

2384
N. Bay →

2374
N. Bay →

2383
N. Bay

2374
N. Bay

2383 North Bay Road

N Bay Rd

Alton Rd

907

W 23rd St

Miami Beach



SCALE: 1" = 20'

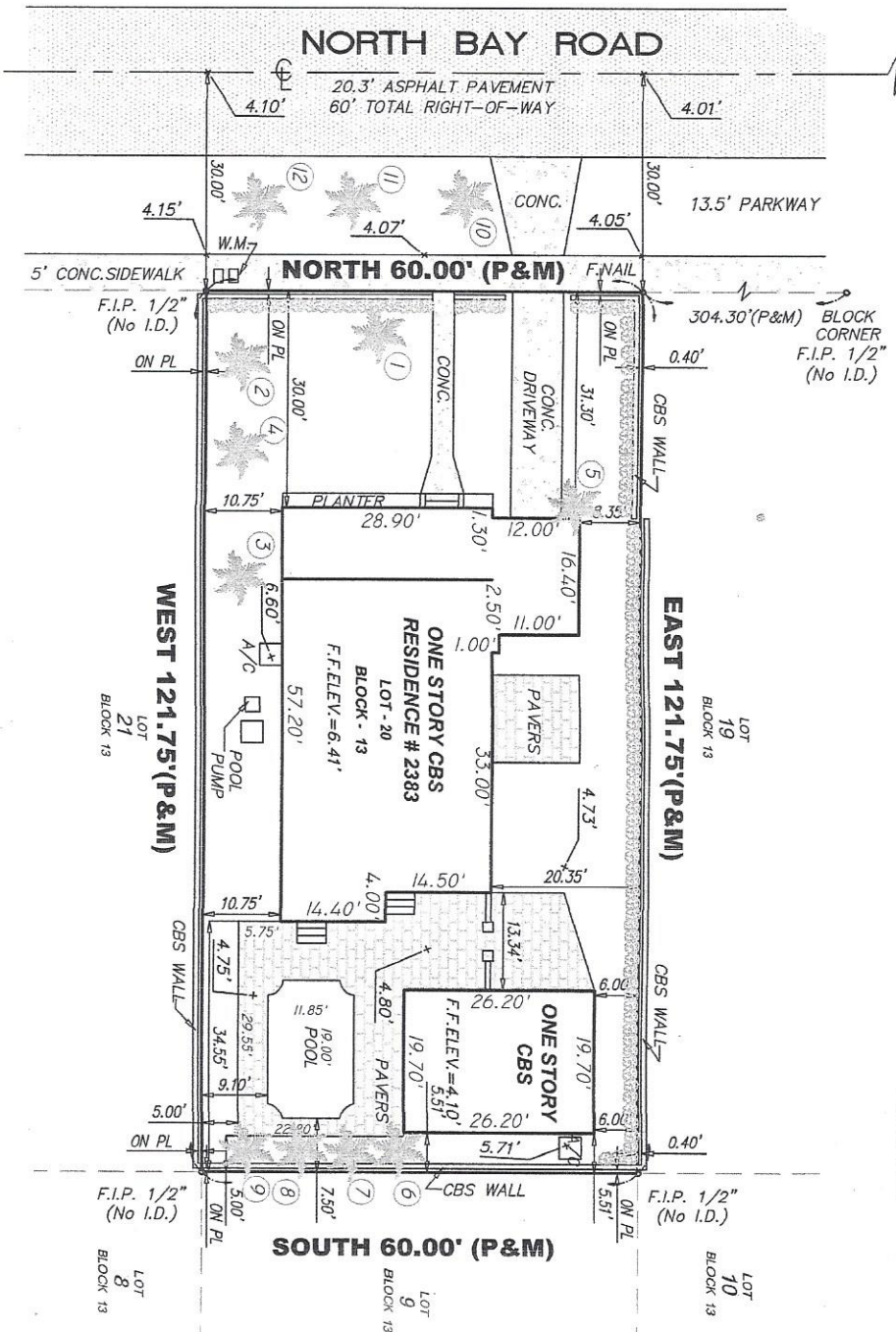
WEST 27th STREET

LOCATION SKETCH
SCALE: NTS

EXISTING TREES				
No	NAME	DBH	SP	OH
1	QUEEN PALM	2.0'	10'	30'
2	COCONUT PALM	1.3'	10'	50'
3	CANARY DABEZ	2.5'	15'	25'
4	QUEEN PALM	1.5'	15'	50'
5	COCONUT PALM	0.7'	10'	20'
6	FOX TAIL PALM	0.7'	10'	20'
7	FOX TAIL PALM	0.7'	10'	20'
8	FOX TAIL PALM	0.7'	10'	20'
9	FOX TAIL PALM	0.7'	10'	20'
10	THREE CHRISTMAS PALM	0.4'	10'	15'
11	THREE CHRISTMAS PALM	0.4'	10'	15'
12	THREE CHRISTMAS PALM	0.4'	10'	15'

DBH=Diameter breast height
(4.5 feet from ground) OH=Overall Height
SP=Spread

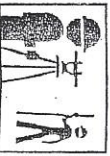
LOT AREA = 7,305 SQ. FT. (0.168 ACRES)



Property Address: 2383 N. Bay Rd., Miami Beach, FL 33140.

Legal Description: Lot 20, Block 13, of AMENDED PLAT OF SUNSET LAKE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 8, Page 52, of the Public Records of Miami-Dade County, Florida.

NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL.



REVISED:

ABBREVIATIONS:

SWM=SIDEWALK CBS=CONCRETE BLOCK STRUCTURE CLE=CHAIN LINK FENCE P=PROPERTY LINE DUE=DRAINAGE UTILITY EASEMENT I=P=IRON PIPE F=FOUND A/C=AIR CONDITIONER PAD PIC=PROPERTY CORNER DHP=DRILLED HOLE WF=WOODEN FENCE RES=RESIDENCE C=CLEAR