

LEGEND

Wood Fence

A = Arc

🗘 = Light Pole = Fire Hydrant BRG = Bearing CH = Chord Δ = Delta R = Radius T = Tangent Ø = Diameter

wv = Water Valve IIII = Inlet TV = Cable Tv Box EM = Electric Meter Box S = Traffic Signal Box G = Gas Valve M = Monitoring Valve \bigcirc = Manhole

 $+^{\circ}$ = Existing Elevations

Catch Basin

₩ = Water Meter

= Electric Box S = Sanıtary Manhole Sprinkler Pump = Wood Pole

= Conc. Pole

Conc. = Concrete C.B.S. = Concrete Block \$ Stucco (D) = Deed D.E. = Drainage Easement D.M.E. = Drainage Maintenance Easement

A/C = Air Conditioner

F.D.H. = Found Drill Hole F.F.E. = Finish Floor Elevation F.I.P. = Found Iron Pipe/Pin F.I.R. = Found Iron Rebar F.N. = Found Nail

F.N&D = Found Nail & Disc F.P.L. = Florida Power Light H = Hieght

(M) = Measured (P) = Platted P.O.B. = Point of Beginning P.O.C. = Point of Commencement

(R) = Record Res. = Residence SIP/R = Set Iron Pin/Rebar

S = Spread U.E. = Utility Easement

MANHOLE TABULATION DATA:						
	MANHOLE #	RIM ELEVATION	NORTH INVERT EL./ PIPE SIZE	SOUTH INVERT EL./ PIPE SIZE	EAST INVERT EL./ PIPE SIZE	WEST INVERT EL./ PIPE SIZE
	1 - STORM	+5.18	N/A	+1.37 / 18"	+1.38 / 11"	+1.38 / 11"
	2 - STORM	+4.90	+1.94 / 12"	N/A	N/A	-0.66 / 18"
	3 - STORM	+5.10	+1.84 / 12"	+1.94 / 12"	+0.74 / 12"	N/A
	4 - STORM	+5.11	+1.85 / 12"	+1.85 / 12"	+2.63 / 12"	+2.76 / 12"
	5 - SEWER	+5.02	N/A	N/A	+0.91 / 9"	+0.92 / 9"
	6 - SEWER	+4.91	+1.66 / 12"	+1.61 / 12"	N/A	N/A
	7 - STORM	+4.71	+0.31 / 9"	+1.36 / 12"	N/A	+1.51 / 12"

PROPERTY ADDRESS:

455 LINCOLN ROAD MIAI BEACH, FL 33 I 39 Folio# 02-3234-005-0100

LEGAL DESCRIPTION

Lot I, in Block 3, of "LINCOLN ROAD SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 34, Page 66, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- I 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 +/-0.2'. The Vertical accuracy of elevations of well-defined improvement on this survey is +/-O.1'
- 9- All measurements shown hereon are made in accordance with the United States Standard Feet.
- 10- Type of survey BOUNDARY SURVEY.
- II-North arrow direction and/or Bearings are based on an assumed meridian with a value of: N88°26'30"E along the centerline of Lincoln Road 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 #17CH. Elevation = +4.02'.
- 14- Flood Zone Data: Community/ Panel #120651/0317/L Dated: 9/11/09 Flood Zone: "AE" Base Flood Elevation = +8.0'
- 15-This SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party:

SURVEYOR'S CERTIFICATE:

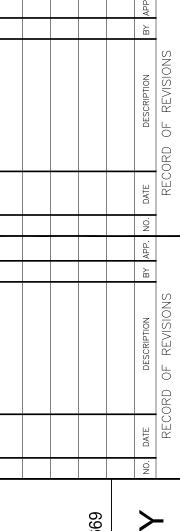
I HEREBY CERTIFY:

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



FAX.305-827-9669 URVE S OUNDA

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MIAMI

321, EXEL DR LINCOLN

STREET, NW 153rd 6175

DRAWN: MEB. CHECKED: P.J.A.

SCALE: AS NOTED FIELD DATE: 08/26/2022

JOB No.: RP22-1415

SHEET:

