

BOUNDARY AND TOPOGRAPHIC SURVEY

PROPERTY ADDRESS:
2835 LUCERNE AVENUE, MIAMI BEACH, FLORIDA 33140.

LEGAL DESCRIPTION

LOT 3, IN BLOCK 1C, OF SUNSET ISLAND NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, AT PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE, COUNTY, FLORIDA.

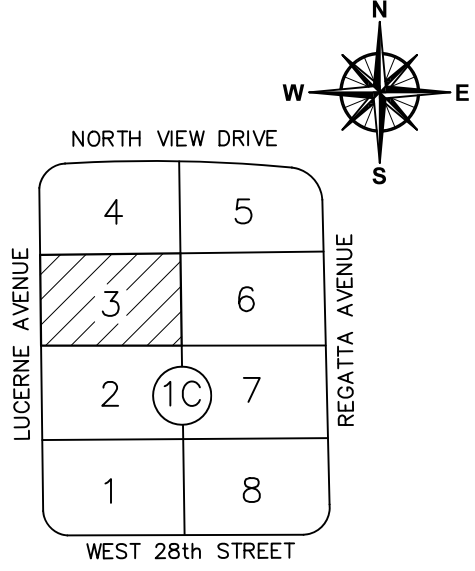
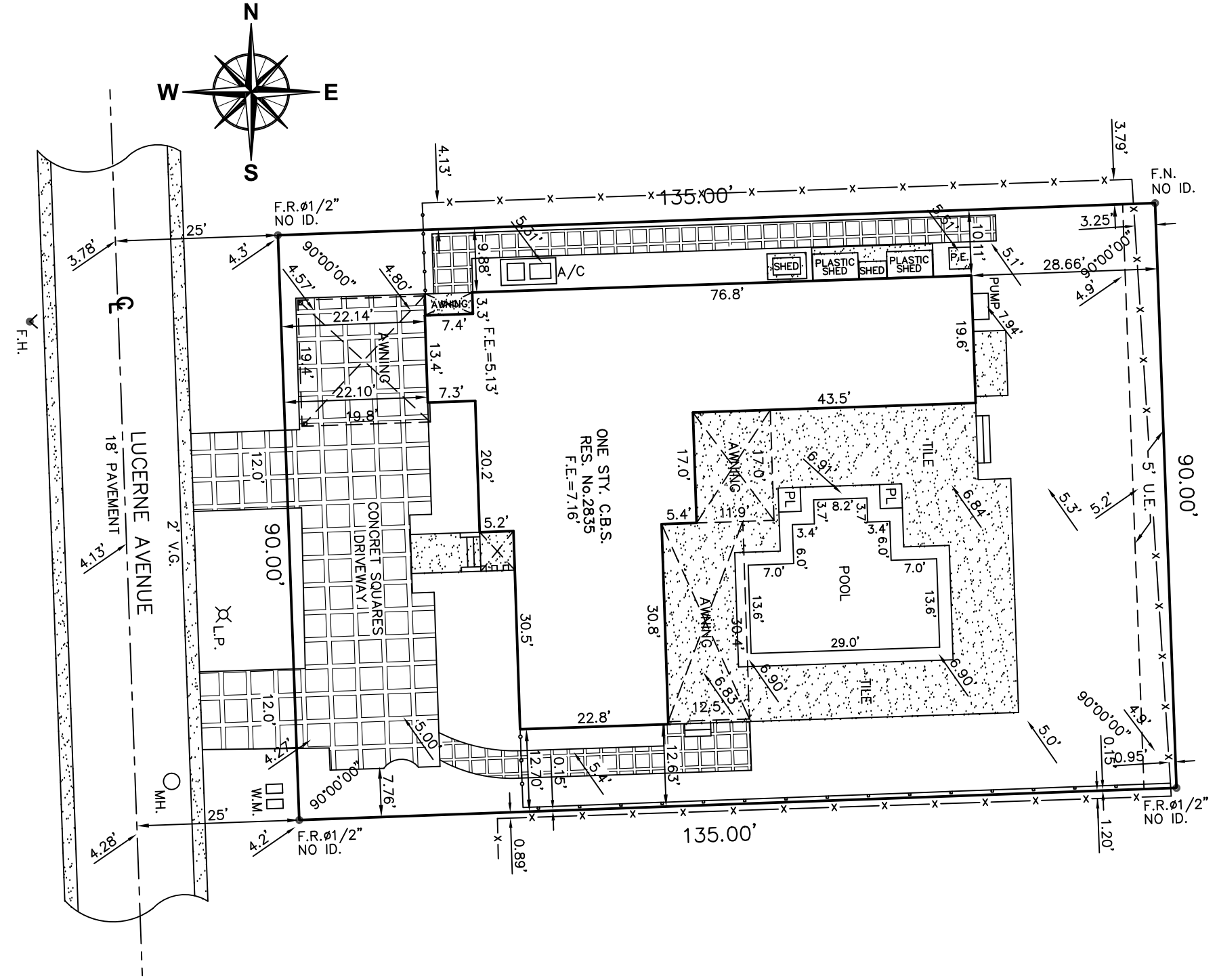
- V.G. = VALLEY GUTTER
C. = CENTER LINE
M. = MONUMENT LINE
W. = CENTRAL ANGLE
T. = WOOD FENCE
X. = CHAIN LINK FENCE
Z. = C.B.S. WALL
O. = EXISTING ELEVATION
Ø = DIAMETER

