

Vicinity Map Not-to-Scale



Surveyors Notes:

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES.
3. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
4. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
5. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN HEREON.
6. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
7. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 1-2 WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #8598.
8. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR OR MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSE ONLY AND IS NOT VALID.
9. ALL DATES SHOWN WITHIN THE REVISION BLOCK HEREON ARE FOR INTEROFFICE FILING USE ONLY AND IN NO WAY AFFECT THE DATE OF THE FIELD SURVEY STATED HEREIN. UNLESS OTHERWISE NOTED.
10. BEARINGS FOLLOWED BY A (M) HAVE BEEN COLLECTED IN FIELD AND ARE IN STATE PLANE (GRID) BEARING BASIS.

Job Number : 233663-SE	Field:
Drawn By : V.M.	Date of Field Work : 01/15/2025
Revisions	
V.M. - TREE UPDATE - 02/13/2025	

Survey Related Information and Certifications:

**CERTIFIED TO
L&E RE INVESTMENT LLC**

Legal Description:

LOT 1 IN BLOCK 11 OF BISCAYNE BEACH FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 47 AT PAGE 19 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

Bearing Basis:

CENTER LINE OF 82nd STREET AS S88° 18' 15"W.
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

Abbreviation Legend (Some items in legend may not appear on drawing)

A OR AL = ARC LENGTH	F.F.E. = FINISHED FLOOR ELEV.	PCC = POINT OF COMPOUND CURVATURE	QTR = QUARTER
C/O = CLEANOUT	FIR = FOUND IRON ROD	PH = POOL HEATER	RNG = RANGE
CA = CENTRAL ANGLE	FN = FOUND NAIL	PI = POINT OF INTERSECTION	ROW = RIGHT OF WAY
CATV = CABLE TV RISER	FND = FOUND	PK = PARKER KAELOON	SEC = SECTION
CF = CALCULATED FROM FIELD	G.F.F.E. = GARAGE FINISHED FLOOR ELEV.	R = RADIUS	TR = TELEPHONE RISER
CH = CHORD DISTANCE	L = LEGAL DESCRIPTION	POB = POINT OF BEGINNING	TWP = TOWNSHIP
CONC. = CONCRETE	M = MEASURED	POC = POINT OF COMMENCEMENT	UE = UTILITY EASEMENT
CR = CALCULATED FROM RECORD	OHC = OVERHEAD CABLE	PP = POOL PUMP	UP = UTILITY POLE
DE = DRAINAGE EASEMENT	P = PLAT	PRC = POINT OF REVERSE CURVATURE	WM = WATER METER
EL OR ELEV = ELEVATION	PC = POINT OF CURVATURE		WV = WATER VALVE
EM = ELECTRIC METER			

Elevations, if shown:

Benchmark: V-626 MDC Elevations on Drawing are in:

Benchmark Elev.: 11.88' N.G.V.D.29 N.A.V.D.88

Benchmark Datum: N.G.V.D.29

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL (IF AFFIXED) HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062. PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

Symbols (Some items in legend may not appear on drawing - Not to Scale)

= UTILITY POLE	= WELL	= HANDICAP SPACES
= LIGHT POLE	= CENTER LINE	= TEMPORARY SITE BENCHMARK
= CATCH BASIN	= PARTY WALL	= AIR CONDITIONER
= FIRE HYDRANT	= SEPTIC LID	= SEC. QTR. CORNER
= MANHOLE	= ELEV. SHOT	= SECTION CORNER
= WATER VALVE		
= WATER METER		

Line types

BOUNDARY	
BUILDING	
EASEMENT	
CHAIN LINK FENCE	
WOOD FENCE	
PLASTIC FENCE	
OVERHEAD	

Platted Easements & Notable Conditions (unplatted easements also listed if provided):

-CONCRETE WALK CROSSES THE BOUNDARY LINE ON WESTERLY AND SOUTHERLY SIDES OF LOT AS SHOWN.

-COMMUNITY CONCRETE SIDEWALK CROSSES THE BOUNDARY LINE ON WESTERLY AND SOUTHERLY SIDES OF LOT AS SHOWN.

PRINTING INSTRUCTIONS

WHEN PRINTING THIS PDF IN ADOBE. SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. **DO NOT USE "FIT".**

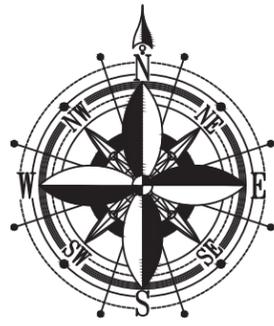
SIGNATURE _____ DATE: 2-14-2025

PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL (IF AFFIXED) OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

