

LEGEND AND ABBREVIATIONS

CONCRETE POLE  
CONCRETE POWER POLE  
CONCRETE LIGHT POLE  
ALUMINUM POLE  
ALUMINUM LIGHT POLE  
WOOD POLE  
WOOD POWER POLE  
WOOD LIGHT POLE  
TRAFFIC BOX  
STREET LIGHT BOX  
PHONE BOX  
IRIGATION BOX  
ELECTRIC BOX  
COMMUNICATION BOX  
CABLE T.V. BOX  
UNKNOWN BOX  
TRAFFIC CONTROL BOX  
CLEANOUT  
BOLLARD  
ARM GATE  
ANCHOR  
WATER METER  
IRIGATION METER  
GAS METER  
ELECTRIC METER  
SQUARE COLUMN  
ROUND COLUMN  
MAIL BOX  
IRIGATION PUMP  
GROUND POST  
FLAG POLE  
DRAINAGE WELL  
SQUARE DRAINAGE  
PS INLET  
PS INLET  
CURB INLET  
CIRCULAR DRAINAGE  
CATCH BASIN  
ACCESS MANHOLE  
SMILE INLET  
TRAFFIC SIGNAL POLE  
TRAFFIC SIGN  
PEDESTRIAN CROSS SIGNAL

HANDICAP PAINT MARK  
BAY STROLLER PAINT MARK  
UNKNOWN MANHOLE  
WATER MANHOLE  
SEWER MANHOLE  
PHONE MANHOLE  
IRIGATION MANHOLE  
GREASE TRAP MANHOLE  
BELL SOUTH MANHOLE  
PARKING METER  
PARKING KIOSK  
WATER VALVE  
SEWER VALVE  
IRIGATION VALVE  
GAS VALVE  
FORCE MAIN VALVE  
VACUUM BREAKER ASSEMBLY  
SHIMASE CONNECTION  
POST INDICATOR VALVE  
FIRE HYDRANT  
DOUBLE DETECTOR CHECK VALVE  
BACK FLOW PREVENTOR  
PROPERTY LINE  
CENTERLINE  
RIGHT-OF-WAY  
RADIUS  
DELTA ANGLE  
ARC DISTANCE  
PERMANENT CONTROL POINT  
PERMANENT REFERENCE MONUMENT  
PLAT BOOK AND PAGE  
OVERHEAD UTILITY WIRES  
OPTIONAL RECORD BOOK  
CONCRETE BLOCK STRUCTURE  
CONCRETE  
CHAINLINK FENCE  
WOOD FENCE  
FOUND IRON PIPE  
FOUND NAIL & BRASS DISC  
CLEW  
ENCROACHMENT  
USED OR LEGAL DISTANCE  
MEASURED DISTANCE  
RECORD OR PLATTED DISTANCE  
RECORD CALCULATED  
UTILITY EASEMENT

