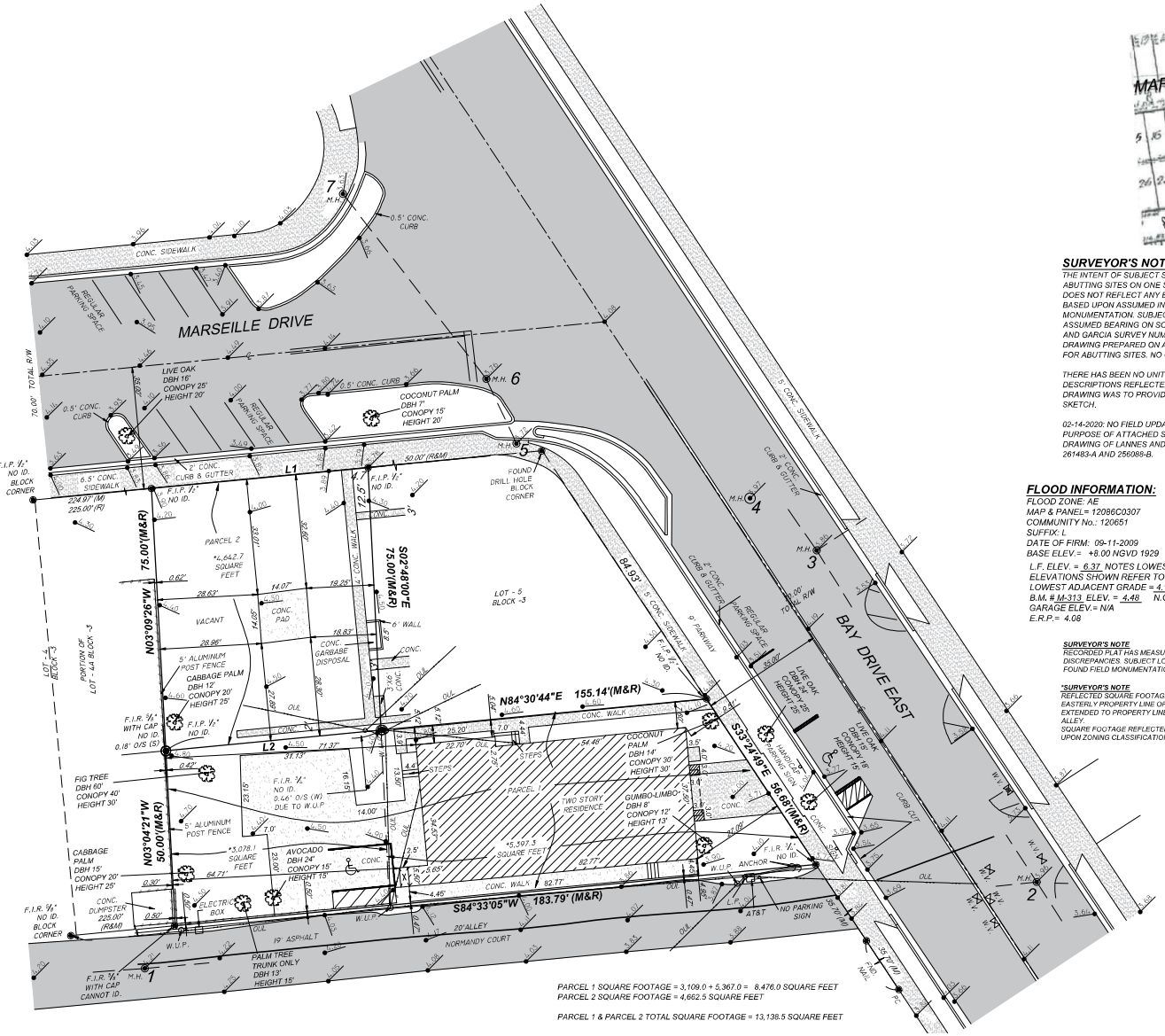
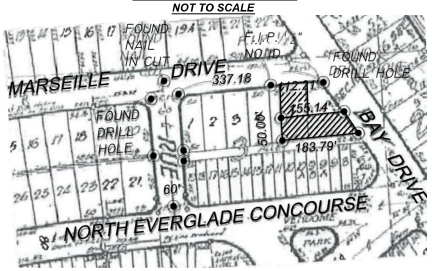


