BOUNDARY - TOPOGRAPHIC SURVEY

GRAPHIC SCALE

10' 0 5' 10' 20' 40'

(IN FEET)
1 inch = 10 ft.



TREE TABULATION:

TREE ID #	TYPE (COMMON NAME)	DIAMETER (IN) @ 4.5' (BREAST HEIGHT)	HEIGHT (OAH) FT	CANOPY (CAO) FT
285	PALM	9	25	10
286	TREE	4	18	10
287	PALM	6	15	5
288	PALM	6	15	5
289	PALM	14	25	10
290	PALM	7	6	5
291	PALM	21	18	15
292	PALM	3	15	5
293	PALM	4	15	5
294	PALM	7	18	5
295	PALM	4	18	5
296	PALM	4	18	5
297	PALM	4	15	5
298	PALM	4	18	5
299	PALM	4	15	5
300	PALM	6	6	5
301	PALM	7	10	5
303	TREE	6	20	10
304	3 PALMS	3	20	5
358	PALM	5	18	5
359	PALM	5	18	5
360	PALM	5	18	5
361	PALM	5	18	5
362	PALM	5	18	5
363	PALM	4	12	5
364	TREE	7	10	15
365	TREE	5	12	10
366	PALM	5	18	5
367	PALM	5	18	5
370	PALM	3	12	5
371	PALM	3	12	5
372	PALM	4	18	5
373	PALM	4	18	5
374	PALM	4	15	5
375	PALM	5	15	5
376	PALM	5	18	5
377	PALM	3	10	5
378	PALM	5	18	5
379	PALM	5	20	5
380	PALM	4	10	5
381	TREE	4	15	10
382	COCO	8	20	15
384	PALM	3	15	5
385	PALM	3	15	5
386	TREE	6	12	14
387	PALM	4	8	5
388	PALM	4	8	5
389	PALM	6	12	10
390	PALM	6	15	10
391	PALM	6	15	10
392	6 PALMS	3 TO 4	5	5
393	COCO	8	15	15
394	COCO	9	15	15
395	PALM	3	5	5
396	PALM	3	5	5
398	8 PALMS	3 TO 4	5	5
399	COCO	9	15	15
400	6 PALMS	3 TO 4	15	5
401	TREE	4	18	10
402	TREE	3	15	10
406	PALM	6	8	10
407	COCO	8	25	15
408	COCO	8	25	15
409	PALM	17	25	15
410	PALM	5	12	5
411	PALM	4	10	5
412	PALM	4	10	5
413	PALM	6	25	10
414	PALM	7	18	10
415	PALM	7	20	10
416	PALM	7	28	10
417	PALM	7	20	10
418	PALM	7	18	10
419	PALM	7	25	10

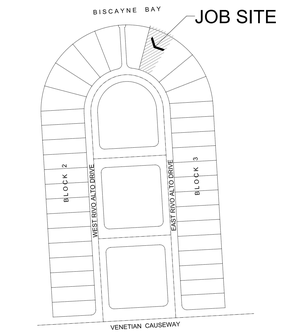
LEGEND

- Overhead Wire Line
- Wood Fence
- Chain Link Fence
- Iron Fence
- Monument Line
- Centerline
- Property Line

A = Arc
BRG = Bearing
Crl = Chord
Δ = Delta
L = Length
R = Radius
T = Tangent
Ø = Diameter

- = Existing Elevations
- = Catch Basin
- = Water Meter
- = Electric Box
- = Sanitary Manhole
- = Sprinkler Pump
- = Wood Pole
- = Conc. Pole
- = Light Pole
- = Fire Hydrant
- = Water Valve
- = Inlet
- = Cable Tv Box
- = Electric Meter Box
- = Traffic Signal Box
- = Gas Valve
- = Monitoring Valve
- = Manhole

A/C = Air Conditioner
Conc. = Concrete
C.B.S. = Concrete Block ₹ Stucco
(D) = Deed
D.E. = Drainage Easement
D.M.E. = Drainage Maintenance Easement
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
ft = Feet/ft
L.M.E. = Lake Maintenance Easement
(M) = Measured
(P) = Platted
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
(R) = Record
Res. = Resdence
SIR = Set Iron Pin/Rebar
S = Spread
U.E. = Utility Easement



VICINITY MAP
NOT TO SCALE
PORTION SECTION 33-53S-42E

PROPERTY ADDRESS:

441 EAST RIVO ALTO DRIVE, MIAMI BEACH, FLORIDA 33139
Folio# 02-3233-001-0530

LEGAL DESCRIPTION

Lots 18, Block 3, RIVO ALTO ISLAND, a Subdivision of Miami-Dade County, Florida, according to the Plat thereof, recorded in Plat Book 7, Page 74, of the Public Records of Miami-Dade County, Florida, and also an 8-foot strip of land contiguous to the Northeasterly boundary line of said Lots 18, Block 3, RIVO ALTO ISLAND, according to the Plat thereof, recorded in Plat Book 7, at Page 74, lying between the Northeasterly extension of the Westerly boundary line of said Lot 18, together with all common law and statutory riparian rights, including water privileges appurtenant, adjacent and belonging thereto.

Containing 14,225 square feet more or less

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 +/-0.2'.
The **Vertical** accuracy of elevations of well-defined improvement on this survey is +/-0.1'
9- All measurements shown hereon are made in accordance with the United States Standard Feet.
10- Type of survey BOUNDARY AND TOPOGRAPHIC SURVEY.
11- North arrow direction and/or Bearings are based on an assumed meridian 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-169, Elevation = +7.86'.
14- **Flood Zone Data:** Community/ Panel #12086 I 0317L Dated: 9/11/09
Flood Zone: "AE" Base Flood Elevation = +10'
15- This SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party:

- ATLANTIC VIEW HOLDINGS LLC

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-17.051, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Printed copies are Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Digital Copies are Not valid without an electronic authorized signature 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.

JACOB GOMIS LICENSE No. 6231 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Digitally signed by Jacob Gomis
Date: 2023.09.18 15:00:16 -04'00'

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

This Document is not full and complete without all Sheets, Containing a total of (1) Sheets

NO. | DATE | DESCRIPTION | BY | APP.

RECORD OF REVISION

ROYAL POINT LAND SURVEYORS, INC. L.B.# 7282
6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL. 33014 *** TEL: 305-822-6062 *** FAX.305-827-9669
info@RoyalPointLS.com

PREPARED FOR:
ATLANTIC VIEW HOLDINGS LLC
441-445 EAST RIVO ALTO DRIVE, MIAMI BEACH, FLA.

TYPE OF SURVEY: BOUNDARY -TOPO SURVEY

DRAWN: MEB.
CHECKED: P.J.A.
SCALE: AS NOTED
FIELD DATE: 08/07/2023
JOB No.: RP23-1013

SHEET: 1 OF 1 SHEET

F:\JOBS\RP23\441 445 EAST RIVO ALTO DRIVE_MIAMI BEACH, FL\441_445 EAST RIVO ALTO DRIVE_MIAMI BEACH_RP23-1013.dwg 9/18/2023