PAVEMENT ASPHALT  
CONCRETE

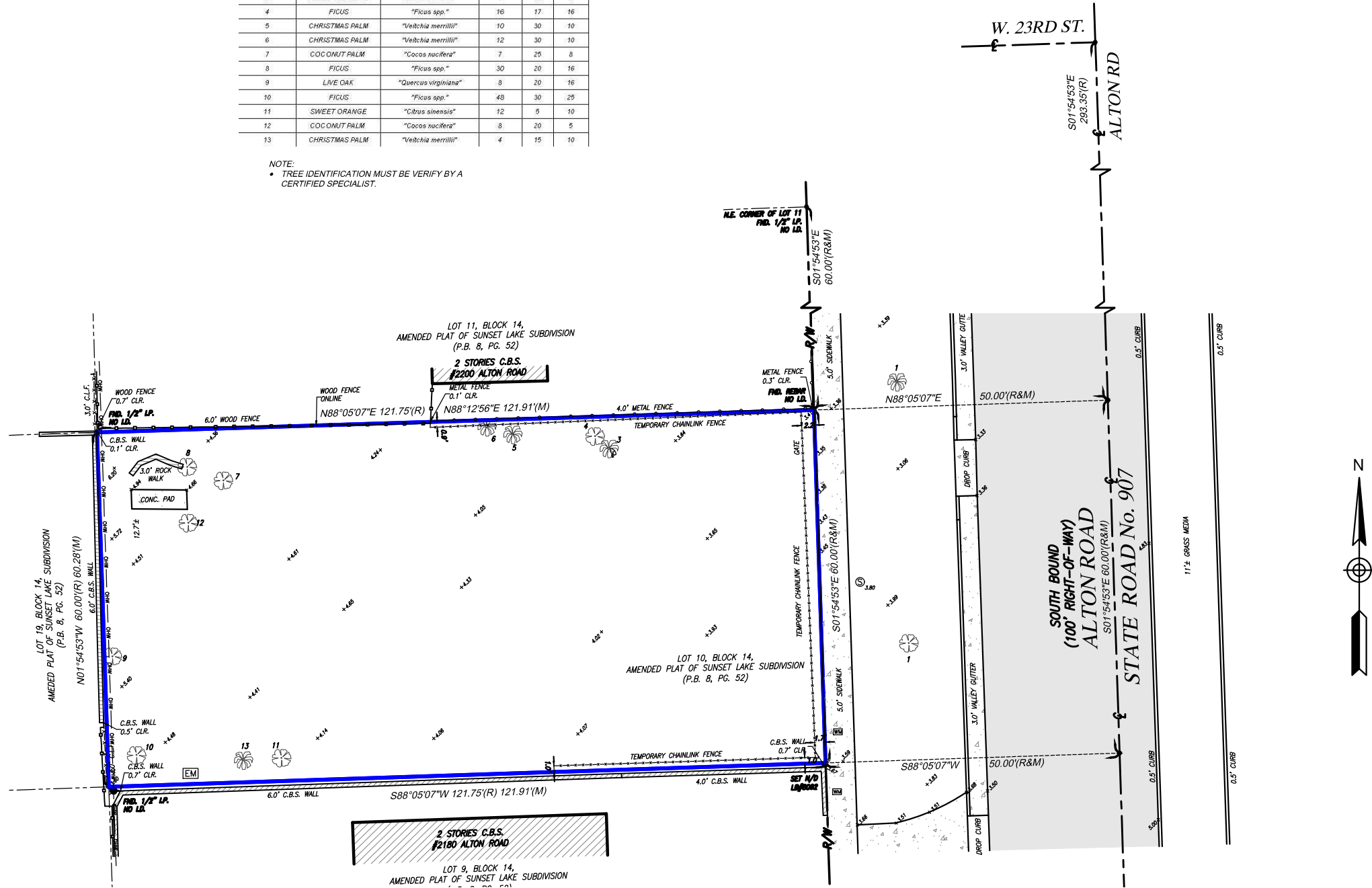
LOCATION MAP

W 23rd STREET.  
SUNSET LAKE  
BLOCK 15  
BLOCK 14  
BLOCK 13  
BLOCK 12  
BLOCK 11  
BLOCK 10  
BLOCK 9  
BLOCK 8  
BLOCK 7  
BLOCK 6  
BLOCK 5  
BLOCK 4  
BLOCK 3  
BLOCK 2  
BLOCK 1  
SUBJECT PROPERTY  
N BAY ROAD.  
SUNSET LAKE SUBDIVISION  
(P.B. & PG. 52)  
ALTON ROAD.  
MIAMI BEACH GOLF CLUB

A PORTION OF SECTION 27, TOWNSHIP 53 SOUTH, RANGE 42 EAST,  
CITY OF MIAMI BEACH, MIAMI DADE COUNTY, FLORIDA  
NOT TO SCALE

| TREE NUMBER | C. COMMON      |                      | DIA. | HT. | CNFPY. D |
|-------------|----------------|----------------------|------|-----|----------|
|             | NAME           | SPECIES              | IN.  | FT. | FT.      |
| 1           | MAHOGANY       | "Swietenia mahagoni" | 10   | 25  | 24       |
| 2           | COCONUT PALM   | "Cocos nucifera"     | 12   | 25  | 16       |
| 3           | CHRISTMAS PALM | "Veitchia merrillii" | 4    | 18  | 8        |
| 4           | FICUS          | "Ficus spp."         | 16   | 17  | 16       |
| 5           | CHRISTMAS PALM | "Veitchia merrillii" | 10   | 30  | 10       |
| 6           | CHRISTMAS PALM | "Veitchia merrillii" | 12   | 30  | 10       |
| 7           | COCONUT PALM   | "Cocos nucifera"     | 7    | 25  | 8        |
| 8           | FICUS          | "Ficus spp."         | 30   | 20  | 16       |
| 9           | LIVE OAK       | "Quercus virginiana" | 8    | 20  | 16       |
| 10          | FICUS          | "Ficus spp."         | 48   | 30  | 25       |
| 11          | SWEET ORANGE   | "Citrus sinensis"    | 12   | 5   | 10       |
| 12          | COCONUT PALM   | "Cocos nucifera"     | 8    | 20  | 5        |
| 13          | CHRISTMAS PALM | "Veitchia merrillii" | 4    | 15  | 10       |

NOTE:  
• TREE IDENTIFICATION MUST BE VERIFY BY A  
CERTIFIED SPECIALIST.