PARCEL 1 SQUARE FOOTAGE = 3,109.0 + 5,367.0 = 8,476.0 SQUARE FEET
PARCEL 2 SQUARE FOOTAGE = 4,662.5 SQUARE FEET

PARCEL 1 & PARCEL 2 TOTAL SQUARE FOOTAGE = 13,138.5 SQUARE FEET

LOCATION SKETCH

NOT TO SCALE



SURVEYOR'S NOTES

THE INTENT OF SUBJECT SURVEY IS TO REFLECT TWO ABUTTING SITES ON ONE SKETCH. NOTE: RECORDED PLAT DOES NOT REFLECT ANY BEARINGS. REFLECTED BEARINGS BASED UPON ASSUMED INFORMATION FROM FOUND FIELD MONUMENTATION. SUBJECT SKETCH BASED UPON ASSUMED BEARING ON SOUTH LINE REFLECTED ON LANNES AND GARCIA SURVEY NUMBER 261483-A. (WEST). SUBJECT DRAWING PREPARED ON AFOREMENTIONED INFORMATION FOR ABUTTING SITES. NO GAP BETWEEN SITES EXISTS.

THERE HAS BEEN NO UNITY OF TITLE FOR LEGAL DESCRIPTIONS REFLECTED. SOLE PURPOSE OF SUBJECT DRAWING WAS TO PROVIDE ABUTTING SITES ON ONE SKETCH.

02-14-2020: NO FIELD UPDATE HAS BEEN COMPLETED. SOLE PURPOSE OF ATTACHED SKETCH WAS TO PROVIDE ONE DRAWING OF LANNES AND GARCIA SURVEY NUMBERS 261483-A AND 256088-B.

FLOOD INFORMATION:

FLOOD ZONE: AE
MAP & PANEL= 12086C0307
COMMUNITY No.: 120651
SUFFIX: L
DATE OF FIRM: 09-11-2009
BASE ELEV.= +8.00 NGVD 1929

L.F. ELEV. = 8.37 NOTES LOWEST HABITABLE FLOOR ELEVATION.
ELEVATIONS SHOWN REFER TO N.G.V.D. 1929.
LOWEST ADJACENT GRADE = 4.10
B.M. # M-313 ELEV. = 4.48 N.G.V.D. 1929 (MIAMI-DADE COUNTY)
GARAGE ELEV.= N/A
E.R.P.= 4.08

SURVEYOR'S NOTE
RECORDED PLAT HAS MEASUREMENT DISCREPANCIES. SUBJECT LOT BASED UPON FOUND FIELD MONUMENTATION.

***SURVEYOR'S NOTE**
REFLECTED SQUARE FOOTAGE BASED UPON EASTERLY PROPERTY LINE OF PARCEL 2 EXTENDED TO PROPERTY LINE WHICH ABUTS ALLEY.
SQUARE FOOTAGE REFLECTED IS NOT BASED UPON ZONING CLASSIFICATION.

(L1)
N84° 29' 45"E
62.18'(M&R)

(L2)
N84°30'44"E
61.71'(M&R)

ELEVATIONS AND INVERTS ADDED ONLY, NO BOUNDARY SURVEY
UPDATE COMPLETED :02/19/2024

SQUARE FOOTAGE ADDED ONLY.
BOUNDARY NOT UPDATED:03/06/2020
SQUARE FOOTAGE ADDED:03/05/2020
UPDATE:09/20/2019

LEGAL DESCRIPTION: (PARCEL 1)

THE SOUTH 50 FEET OF LOT 5 AND THE SOUTH 50 FEET OF THE EAST 62.18 FEET OF LOT 4 A, BLOCK 3, "OCEAN SIDE SECTION OF THE ISLE OF NORMANDY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 60, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION: (PARCEL 2)

THE NORTH 75.00 FEET OF THE EAST 62.18 FEET OF LOT4A, BLOCK 3, "OCEAN-SIDE-SECTION OF THE ISLE OF NORMANDY" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 60, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

7116 BAY DRIVE,
MIAMI BEACH, FLORIDA 33141

PROPERTY OF:

PROPERTY OF: EAYC INVESTMENTS, LLC.,

CERTIFIED TO

EAYC INVESTMENTS, LLC.

