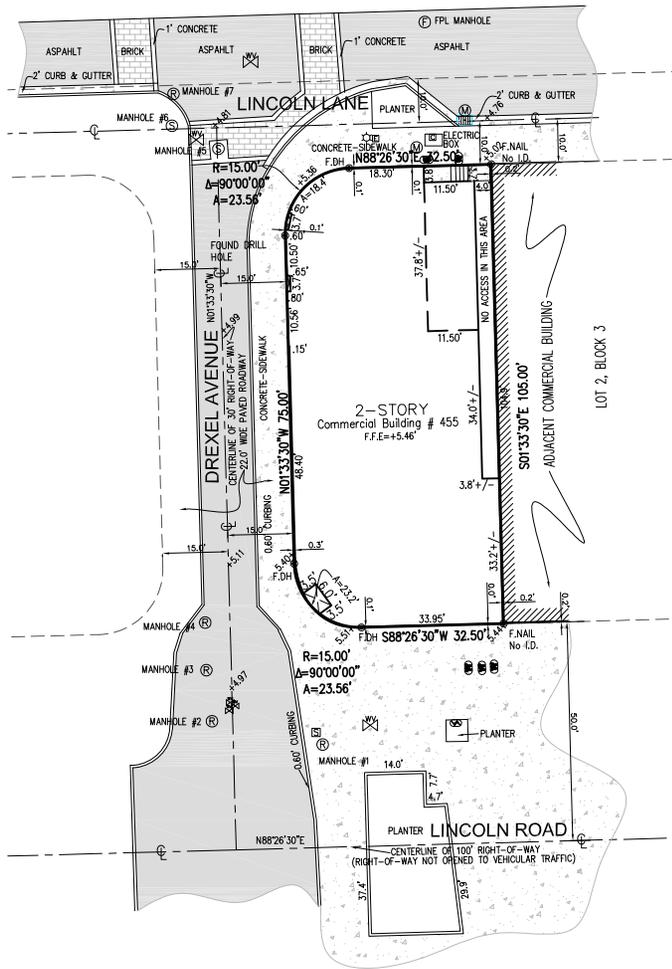


GRAPHIC SCALE

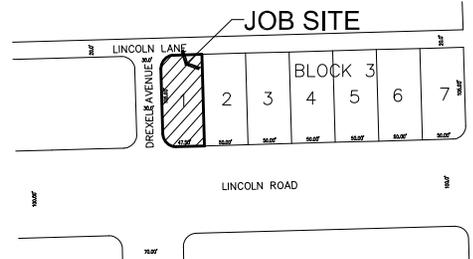


( IN FEET )  
1 inch = 20 ft.



LEGEND

- Overhead Wire Line
- Wood Fence
- Chain Link Fence
- Iron Fence
- Monument Line
- Centerline
- Property Line
- A = Arc
- DBG = Bearing
- Q = Quotations
- L = Length
- R = Radius
- T = Tangent
- Ø = Diameter
- AC = Air Conditioner
- CONC = Concrete
- C.B.S. = Concrete Block & Stucco
- (D) = Dead
- D.E. = Drainage Easement
- D.M.E. = Drainage Maintenance Easement
- F.D.H. = Found Drill Hole
- F.F.E. = Found Foot Easement
- F.I.F. = Found Iron Pipe/In
- F.I.R. = Found Iron Rebar
- F.N. = Found Nail
- F.M.D. = Found Man # Dac
- F.P.L. = Found Power Light
- f = Height
- L.M.E. = Line Maintenance Easement
- M = Measured
- (P) = Pits
- P.C.B. = Point of Beginning
- P.O.C. = Point of Commencement
- (R) = Record
- Rta. = Residence
- S.W.R. = Set Iron Fire-Riser
- S = Sprayed
- U.E. = Utility Easement
- Existing Elevation
- Catch Basin
- Water Meter
- Electric Box
- Sanitary Manhole
- Sprinkler Pump
- Wood Pole
- Coat Pole
- Light Pole
- Fire Hydrant
- Water Valve
- Hset
- Cable TV Box
- Coat Pole
- Electric Meter Box
- Traffic Signal Box
- Gas Valve
- Monitoring Valve
- Isotope



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:

- 1- The Legal Description was provided by the Client from most recent County Records available.
- 2- This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
- 3- 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.
- 4- 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.
- 5- Underground utilities not detected 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.
- 6- Contact the appropriate authority prior to any design work on the herein - described parcel for Building and Zoning information.
- 7- The surveyor does not determine fence and/or wall ownership.
- 8- Accuracy: The Horizontal positional accuracy of well-defined improvements on the survey is +/-0.2'. The Vertical accuracy of elevations of well-defined improvements on this survey is +/-0.1'.
- 9- All measurements shown hereon are made in accordance with the United States Standard Feet.
- 10- Type of survey BOUNDARY SURVEY.
- 11- North arrow direction and/or Bearings are based on an assumed meridian with a value of N68°26'30"E along the centerline of Lincoln Road as shown on the aforementioned Plat.
- 12- Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)
- 13- Benchmark Used: Miami-Dade County Benchmark #117CH. Elevation = +4.02'.
- 14- Flood Zone Data: Community' Panel #120651/0317/L Dated: 9/11/09 Flood Zone: 'AE' Base Flood Elevation = +6.0'
- 15- This SURVEY has been prepared for the exclusive use of the entries 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	+1.84 / 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- SEWER	+5.02	N/A	N/A	+0.91 / 9"	+0.92 / 9"
6- SEWER	+4.91	+1.66 / 12"	N/A	N/A	N/A
7- STORM	+4.71	+0.31 / 9"	+1.36 / 12"	N/A	+1.51 / 12"

NO.	DATE	DESCRIPTION	BY	APP.	DATE	DESCRIPTION	BY	APP.

ROYAL POINT  
LAND SURVEYORS, INC. L.B.# 7282  
info@royalpoint.com  
6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL 33014 \*\*\* TEL: 305-822-6062 \*\*\* FAX: 305-827-9669

BOUNDARY SURVEY  
LINCOLN DREXEL LTD

DRAWN: MEB.  
CHECKED: P.J.A.  
SCALE: AS NOTED  
FIELD DATE: 08/26/2022  
JOB No.: RP22-1415  
SHEET:  
**1**  
OF 1 SHEET