U.E. = PUBLIC UTILITY EASEMENT
(R) = RECORD DISTANCE

= RAIL ROAD = RESIDENCE R.S. = FANL KVAD RES. = RESIDENCE R/W = RIGHT-OF-WAY RAD. = RADIUS OR RADIAL RGE. = RANGE R.O.E. = ROOF OVERHANG EASEMENT SEC. = SECTION STY. = STORY SWK. = SIDEWALK S.I.P. = SET IRON PIPE = SOUTH = SCREENED PORCH S.V. = SEWER VALVE

- SELONIOS
T ATAIGENT
TB = TELEPHONE BOOTH
T.B.M. = TEMPORARY BENCHMARK
T.U.E. = TECHNOLOGY UTILITY EASEMENT
TSB = TRAFFIC SIGNAL BOX
T.S.P. = TRAFFIC SIGNAL POLE
TWP = TOWNSHIP
UTIL. = UTILITY
U.E. = UTILITY EASEMENT
U.P. = UTILITY POLE
W.M. = WATER METER
W.F. = WOOD FENCE
W.P. = WOOD PORCH
W.R. = WOOD PORCH
W.R. = WOOD ROOF
W.V. = WATER VALVE
M = MONUMENT LINE
C = CENTER LINE

DELTA

PROPERTY ADDRESS: 2581 LAKE AVENUE

MIAMI BEACH, FLORIDA, 33140

CERTIFICATION: JAY AND TAMMY LEVINE

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY. • THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND
- SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES. • EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR
- EASEMENTS OF RECORD. • LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE;
- THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES. • EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
 ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS. • FENCE OWNERSHIP NOT DETERMINED.

• THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN: FLOOD ZONE: "AE"
BASE FLOOD ELEVATION: 8 FEET. COMMUNITY: THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

- 1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
- 2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
- 3. CERTIFICATE OF AUTHORIZATION LB # 7806. 4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929,
- MIAMI-DADE COUNTY BENCH MARK # D-166. LOCATOR NO. 3235 SW @ VENETIAN CSWY AND BELLE ISLE EAST BRIDGE; ELEVATION IS 7.27 FEET OF N.G.V.D. OF 1929.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.



PROFESSIONAL LAND SURVEYOR NO.: 6770 STATE OF FLORIDA

REVISED ON: 12/28/2020 - UPDATE SURVEY DATE

REVISED ON: 10/26/2020 - ORIGINAL SURVEY DATE

LEGEND

- = OVERHEAD UTILITY LINES = CONCRETE BLOCK WALL X X X = CHAIN LINK FENCE <u> 0 0 0 0 − 0 − − = IRON FENCE</u>
- ### ## # = WOOD FENCE
- = BUILDING SETBACK LINE
- ______ = LIMITED ACCESS R/W = NON-VEHICULAR ACCESS R/W $\times 0.00 = EXISTING ELEVATIONS$
- DRAWN BY: TB / DA FIELD DATE: | 12/28/2020 SURVEY NO: | 20-003750-2 SHEET: 1 OF 1

