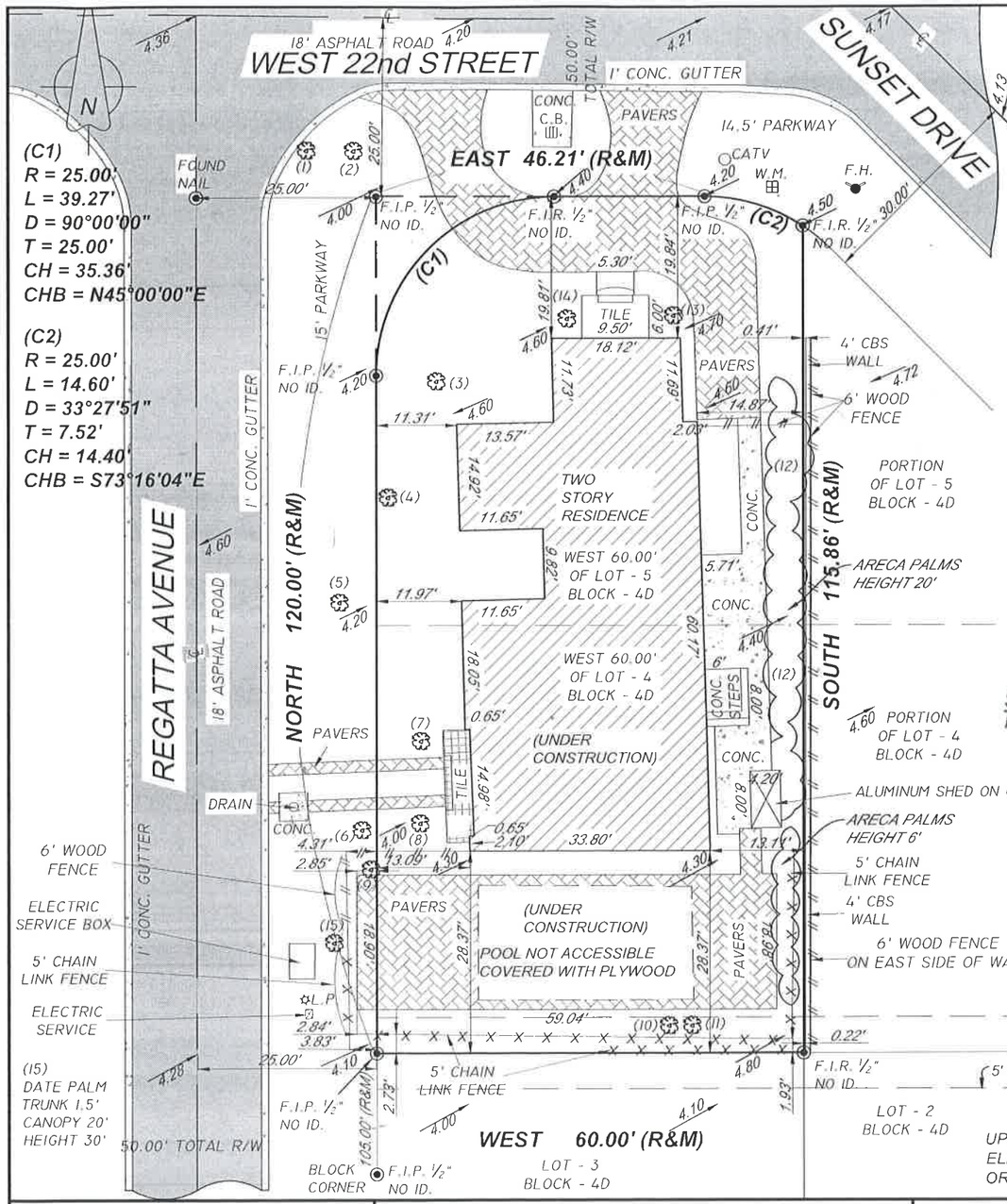
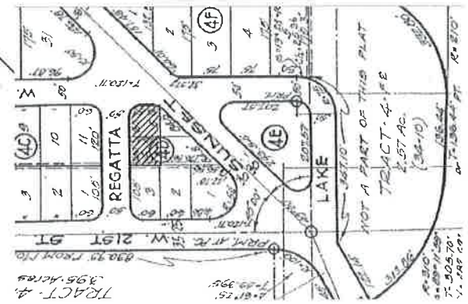


LOCATION SKETCH

NOT TO SCALE



LEGAL DESCRIPTION:

THE WEST 60 FEET OF LOTS 4 AND 5, BLOCK 4-D, 3RD REVISED PLAT OF SUNSET ISLANDS, NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, AT PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTE:
PER CLIENT INSTRUCTIONS ALL TREES ARE TO REMAIN.

