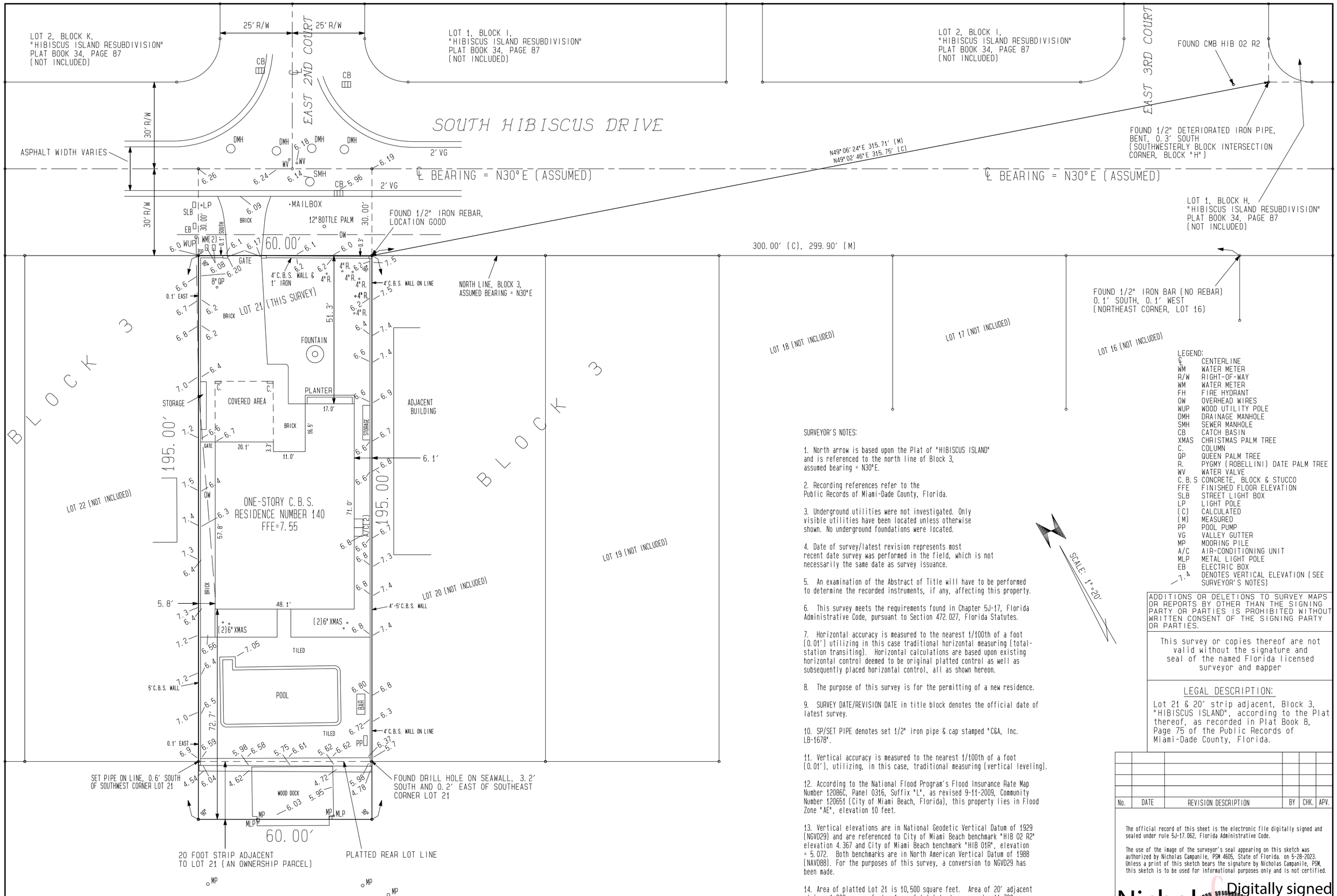


SURVEYOR'S NOTES:

1. North arrow is based upon the Plat of "HIBISCUS ISLAND" and is referenced to the north line of Block 3, assumed bearing = N30°E.

2. Recording references refer to the Public Records of Miami-Dade County, Florida.

3. Underground utilities were not investigated. Only visible utilities have been located unless otherwise shown. No underground foundations were located.