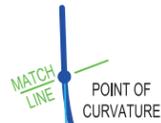
This survey has been issued by the following Landtec Surveying office:
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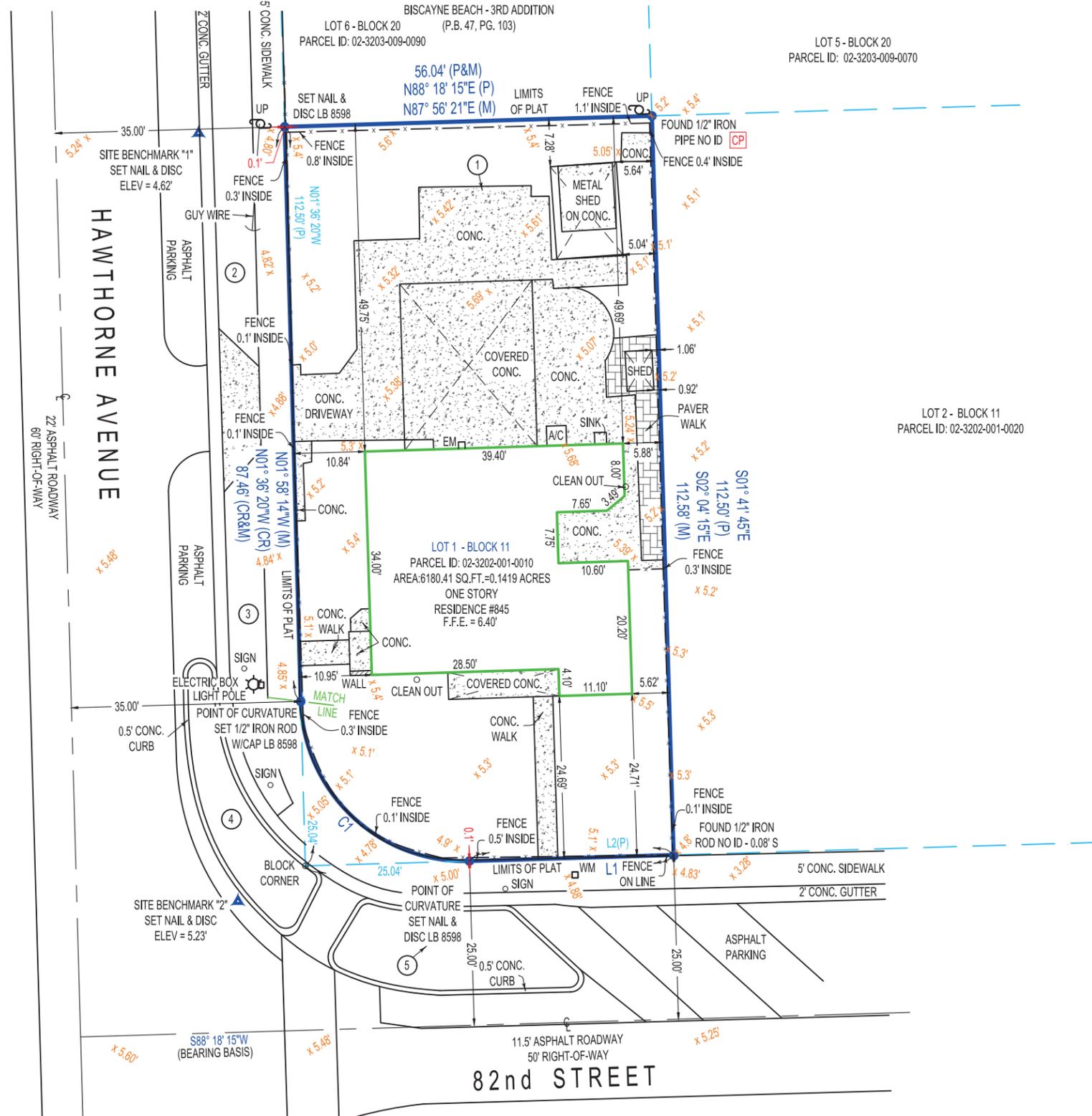
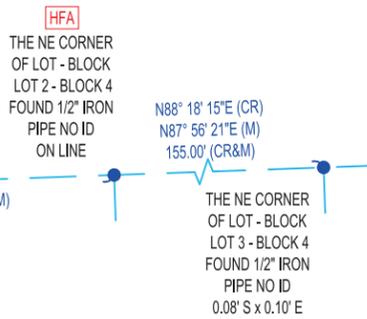
BOUNDARY SURVEY



SCALE: 1"=20'



S01° 36' 14"E (M) S01° 36' 20"E (CR) 350.04' (CR&M)



	CURVE TABLE			CHORD LENGTH	CHORD BEARING
	LENGTH	RADIUS	DELTA		
C1(P)	39.31'	25.00'	90°05'25"	35.38'	N46°39'02"W
C1(M)				35.38'	N47°00'56"W

	LINE TABLE	
	BEARING	DISTANCE
L1(CR)	S88° 18' 15"W	31.18'
L1(M)	S88° 04' 54"W	31.20'
L2	S88° 18' 15"W	56.22'

PROPERTY ADDRESS:
 845 82nd STREET, MIAMI BEACH, FL. 33141

FLOOD INFORMATION:
 ZONE: "AE"
 ELEV. = 8' (NAVD88)
 MAP PANEL #12086C0307L
 EFFECTIVE DATE: 09/11/2009

NOTE:
 (#) = TREE

# TREE	TYPE	DIAMETER	CANOPY	HEIGHT
1	MANGIFERA TREE	11"	12"	16"
2	ATRIPLEX HALIMUS TREE	8"	13"	16"
3	TRISTANIOPSIS LAURINA TREE	10"	17"	11"
4	PALM	8"	6"	25"
5	PALM	8"	6"	75"

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Revisions	
V.M. - TREE UPDATE - 02/13/2025	

This survey has been issued by the following Landtec Surveying office:
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