SURVEYOR'S NOTE:
THIS SURVEY WAS ONLY DIGITALLY SIGNED.
NO FIELD UPDATE HAS BEEN COMPLETED.
PRIOR DATE OF FIELD WORK WAS 08-03-2023.

Francisco F Fajardo

Digitally signed by Francisco F Fajardo
DN: c=US, o=Lannes and Garcia Inc., dnQualifier=A01410D00000189D5E92AF4001B3E6C, cn=Francisco F Fajardo
Date: 2024.02.05 12:30:27 -05'00'

UPDATED: 08/03/2023
ELEVATIONS ADDED: 02/22/2022
ORIGINAL FIELD DATE: 02/07/2022

TREE CHART:

Tree number	Common name	Scientific name	DBH In.	Height Ft.	Canopy Sq.Ft.	CRZ Ft. radius	TPF Ft.	Condition	Native Status Y/N
1	*Plumeria alba***	Frangipani	12	15	52	12	8	Moderate	N
2	*Cocos nucifera**	Coconut palm	14	44	329	8	5	Moderate	N
3	*Quercus virginiana*	Live oak	34	42	1,526	34	34	Moderate	Y
4	*Mangifera indica****	Mango	22	24	200	22	16	Good	N
5	*Blighia sapida***	Akee	15	24	278	15	12	Good	N
6	*Capparis cynophallophora+*	Jamaican Caper	18	21	196	18	12	Good	Y
7	*Bismarkia nobilis*	Bismarkia palm	9	12	77	4	4	Moderate	N
8	*Bismarkia nobilis*	Bismarkia palm	9	7	58	4	4	Poor	N
9	*Myrcianthes fragrans*	Simpson stopper	10	17	63	10	8	Moderate	Y
10	*Veitchia merrillii*	Christmas palm	12	27	360	4	6	Moderate	N
11	*Veitchia merrillii*	Christmas palm	9	27	317	4	6	Moderate	N
12	*Dypsis lutescens*	Areca palm*****	N/A	24	1,227	6	6	Moderate	N
13	*Thrinax radiata*	Thatch palm	7	22	151	4	4	Moderate	Y
14	*Thrinax radiata*	Thatch palm	6	22	98	4	4	Good	Y

* ROW tree
**ROW double multi-trunk
*** Triple trunk
\+ Multi-trunk
***** Count of twenty-seven clumps

TREE CHART PROVIDED BY JORGE L. RIVERA.

SURVEYOR'S NOTE:
THIS SURVEY IS ONLY FOR THE EXCLUSIVE AND SPECIFIC USE OF THE ENTITY REFLECTED IN THE "PROPERTY OF", ANY OTHER INTENDED USE WILL REQUIRE WRITTEN APPROVAL FROM THE CERTIFYING SURVEYOR OR FIRM.

SURVEYOR'S NOTES:

1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.
2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929.
7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS
12) BEARINGS IF ANY SHOWN ARE BASED ON ASSUMED PLAT MERIDIAN AT: EAST RIGHT OF WAY OF REGATTA AVENUE = (NORTH)

