# BOUNDARY SURVEY

**LEGEND** Electric Pane Fire Hydrant Floor Lamp Irrigation Control Valve

**ABBREVIATIONS** 

Water Manhole

Water Meter

Water Pump Water Valve Wood Fence

A/C Air Conditioner Pad ASPH. Asphalt B.M. Benchmark Calculated Concrete Block Structure C.G. Curb & Gutter C/L Centerline C.L.F. Chain Link Fence CONC. Concrete C.S. Concrete Slab (D) DWY. Driveway E.O.W. Edge of Water E.T.P. Electric Transformer Pad Finished Floor Elevation F.I.P. Found Iron Pipe F.N.D. Found Nail & Disc F.R. Found Rebar Identification Inverts L.F.E. Lowest Floor Elevation Measured Metal Fence M/L Monument Line P.C.P. Permanent Control Point PG.

**SURVEYOR'S NOTES:** 

2. LEGAL DESCRIPTION:

3. SOURCES OF DATA:

AS TO VERTICAL CONTROL:

MAP OF BOUNDARY SURVEY:

Field Survey was completed on: March 16th, 2021.

Lot 1, in Block 9, of BEACH VIEW ADDITION SUBDIVISION, according to the Plat thereof,

as recorded in Plat Book 16, at Page 10, of the Public Records of Miami-Dade County,

By scaled determination the subject property lies in Flood Zone AE, Base Flood Elev. 8

feet, as per Federal Emergency Management Agency (FEMA) Community—Panel Number

120651, Map No. 12086C0309, Suffix L, Revised Date: 09-11-2009. Base Flood

Elevations on Flood Insurance Rate Map (FIRM) for Miami-Dade County are referenced to

National Geodetic Vertical Datum of 1929 (N.G.V.D. 1929). These flood elevations must

An accurate Zone determination should be made by the preparer of the map, the

Federal Emergency Management Agency, or the Local Government Agency having

jurisdiction over such matters prior to any judgments being made from the Zone as

noted. The referenced Federal Emergency Management Agency Map states in the notes

Containing 8,569 Square feet or 0.20 Acres, more or less, by calculation.

be compared to elevations referenced to the same vertical datum.

to the user that "this map is for insurance purposes only".

Page Planter Property Line Point of Beginning Point of Commencement P/S Parking Spaces Recorded P.R.M. Permanent Reference Monument R/W Right-of-Way Line

Set Nail & Disc (LB 3398)

S.R. Set Rebar (LB 3398) TYP. T.B.M. Temporary Benchmark T.O.B. Top of Bank T.O.P. Top of Pipe Elevation U.E. Utility Easement V.G. Valley Gutter W.E. Wire Elevation