**BOUNDARY SURVEY**

PREPARED FOR:  
**SOUTH BEACH CONSTRUCTION, INC.**  
LYING AND BEING IN SECTION 27, TOWNSHIP 53 SOUTH, RANGE 42 EAST  
CITY OF MIAMI BEACH, MIAMI DADE COUNTY, FLORIDA.

**J. Hernandez & Associates Inc**  
LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION No. L88092  
4805 NW 78th AVE, SUITE #9, DORAL, FL 33166  
(P) 305-526-0606 (E) jh@jhasurveys.com

DRAWN BY: S.A.M. DATE: 05/13/17  
CHECKED BY: J.G.H. DATE: 05/15/17  
JOB NUM.: 151012  
F.B. MD-6, PG. 11

**LEGAL DESCRIPTION**  
LOT 10 IN BLOCK 14 OF AMENDED PLAT OF SUNSET LAKE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8 AT PAGE 52 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.  
LYING AND BEING IN SECTION 27, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI DADE COUNTY, FLORIDA.

**SURVEYOR'S NOTES**  
1. FIELD SURVEY WAS COMPLETED ON: MAY 12, 2017 AND UPDATED ON JANUARY 9, 2019.  
2. BEARINGS BASED ON AN ASSUMED BEARING OF S01°54'53"E ALONG THE EAST BOUNDARY LINE OF SUBJECT PROPERTY.  
3. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.  
4. SUBJECT PROPERTY AREA 7.325 SQ. FT. (0.168 ACRES).  
5. DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.  
6. INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.  
7. UNDERGROUND FOOTINGS, FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.  
8. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.  
9. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM ALTON ROAD A PUBLIC DEDICATED RIGHT-OF-WAY.  
10. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

**PROPERTY INFORMATION**  
• OWNER: KEVIN HIRSCH  
• PROPERTY ADDRESS: 2192 ALTON RD, MIAMI BEACH, FL 33140  
• PROPERTY FOLIO NUMBER: 02-3227-008-1130  
• PROPERTY ZONE: (RS-R) SINGLE FAMILY RESIDENTIAL

**FLOOD ZONE INFORMATION**  
SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "AE" (EL. 8), AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 120860317L, DATED SEPTEMBER 11, 2009.  
ELEVATION REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND IS EXPRESSED IN FEET.

**CERTIFY TO:**  
• KEVIN HIRSCH

**DATUM AND BENCHMARKS**  
1. ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 1929) AND ARE EXPRESSED IN FEET.  
2. BENCHMARKS:  
a. CITY OF MIAMI BEACH BENCHMARK (CMB S1 03)  
ELEVATION 6.02' (N.A.V.D. 1988)  
CONVERSION: (6.02' + 1.55" = 7.57' N.G.V.D. 1929)  
LOCATION: W. 23TH ST. SUNSET  
DESC. = PK. N&W IN CATCH BASIN, S.W. CORNER OF BRIDGE

**ENCROACHMENTS**  
• A PORTION OF 6" WOOD FENCE, ALONG THE NORTH BOUNDARY LINE, ENCLOSED 0.2' ONTO SUBJECT PROPERTY FROM ADJOINING LANDS.  
• OTHER THAN THESE SHOWN HEREON, THERE ARE NO OBSERVED, ENCROACHMENTS ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS, UNLESS OTHERWISE NOTED.

**REVISIONS**

| DATE     | JOB No. | REV.          | BY  |
|----------|---------|---------------|-----|
| 01/09/19 | 151558  | UPDATE SURVEY | SAM |

**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE.  
THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.  
BY: JOSE G. HERNANDEZ, PRESIDENT  
PROFESSIONAL LAND SURVEYOR No. 6852  
STATE OF FLORIDA.  
THIS SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
THIS IS A BOUNDARY SURVEY  
PROJECT NUMBER: MD - 154  
SHEET NUMBER: 1 OF 1