



### LEGEND

- |  |                    |  |                           |  |
|--|--------------------|--|---------------------------|--|
|  | Overhead Wire Line |  | Crossing Elevations       | Conc. = Concrete                       |
|  | Wood Fence         |  | Catch Basin               | C.B.S. = Concrete Block & Stucco       |
|  | Chain Link Fence   |  | Water Meter               | (D) = Deed                             |
|  | Iron Fence         |  | Electric Box              | D.E. = Drainage Easement               |
|  | Monument Line      |  | Sanitary Manhole          | D.M.E. = Drainage Maintenance Easement |
|  | Centerline         |  | F.D.H. = Found Drill Hole | F.F.E. = Finish Floor Elevation        |
|  | Property Line      |  | Wood Pole                 | F.I.P. = Found Iron Pipe/Pin           |
|  |                    |  | Conc. Pole                | F.I.R. = Found Iron Rebar              |
|  |                    |  | Light Pole                | F.N. = Found Nail                      |
|  |                    |  | Fire Hydrant              | F.N.D. = Found Nail & Disc             |
|  |                    |  | Water Valve               | F.F.L. = Florida Power Light           |
|  |                    |  | Inlet                     | H = Height                             |
|  |                    |  | Cable Tv Box              | L.M.E. = Lake Maintenance Easement     |
|  |                    |  | Electric Meter Box        | (M) = Measured                         |
|  |                    |  | Traffic Signal Box        | (P) = Platted                          |
|  |                    |  | Gas Valve                 | P.O.B. = Point of Beginning            |
|  |                    |  | Monitoring Valve          | P.O.C. = Point of Commencement         |
|  |                    |  | Manhole                   | (R) = Record                           |
|  |                    |  |                           | Res. = Residence                       |
|  |                    |  |                           | S.I.P.R. = Set Iron Pin/Rebar          |
|  |                    |  |                           | S = Spread                             |
|  |                    |  |                           | U.E. = Utility Easement                |

## LEGAL DESCRIPTION

Lot 14, Block 1 of "HIBISCUS ISLAND", a Subdivision recorded in Plat Book 8, Page 76 of the Public Records of Miami-Dade County, Florida; Also a continuous 20.00 foot strip of land recorded in Deed Book 1501, Page 479; pf the Public Records of Miami-Dade County, Florida: Said strip of land bounded as follows:

Bounded on the Northeastern side by the Southwesterly of said Lot 14;

Bounded on the Southeastern side by a line 20.00 feet Southwesterly of and parallel with the Southwesterly line of said Lot 14;

Bounded on the Southeastern and Northwesterly sides by the extension Southwesterly of the Southeastern and Northwesterly lines of said Lot 14.

SURVEYOR'S NOTES:

- 1- The Legal Description was provided by the Client from most recent County Records available.
- 2- This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances.  
ABSTRACT NOT REVIEWED.
- 3- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of **ABSTRACT OF TITLE** will have to be made to determine recorded instruments, if any affecting this property.
- 4- No attempt was made by this firm to locate underground utilities, foundations and/or footings of buildings, walls or fences, except as shown hereon, if any.
- 5- Underground utilities are **not** depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- 6- Contact the appropriate authority prior to any design work on the herein - described parcel for Building and Zoning information.
- 7- The surveyor does not determine fence and/or wall ownership.
- 8- **Accuracy:**  
The **Horizontal** positional accuracy of well-defined improvement on this survey is  $\pm 0.2'$ .  
The **Vertical** accuracy of elevations of well-defined improvement on this survey is  $\pm 0.1'$
- 9- All measurements shown hereon are made in accordance with the United States Standard Feet.
- 10- Type of survey **BOUNDARY SURVEY**.
- 11 - North arrow direction as shown on the aforementioned Plat.
- 12- Elevations shown hereon are relative to **National Geodetic Vertical Datum (1929 Mean Sea Level)**
- 13- **Benchmark Used:** Miami-Dade County Benchmark **#D-135**. Elevation = **+5.34'**.
- 14- **Flood Zone Data:** Community/ Panel **# 120651/0316/L** Dated: **9/11/09**  
Flood Zone: **"AE"** Base Flood Elevation = **+1'0"**
- 15- This SURVEY has been prepared for the exclusive use of the entities named hereon.  
This Certificate does not extend to any unnamed party:
- **DAVID SHORR**

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY:

That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

For the Firm Royal Point Land Surveyors, Inc LB# 7282

- ☐ JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER LS# 6231 STATE OF FLORIDA
- ☐ PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER LS# 5880 STATE OF FLORIDA

/ TREE TABULATION DATA:

TREE ID #	TYPE (COMMON NAME)	DIAMETER (IN) @ 4.5' (BREAST HEIGHT)	HEIGHT (OAH) FT	CANOPY (CAO) FT
103	PALM	4	30	5
104	PALM	4	30	5
105	PALM	4	30	5
106	PALM	4	30	5
95	PALM	18	35	15
96	PALM	18	35	15
97	PALM	18	35	15
98	PALM	18	35	15
50	PALM	18	35	15
51	TREE	18	35	15
52	PALM	18	35	15
53	PALM	18	35	15
107	TREE	12	30	15
108	TREE	13	20	15
109	TREE	8	15	10
159	COCONUT TREE	8	25	15
160	COCONUT TREE	11	30	15
161	COCONUT TREE	9	25	15

**ROYALPOINT**  
LAND SURVEYORS, INC. L

**LAND SURVEYORS, INC.** L.B.# 7282  
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PREPARED FOR: **DAVID SHORR**  
**3340 SOUTH HIBISCUS DRIVE, MIAMI BEACH, FLORIDA**

DRAWN: J.G.
CHECKED: P.J.A.
SCALE: 1' = 20'
FIELD DATE: 06/18/2021
JOB No.: RP21-0481
SHEET:

1  
1 SHEET[illegible]