BR=BARBER UTILITY EASEMENT CONC=CONCRETE SLAB RW=RIGHT OF WAY DE=DRAINAGE EASEMENT C=CENTER LINE O=ODMETER TYP=TYPICAL M=MEASURED R=RECORDED ENC=ENCROACHMENT COMP=COMPUTER ASH=ASPHALT ND=NAIL & DISC S=SET FEE=FINISH FLOOR ELEVATION OS=OFFSET P=P-POWER POLE OH=OVERHEAD POWERLINE M=M/METER MASONRY WALL

ELEVATION BASED ON LOC # 23RD ST. N BAY RD & CONCRETE ELEVATION M&D CBM# MB23

ELEV. 3.42' TYPE OF SURVEY: BOUNDARY SURVEY

SURVEYOR'S NOTES: 1) OWNERSHIP SUBJECT TO OPINION OF TITLE 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND WAPPER 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE 4) LEGAL DESCRIPTION PROVIDED BY CLIENT 5) UNDERGROUND ENCROACHMENTS NOT LOCATED 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 7) OWNERSHIP OF FENCES ARE UNKNOWN 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY 9) CONTRACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

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.

BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID BE

PAGE

I HEREBY CERTIFY That the survey represented

thereon meets the minimum technical requirements adopted by the STATE OF FLORIDA Board of Land Surveyors pursuant to Section 472.027 Florida Statutes. There are no encroachments, overlaps, easements appearing on the plat or visible easements other than as shown hereon.

SINCE 1987
BLANCO SURVEYORS INC.