- PL. = PLANTER
R. = RADIUS
RES. = RESIDENCE
S.I.P. = SET IRON PIPE NO. LS. 5184
S.T. = SET ROD NO. LS. 5184
STY. = STORY
SWK. = SIDEWALK
U.E. = UTILITY EASEMENT
U.P. = UTILITY POLE

- MEAS. = MEASURED
M.S. = METAL SHED ON CONCRETE
N.T.S. = NOT TO SCALE
NO ID. = NO IDENTIFICATION NUMBER
O.E.L. = OVERHEAD ELECTRIC LINE
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

- E.T.P. = ELECTRIC TRANSFORMER PAD
F.E. = FLOOR ELEVATION
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.N. = FOUND NAIL
F.N.D. = FOUND NAIL & DISK
F.R. = FOUND REBAR
L.P. = LIGHT POLE
M.D.E. = MAINTENANCE & DRAINAGE EASEMENT

- A/C = AIR CONDITIONING PAD
A = ARC DISTANCE
BLDG. = BUILDING
C.B. = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C. = CURB & GUTTER
CH. = CHORD DISTANCE
CONC. = CONCRETE
C.S. = CONCRETE SLAB



NOTES:
-THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6FAC), IS "RESIDENTIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
-WELL IDENTIFIED FEATURES AS DEPICTED ON THIS SKETCH WERE MEASURED TO AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.1 FEET.
-LANDS SHOWN HEREON WERE NOT ABSTRACTED, THEREFORE THIS SURVEY IS SUBJECT TO EASEMENTS, RIGHT OF WAYS, AND OTHERS MATTERS WHICH MIGHT BE REFLECTED IN A SEARCH OF TITLE TO THE SUBJECT LANDS.
-NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND FOOTINGS OF ANY STRUCTURE.
-THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY (ENTITIES) NAMED HEREON IN THE CERTIFICATION AND DOES NOT EXTEND TO ANY UNNAMED PARTY.
-THERE ARE OTHER TREES NOT SHOWN ON THIS SKETCH. TREES SHOWN ARE IN THE RIGHT OF WAY AREA ONLY
-ELEVATIONS ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM (1929)
CITY OF MIAMI BEACH BENCHMARK No.NB-27; ELEVATION=4.07'
OR ELEVATION=3.29' (NGVD1929)

FLOOD ELEVATION INFORMATION:
DATE OF FIRM: 09-11-09
COMMUNITY No: 120651
PANEL: 0317 SUFFIX: L
ZONE: AE BASE FLOOD ELEVATION: 8'

NOSTER, LLC

LAND SURVEYORS LAND PLANNERS

1842 S.W. 124th Place, Miami, Florida 33175

Phone: (305) 221-3040 Fax: (305) 221-9040

nosterllc@gmail.com

I HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY OF THE PROPERTY DESCRIBED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION. THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 427.027 FLORIDA STATUTES.

ALFREDO DIAZ, PSM
PROFESSIONAL SURVEYOR AND MAPPER No.6903
STATE OF FLORIDA

VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE SURVEYING LAND SURVEYOR

ALFREDO DIAZ, PSM
No. LS6903
STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER

SCALE: 1"=20'

DRAWN BY: C.C.

FIELD BOOK: 23-0029

DATE: 01-17-23