Wood Fence

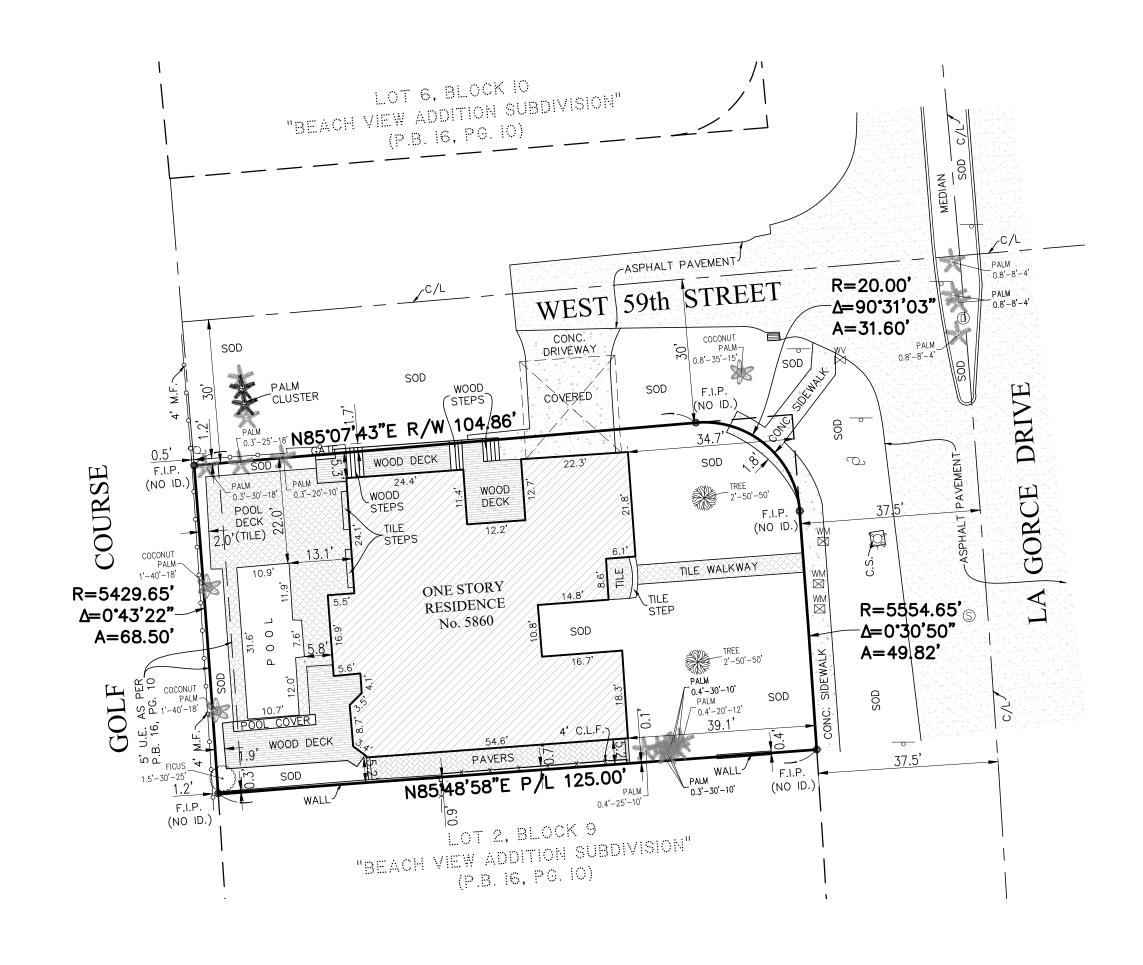
Sidewalk

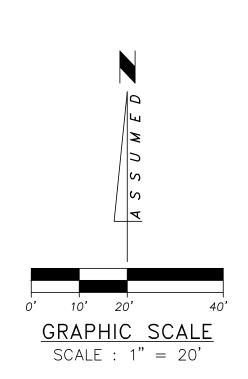
SWK.

S.N.D.

\* Tree types are determined to the best of our ability and should be confirmed by botanist or a trained specialist.

## 5860 LA GORCE DRIVE, MIAMI BEACH MIAMI-DADE COUNTY, FLORIDA 33140 for KAREN SAFARIK





### AS TO HORIZONTAL CONTROL:

North Arrow and Bearings refer to an assumed value of N85°07'43"E along the Northerly line of the Subject property, Miami-Dade County, Florida. Said line is considered well established and monumented.

#### 4. ACCURACY:

Horizontal Control:

The accuracy obtained for all horizontal control measurements, based on a 95% confidence level and office calculations of closed geometric figures, verified by redundant measurements, meets or exceeds an equivalent linear closure standard of 1 foot in 7,500 feet for Suburban Areas, a common value accepted in the Surveying and Construction Industry.

#### 5. LIMITATIONS:

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami—Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records. No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon. This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Rule 5J—17 of the Florida Administrative Code.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101—111 of the Florida Statutes.

#### **CERTIFY TO:**

#### **SURVEYOR'S CERTIFICATE:**

WEST 59th STREET

WEST 58th STREET

LOCATION SKETCH

NOT TO SCALE

I HEREBY CERTIFY: That the Boundary Survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction. Further, there are no above ground encroachments unless shown. This survey meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to section 472.027 Florida Statutes. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting the property. Location and identification of utilities adjacent to the property were not secured as such information was not requested. Ownership is subject to opinion of title.

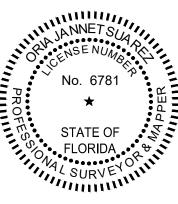
**PINE** 

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J. Bonfill & Associates, Inc. Florida Certificate of Authorization Number LB 3398 Oria J Digitally signed by Oria J Suarez Suarez 2021.04.30 13:48:49 -04'00' Oria Jannet Suarez, P.S.M. for the firm

Professional Surveyor and Mapper No. 6781

State of Florida



THESE ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ORIA JANNET SUAREZ, PSM ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or

of 5860 LA GORCE DRIV MIAMI-DADE COUNT for

REVISIONS 21-0076

21-0076 03-16-2021 Drawn: G.P., J.S., M.P. Checked: J.S.

Scale: AS SHOWN

Field Book: FILE

SHEET 1 OF 1