Engineers • Land Surveyors • Planners • LB # 0007059

555 NORTH SHORE DRIVE
MIA MI BEACH, FL 33141

(305) 865-1200 Email: blanco.surveyors@vsn.net Fax: (305) 865-7810

FLOOD ZONE: AE	SUFFIX: L	DATE: 9/11/09	BASE: 8
PANEL: 0317	COMMUNITY #	120651	
REGISTERED LAND SURVEYOR STATE OF FLORIDA #5924	DWN. BY:	JOB No	17-338
ADISN NUNEZ	SCALE: 1" = 20'		
DATE: 3/23/17			

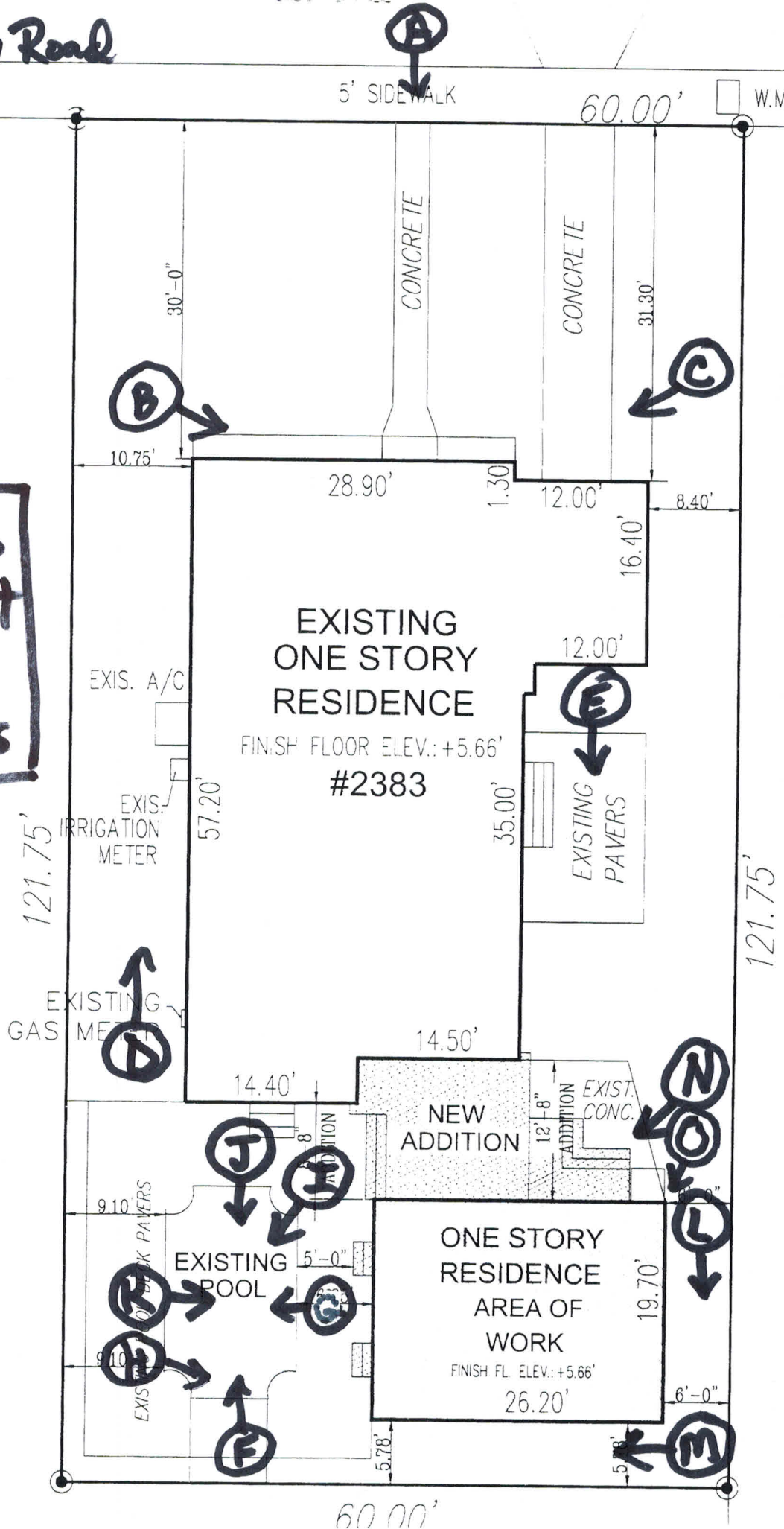
N. Bay Road

5' SIDEWALK

60.00'

W.M.

