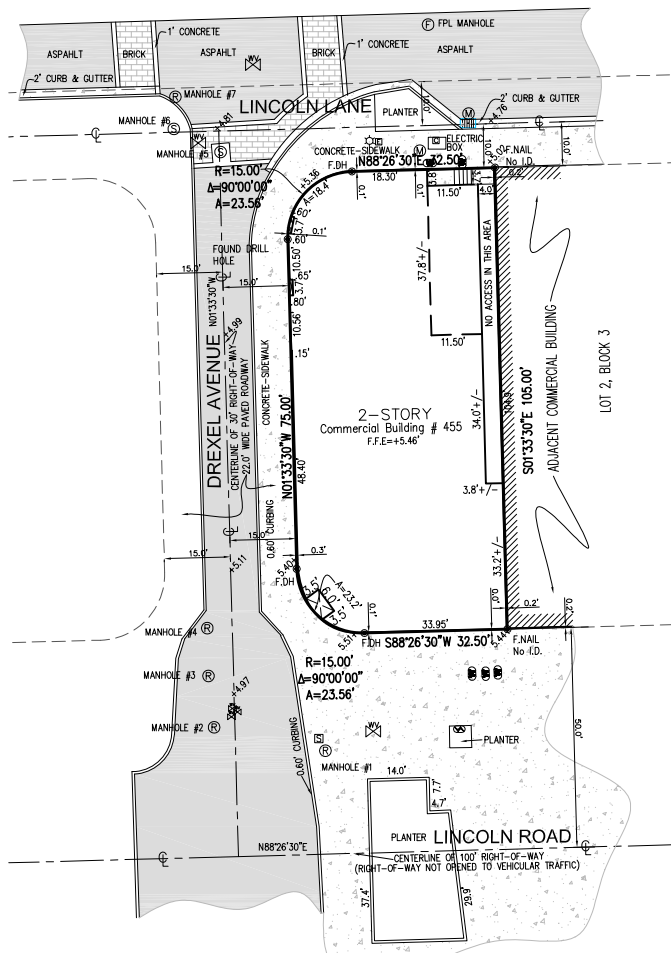
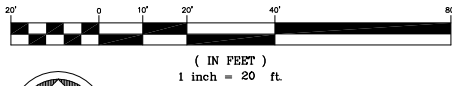


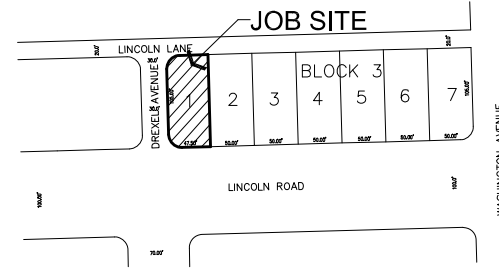
GRAPHIC SCALE



LEGEND

	Overhead Wire Line		Existing Elevation
	Wood Fence		Catch Basin
	Chain Link Fence		Water Meter
	Iron Fence		Electric Box
	Monument Line		Sanitary Manhole
	Centerline		Sprinkler Pump
	Property Line		Wood Pole
	A = Arc		Coat Pole
	BRG = Bearing		Light Pole
	C = Chords		Fire Hydrant
	L = Length		Water Valve
	R = Radius		H = Hset
	T = Tangent		Cable To Box
	D = Diameter		Electric Meter Box
	A/C = Air Conditioner		Traffic Signal Box
	C/C = Concrete		Monitoring Valve
	C.B.S. = Concrete Block & Stucco		Manhole
	D = Dead		
	D.E. = Drainage Easement		
	D.M.E. = Drainage Maintenance Easement		
	F.D.H. = Found Drill Hole		
	F.F.E. = Found Foot Elevation		
	F.I.R. = Found Iron Rebar		
	F.N. = Found Nail		
	F.M.D. = Found Manhole		
	F.P.L. = Found Power Line		
	F.L. = Found		
	L.M.E. = Lost Maintenance Easement		
	M = Measured		
	P = Potted		
	P.O.B. = Point of Beginning		
	P.O.C. = Point of Commencement		
	R = Record		
	Res. = Residence		
	S.M.R. = Set Iron Pin/Rebar		
	S = Spread		
	U.E. = Utility Easement		