LEGEND

A/C	AIR CONDITIONER	I.C.V.	IRRIGATION CONTROL VALVE	P.C.P.	PERMANENT CONTROL POINT
AVE.	AVENUE	I.P.	IRON PIPE	PLS	PROFESSIONAL LAND SURVEYOR
BLVD.	BOULEVARD	FPL	FLORIDA POWER & LIGHT	PSM	PROFESSIONAL SURVEYOR AND MAPPER
BM	BENCH MARK	F.I.P.	FOUND IRON PIPE	PL	PROPERTY LINE
CATV	CABLE TELEVISION BOX	F.I.R.	FOUND IRON ROD	P.O.B.	POINT OF BEGINNING
C.B.	CATCH BASIN	FND.	FOUND	P.O.C.	POINT OF COMMENCEMENT
CBS	CONCRETE BLOCK STRUCTURE	L	ARC LENGTH	P.R.C.	POINT OF REVERSE CURVATURE
CHB	CHORD BEARING	(L)	LEGAL	P.R.M.	PERMANENT REFERENCE MONUMENT
CH	CHORD DISTANCE	L.P.	LIGHT POLE	P.T.	POINT OF TANGENCY
COR	CORNER	LB	LICENSED BUSINESS	R	RADIUS
CT	COURT	LS	LAND SURVEYOR	(R)	RECORD
℄	CENTERLINE	(M)	MEASURED	R.E.	RIM ELEVATION
CL.	CLEAR	NAVD	NORTH AMERICAN VERTICAL DATUM	R/W	RIGHT-OF-WAY
CONC.	CONCRETE	NGVD	NATIONAL GEODETIC VERTICAL DATUM	SAN.	SANITARY
C.O.	CLEAN OUT	NO ID.	NOT IDENTIFIABLE	S.I.P.	SET IRON PIPE
E.B.	ELECTRIC BOX	NO.	NUMBER	S.I.R.	SET IRON ROD
ELEV.	ELEVATION	NTS	NOT TO SCALE	ST.	STREET
ENCR.	ENCROACHMENT	O.R.B	OFFICIAL RECORD BOOK	T	TANGENT
E.R.P.	ELEVATION REFERENCE POINT	ON/PL	ON PROPERTY LINE	T.B.M.	TEMPORARY BENCH MARK
F.F.	FINISH FLOOR	O.U.L.	OVERHEAD UTILITY LINES	TEL.	TELEPHONE
F.H.	FIRE HYDRANT	P.C.	POINT OF CURVATURE	TYP.	TYPICAL
		P.C.C.	POINT OF COMPOUND CURVATURE	U.E.	UTILITY EASEMENT
				W/M	WATER METER
				W.V.	WATER VALVE
				W.U.P.	WOOD UTILITY POLE

SYMBOLS

- CONCRETE
- OVERHEAD UTILITY LINES
- WIRE FENCE
- WOOD FENCE
- PROPERTY CORNER
- WATER FLOW
- 9.60 EXISTING GRADE ELEVATION
- 9.60 PROPOSED GRADE ELEVATION
- WATER VALVE
- SIGN
- DRAINAGE MANHOLE
- SANITARY MANHOLE
- FIRE HYDRANT
- LIGHTING FIXTURE
- FIRE DEPARMENT CONNECTION

FLOOD ZONE: AE	PROPERTY OF: MICHAEL ALLENBERG AND ALEXANDRA NEFF ALLENBERG
MAP & PANEL = 12086C0317	2121 REGATTA AVENUE, MIAMI BEACH, FLORIDA 33140
COMMUNITY NO.: 120651	
SUFFIX: L	
DATE OF FIRM: 09/11/2009	
BASE ELEV.= +8.00 NGVD 1929	
L.F. 6.58 ELEV. = NOTES LOWEST HABITABLE FLOOR ELEVATION.	
ELEVATIONS SHOWN REFER TO N.G.V.D. 1929.	
LOWEST ADJACENT GRADE = 4.00	**CERTIFIED TO:**
B.M.# C-100 ELEV. = 11.05 (MIAMI-DADE COUNTY)	MICHAEL ALLENBERG AND ALEXANDRA NEFF ALLENBERG
GARAGE ELEV.= N/A	
E.R.P.= 4.02	

FRANCISCO F. FAJARDO CERTIFICATE NO. 4767 STATE OF FLORIDA PROFESSIONAL SURVEYOR MAPPER

A BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS 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, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FRANCISCO F. FAJARDO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4767.

PROFESSIONAL SURVEYING AND MAPPING
LANNES AND GARCIA, INC.
LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
4967 SW 75th AVENUE,
MIAMI, FLORIDA 33155
PH (305) 666-7909 FAX (305) 442-2530

269146-C
269146-B

FIELD DATE:08/03/2023	SCALE: 1" = 20'	DRAWN BY: J.L.J.	DWG. No.: 269146