Key to Project Site Photos



121.75'

121.75'

60.00'



Ⓐ 2383 N. Bay
Street View



③ House Front



© House Front



① House South Side



Ⓔ House North Side



Ⓕ House Rear
Pool facing W



Ⓒ Pool facing S



Ⓜ Pool facing NE



① Pool facing SE



① Pool facing E



Ⓜ Pool facing N
Accessory Structure Side S



L Accessory Structure Side N



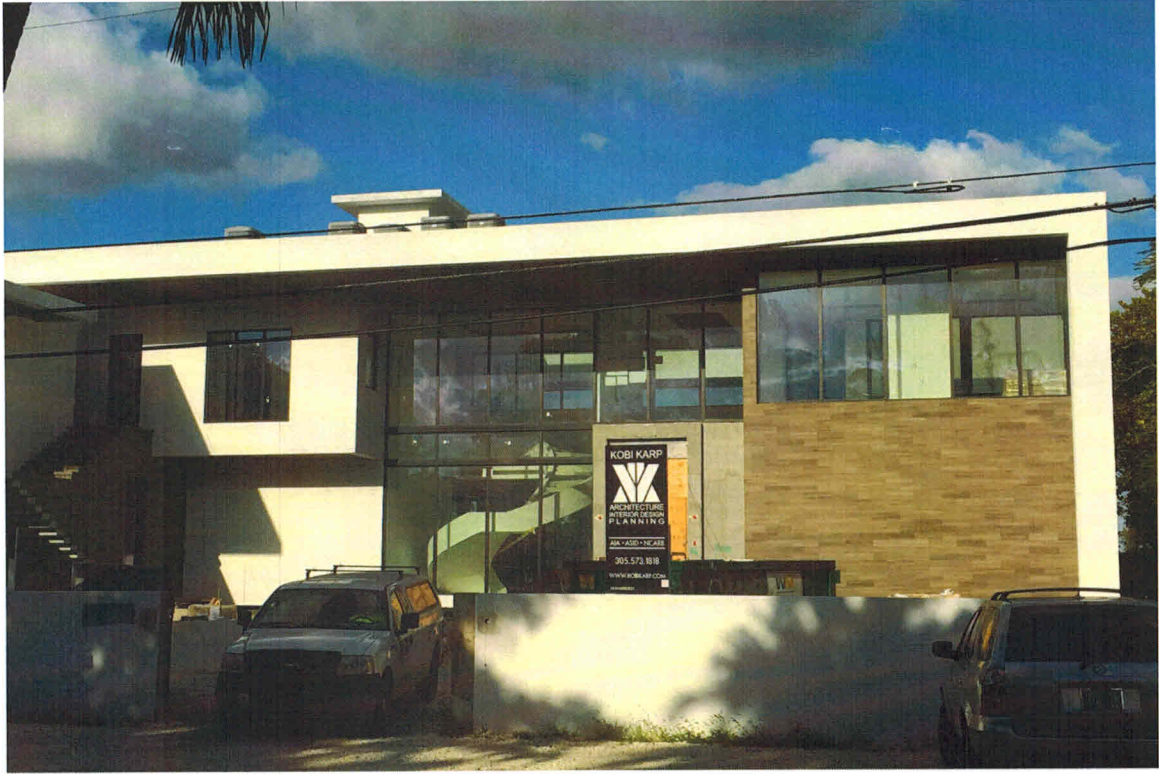
① Accessory Structure Rear E



Ⓝ Accessory Structure Front W



2371 N. Bay Rd.



2374 N. Bay Rd.



2384 N. Bay Rd.



2385 N. Bay Rd.