1355 NW 97 AV SUITE 200 MIAMI FLORIDA 33172 TELEPHONE: (305) 264-2660 FAX: (305) 264-0229 DRAWN BY: AL. Surveyors Inr. 20-0000881-2 **BOUNDARY SURVEY** GRAPHIC SCALE (IN 1 inch = 20 ft.

BRICK PAVERS DRIVE 6' W F 59.50' <u>4</u> (13) (V) (5) 9.93' ON/PL C.B.W. 3' C B W 0.17'ENCR. — LOT - 22 ВLOCK - 3Н 1.20' 10.18 *TWO STORY RES. # 1745* 0.33'ENCR. F.F.E = 7.53'LOT - 23 BLOCK - 3H 0.83'CL. HEAT 10.40 6W.F. 10.40 10.14 175.00' 6' W F 12 HEATER 5.40° L. TO 6' W F S. STEPS (5) 11.70' PUMP POOL S 678 \bigcirc 43.00, 19 13' 58.02 **(** 1.00' 90°0'0 C.S. ON/PL. ON/PL MOOD BECK 1 P 3/4" 10 CAP **ON/PL** WOOD DOCK is SEAWALL FLP3/4" NO CAP 4.47 0.82'CL. 1.10' SEAWALL 150.00' CANAL TOTAL R/W

ST.

17 CLEAN 1.03°CL

N W ⊠

0.10'CL.

W.

24th

ASPHALT PVMT

35.04

1.51°CL. 75.17'

	TREE	E TABLE		
N _{o.}	TREE NAME	DIAMETER (') HEIGHT (')		SPREAD (')
	ALEXANDRA PALM	0.70	10.00	5.00
2	CHRISTMAS PALM	0.80	25.00	30.00
ω	CHRISTMAS PALM	0.80	30.00	5.00
4	CHRISTMAS PALM	0.80	30.00	5.00
5	ROYAL PALM	1.00	40.00	15.00
<u></u>	ROYAL PALM	1.00	12.00	10.00
7	CHRISTMAS PALM	0.70	40.00	10.00
8	CHRISTMAS PALM	0.70	30.00	30.00
9	ROYAL PALM	1.50	45.00	15.00
10	ROYAL PALM	1.50	25.00	15.00
1 1	ROYAL PALM	1.50	40.00	15.00
12	ROYAL PALM	1.50	55.00	15.00
13	COCONUT PALM	0.70	12.00	10.00
14	DATE PALM	1.00	12.00	10.00
15	ALEXANDER PALM	0.50	12.00	5.00
16	ROYAL PALM	1.10	55.00	15.00
17	CHRISTMAS PALM	0.20	15.00	5.00
18	18 CANARY ISLAND PALM	1.50	16.00	11.00

ABBREVIATIONS AND MEANINGS

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE

NG THE PROPERTY. LIMITATIONS, RESTRICTIONS,

EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.
THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.
ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND
THEY WILL BE RESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION
FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS,
UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR

TION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
VEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE
PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND

PAD.

CONC. C.P. C.S. D.E. D.M.E. DRIVE

ENCE OWNERSHIP NOT DETERMINED.
HIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES
AMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
HE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
ONE: "AE" COMMUNITY/PANEL/SUFFIX: 120651/0317/L DATE OF FIRM: 09/11/2009
ASE FLOOD ELEVATION: 8 FEET.

	FOUND IRON ROD. FINISHED FLOOR ELEVATION. FOUND NAIL & DISK. NGVD =	E. M/N		= EAST. L.F.E. = = ELECTRIC TRANSFORMER PAD. L.M.E. =		= DRAINAGE MAINTENANCE EASEMENTS	MENT .	IB.	= CONC. PORCH. FNIP.=	^CNC大きょせ・
N. = NORTH. N.T.S. = NOT TO SCALE. #-NO. = NUMBER.	M/L = MONUMENT LINE. N.A.P. = NOT A PART OF. NGVD = NATIONAL GEODETIC VERTICAL DATUM.	H = MANHOLE.	= MINUTES. = MEASURE DISTANCE.	L.F.E. = LOWEST FLOOR ELEVATION. L.M.E. = LAKE MAINTENANCE EASEMENT.	L.P. = LIGHT POLE.	IN.& EG. = INGRESS AND EGRESS EASEMENT. L.B. = LICENSED BUSINESS	H. = HIGH (HEIGHT)	F.N. = FOUND NAIL.	FNIP. = FEDERAL NATIONAL INSURANCE	たなつか・
PRM. = PERMANENT REFERENCE MONUN P.L.S.= PROFESSIONAL LAND SURVEYC R. = RECORDED DISTANCE.	P.B.= PLAT BOOK. PG.= PAGE. PWY. = PARKWAY.	POB. = POINT OF BEGINNING. P.R.C. = POINT OF REVERSE CURVE	PT. = POINT OF TANGENCY. POC. = POINT OF COMMENCEMENT.	P.C.C. = POINT OF COMPOUND CURVE. P.C. = POINT OF CURVE.	P/L = PROPERTY LINE.	FVMT = FAVEMENT. $PL = PLANTER.$	OVH = OVERHANG	O.H.L. = OVERHEAD UTILITY LINES	O.H. = OVERHEAD	

H MARK
SOUTH MANHOLE
SOUTH BEARINGS.
ULATED
H BASIN.
RETE BLOCK STRUCTU

										
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ST.

LEGAL DESCRIPTION:

SURVEY OF THE EAST 2 INCHES OF LOT 22, AND ALL OF LOT 23 , BLOCK 3H, OF THIRD REVISED PLAT OF SUNSET ISLANDS ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 40, PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LOCATION SKETCH

N.T.S.

PROPERTY ADDRESS

1745 W 24 ST MIAMI BEACH, FL 33140

CERTIFICATIONS:

SUNSET ISLANDS DEVELOPMENTON, LLC C/O ERIC J. GRABOIS PL

SURVEYOR'S NOTES:

50.00' TOTAL R/W

LOT - 24 BLOCK - 3H

ELECTRIC U.P.

FI.P 3/4" NO CAP

ON/PL.

ELECTRIC BOX -<u>⊠</u>25.00′

0.13'ENCR.

90°0'0"

- 1). IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.

 2). ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929

 MIAMI-DADE COUNTY BENCH MARK # D-166 LOCATOR NO. 3235 SW

 ELEVATION 7.27 FEET OF N.G.V.D. OF 1929

 3). THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.

 I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

GEORGE IBARRA (DATE OF FIELD WORK)
PROFESSIONAL LAND SURVEYOR NO. :2534
STATE OF FLORIDA
FIRM L.B. # 6044

(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

REVISED ON: 04-13-2021 SURVEY, CONSTRUCTION ELEVATIONS & TREE SURVEY

REVISED ON:

RR.= RAIL ROAD.
RES.= RESIDENCE.
R/W = RICHT-OF-WAY.
R.P.= RADJUS POINT.
RGE.= RANGE.
SEC.= SECTION.
STY.= STORY.
SWK.= SIDEWALK.
S.I.P.= SET IRON PIPE L
S.= SOUTH.
" = SECONDS