4. Date of survey/latest revision represents most recent date survey was performed in the field, which is not necessarily the same date as survey issuance.

5. An examination of the Abstract of Title will have to be performed to determine the recorded instruments, if any, affecting this property.

6. This survey meets the requirements found in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

7. Horizontal accuracy is measured to the nearest 1/100th of a foot (0.01') utilizing in this case traditional horizontal measuring (total-station transiting). Horizontal calculations are based upon existing horizontal control deemed to be original platted control as well as subsequently placed horizontal control, all as shown hereon.

8. The purpose of this survey is for the permitting of a new residence.

9. SURVEY DATE/REVISION DATE in title block denotes the official date of latest survey.

10. SP/SET PIPE denotes set 1/2" iron pipe & cap stamped "C&A, Inc. LB-1678".

11. Vertical accuracy is measured to the nearest 1/100th of a foot (0.01'), utilizing, in this case, traditional measuring (vertical leveling).

12. According to the National Flood Program's Flood Insurance Rate Map Number 12086C, Panel 0316, Suffix "L", as revised 9-11-2009, Community Number 120651 (City of Miami Beach, Florida), this property lies in Flood Zone "AE", elevation 10 feet.

13. Vertical elevations are in National Geodetic Vertical Datum of 1929 (NGVD29) and are referenced to City of Miami Beach benchmark "HIB 02 R2" elevation 4.367 and City of Miami Beach benchmark "HIB 01R", elevation = 5.072. Both benchmarks are in North American Vertical Datum of 1988 (NAVD88). For the purposes of this survey, a conversion to NGVD29 has been made.

14. Area of platted Lot 21 is 10,500 square feet. Area of 20' adjacent strip = 1,200 square feet. Area of total lands surveyed = 11,700 square feet.

SCALE: 1"=20'

LEGEND:

℄	CENTERLINE
WM	WATER METER
R/W	RIGHT-OF-WAY
WM	WATER METER
FH	FIRE HYDRANT
OW	OVERHEAD WIRES
WUP	WOOD UTILITY POLE
DMH	DRAINAGE MANHOLE
SMH	SEWER MANHOLE
CB	CATCH BASIN
XMAS	CHRISTMAS PALM TREE
C.	COLUMN
QP	QUEEN PALM TREE
R.	PYGMY (ROBELLINI) DATE PALM TREE
WV	WATER VALVE
C.B.S	CONCRETE, BLOCK & STUCCO
FFE	FINISHED FLOOR ELEVATION
SLB	STREET LIGHT BOX
LP	LIGHT POLE
(C)	CALCULATED
(M)	MEASURED
PP	POOL PUMP
VG	VALLEY GUTTER
MP	MOORING PILE
A/C	AIR-CONDITIONING UNIT
MLP	METAL LIGHT POLE
EB	ELECTRIC BOX
7.4	DENOTES VERTICAL ELEVATION (SEE SURVEYOR'S NOTES)

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 PARTIES.

This survey or copies thereof are not valid without the signature and seal of the named Florida licensed surveyor and mapper

LEGAL DESCRIPTION:

Lot 21 & 20' strip adjacent, Block 3, "HIBISCUS ISLAND", according to the Plat thereof, as recorded in Plat Book 8, Page 75 of the Public Records of Miami-Dade County, Florida.

No.	DATE	REVISION DESCRIPTION	BY	CHK.	APV.

The official record of this sheet is the electronic file digitally signed and sealed under rule 5J-17.062, Florida Administrative Code.

The use of the image of the surveyor's seal appearing on this sketch was authorized by Nicholas Campanile, PSM 4605, State of Florida. on 5-28-2023. Unless a print of this sketch bears the signature by Nicholas Campanile, PSM, this sketch is to be used for informational purposes only and is not certified.

Nicholas Campanile

Digitally signed by Nicholas Campanile
Date: 2023.08.16 17:20:14 -04'00'

PROJECT# 5373	DATE 5-28-2023
DRAWN AC	CHECKED NC
FIELD BOOK; 345	PAGES 32-33
CADD FILE 5373	SCALE 1"=20'

SKETCH OF SURVEY

OF

140 South Hibiscus Drive
Miami Beach, Florida 33139

FOR

Right Shark, LLC

CAMPANILE & ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
6420 MAHI DRIVE
CORAL GABLES, FLORIDA 33158
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