

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.

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.
- BOUNDARIES A 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 PLAT 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 NIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN
FLOOD ZONE: 4E
BASE FLOOD ELEVATION: 8 FEET.
COMMUNITY: 120651
PANEL: 0317
SUFFIX: L
DATE OF FIRM: 09/11/2009
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S NOTES:

- 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.
- THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
- CERTIFICATE OF AUTHORIZATION L# 789
- ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1928

MAMI-DADE COUNTY BENCH MARK # 1-66, LOCATOR NO. 3235 SW @ VENETIAN CSWY AND BELLE ISLE EAST BRIDGE; ELEVATION IS 127.12 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.

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12/28/2020
(DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 6770 STATE OF FLORIDA

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


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

TREE TABLE				
No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
1	ROBELINI PALM GROUP (3)	3.50	11	12
2	QUEEN PALM	0.70	35	15
3	QUEEN PALM	0.65	35	15
4	QUEEN PALM	0.70	35	15
5	FISHTAIL PALM GROUP (3)	2.00	30	18
6	PAPAYA TREE	0.80	30	11
7	BOTTLE PALM	1.35	10	8
8	UNKNOWN	0.90	25	25
9	PALM GROUP (5)	4.00	30	25
10	PALM GROUP (4)	4.50	30	25
11	QUEEN PALM	0.50	30	14
12	QUEEN PALM	0.50	30	14
13	QUEEN PALM	0.45	28	14
14	UNKNOWN PALM	0.70	20	12
15	UNKNOWN PALM	0.90	25	12
16	COCONUT PALM	0.70	50	15
17	COCONUT PALM	0.70	45	15
18	COCONUT PALM	0.50	18	12
19	MANGO TREE	1.20	45	35
20	MANGO TREE	1.60	35	25
21	UNKNOWN PALM	0.70	15	8
22	UNKNOWN PALM	0.50	35	14
23	UNKNOWN PALM	0.50	35	14
24	UNKNOWN PALM	0.45	35	14
25	COCONUT PALM	0.70	45	17
26	COCONUT PALM	0.70	45	17
27	UNKNOWN PALM	0.85	18	12
28	UNKNOWN PALM	0.65	40	15
29	COCONUT PALM	0.70	30	15
30	COCONUT PALM	0.65	40	15
31	UNKNOWN PALM	0.75	20	12
32	ARECA BUSHES	2.4	12 - 16	10 - 15

LEGEND

O-H = OVERHEAD UTILITY LINES
 = CONCRETE BLOCK WALL
 X X X X = CHAIN LINK FENCE
 O O O O = IRON FENCE
 // // = WOOD FENCE
 = BUILDING SETBACK LINE
 = UTILITY EASEMENT
 /// /// /// /// = LIMITED ACCESS R/W
 / / / / = NON-VEHICULAR ACCESS R/W
 = EXISTING ELEVATIONS

DRAWN BY:	TB / DA
FIELD DATE:	12/28/20
SURVEY NO:	20-0037
SHEET:	1 OF 1


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