JOB SITE

VICINITY MAP
NOT TO SCALE

PROPERTY ADDRESS:
455 LINCOLN ROAD MIAMI BEACH, FL 33139
Phone# 02-3234-005-0100

LEGAL DESCRIPTION

Lot 1, in Block 3, of "LINCOLN ROAD SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 34, Page 66, of the Public Records of Miami Dade County, Florida.

SURVEYOR'S NOTES:

- The Legal Description was provided by the Client from most recent County Records available.
- This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of "ABSTRACT OF TITLE" will have to be made to determine recorded instruments, if any affecting this property.
- No attempt was made by this firm to locate underground utilities, foundations and/or footings of buildings, walls or fences, except as shown hereon, if any.
- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- Contact the appropriate authority prior to any design work on the herein - described parcel for Building and Zoning information.
- The surveyor does not determine fence and/or wall ownership.
- Accuracy:**
The Horizontal positional accuracy of well-defined improvements on this survey is +/-0.2'.
The Vertical accuracy of elevations of well-defined improvements on this survey is +/-0.1'.
- All measurements shown hereon are made in accordance with the United States Standard Feet.
- Type of survey **BOUNDARY SURVEY**.
- North arrow direction and/or Bearings are based on an assumed meridian with a value of: **N88°26'30"E** along the centerline of Lincoln Road as shown on the aforementioned Plat.
- Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)
- Benchmark Used: Miami-Dade County Benchmark #117CH. Elevation = +4.02'.
- Flood Zone Data: Community Panel #120651/0317/L Dated: 9/11/09 Flood Zone: "AE" Base Flood Elevation = +6.0'
- This SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY:
That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

Jacob Gomis
Digitally signed
by Jacob Gomis
Date:
2022.08.27
10:44:54-0400

For the Firm Royal Point Land Surveyors, Inc. LB# 7282

- ☐ JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER, LS# 6231 STATE OF FLORIDA
☐ PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER, LS# 5550 STATE OF FLORIDA

MANHOLE TABULATION DATA:

MANHOLE #	RIM ELEVATION	NORTH INVERT EL./PIPE SIZE	SOUTH INVERT EL./PIPE SIZE	EAST INVERT EL./PIPE SIZE	WEST INVERT EL./PIPE SIZE
1-STORM	+5.18	N/A	+1.37 / 18"	+1.38 / 11"	+1.38 / 11"
2-STORM	+4.80	+1.54 / 12"	N/A	N/A	-0.86 / 18"
3-STORM	+5.10	+1.54 / 12"	N/A	+0.74 / 12"	N/A
4-STORM	+5.11	+1.85 / 12"	+1.85 / 12"	+2.63 / 12"	+2.76 / 12"
5-SSEWER	+5.02	N/A	N/A	+0.91 / 9"	+0.92 / 9"
6-SSEWER	+4.91	+1.66 / 12"	+1.61 / 12"	N/A	N/A
7-STORM	+4.71	+0.31 / 9"	+1.36 / 12"	N/A	+1.51 / 12"

ROYAL POINT
LAND SURVEYORS, INC. L.B.# 7282
info@royalpointls.com

6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL 33014 *** TEL: 305-822-6062 *** FAX: 305-827-9669

TYPE OF SURVEY:
BOUNDARY SURVEY

RECORD OF REVISIONS

DRAWN: MEB.

CHECKED: P.J.A.

SCALE: AS NOTED

FIELD DATE: 08/26/2022

JOB No.: RP22-1415

SHEET:

1

OF 1 SHEET