PP - HIGH PERFORMANCE POLYPROPYLENE PIPE
HDPE = HIGH DENSITY POLYPROPYLENE

1) SANITARY SEWER MANHOLE
RIM ELEV. 4.21
,19(57□□□□ □□□&/ □□3,3(!2 57+□
,19(57□□□□ □□□&/ □□3,3(!62 87+□
,19(57□□□□ □□□&/ □□3,3(!□ (67□

2) SANITARY SEWER MANHOLE
RIM ELEV. 3.96
,19(57□□□□ □□□&/ □□3,3(!2 57+□
,19(57□□□□ □□□&/ □□3,3(!62 87+□
,19(57□□□□ □□□&/ □□3,3(!□ (67□

3) SANITARY SEWER MANHOLE
RIM ELEV. 3.86
,19(57□□□□ □□□&/ □□3,3(!2 57+□
,19(57□□□□ □□□&/ □□3,3(!62 87+□
,19(57□□□□ □□□&/ □□3,3(!□ (67□

4) BELL SYSTEM MANHOLE
RIM ELEV. 3.97

5) STORM SEWER MANHOLE
RIM ELEV. 3.72
INVERT: 1.02, 12" CONCRETE PIPE NORTHWESTERLY.

6) STORM SEWER MANHOLE
RIM ELEV. 3.76
INVERT: 0.46, 12" CONCRETE PIPE SOUTHEASTERLY.

7) STORM SEWER MANHOLE
RIM ELEV. 3.63
INVERT: 0.33, 12" CONCRETE PIPE SOUTHEASTERLY.

Francisco F Fajardo
Digitally signed by Francisco F Fajardo
DN: c=US, o=Lannes and Garcia Inc., dnQualifier=A01410D00000189D5E92AF400183E6C, cn=Francisco F Fajardo
Date: 2024.04.02 09:23:44 -04'00'

261483-F & 256088-G
261483-E & 256088-F
261483-D & 256088-E
261483-C & 256088-D
261483-B & 256088-C

LEGEND

A/C	AIR CONDITIONER	F.H.	FIRE HYDRANT	P.C.C.	POINT OF COMPOUND CURVATURE
AVE.	AVENUE	I.C.V.	IRRIGATION CONTROL VALVE	P.C.P.	PERMANENT CONTROL POINT
BLVD.	BOULEVARD	I.P.	IRON PIPE	P.L.S.	PROFESSIONAL LAND SURVEYOR
BM	BENCH MARK	F.P.L.	FLORIDA POWER & LIGHT	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
CATV	CABLE TELEVISION BOX	F.I.R.	FOUND IRON ROD	P.L.	PROPERTY LINE
C.B.	CATCH BASIN	FND.	FOUND	P.O.B.	POINT OF BEGINNING
CBS	CONCRETE BLOCK STRUCTURE	L	ARC LENGTH	P.O.C.	POINT OF COMMENCEMENT
CHB	CHORD BEARING	(L)	LEGAL	P.R.C.	POINT OF REVERSE CURVATURE
CH	CHORD DISTANCE	L.P.	LIGHT POLE	P.R.M.	PERMANENT REFERENCE MONUMENT
COR	CORNER	L.B.	LICENSED BUSINESS	P.T.	POINT OF TANGENCY
CT	COURT	L.S.	LAND SURVEYOR	R	RADIUS
C.	CENTERLINE	(M)	MEASURED	(R)	RECORD
CL	CLEAR	NGVD	NATIONAL GEODETIC VERTICAL DATUM	R/W.	RIGHT-OF-WAY
CONC.	CONCRETE	NO ID	NOT IDENTIFIABLE	SAN.	SANITARY
C.O.	CLEAN OUT	NO.	NUMBER	S.I.P.	SET IRON PIPE
E.B.	ELECTRIC BOX	N.T.S.	NOT TO SCALE	S.I.R.	SET IRON ROD
ELEV.	ELEVATION	O.R.B.	OFFICIAL RECORD BOOK	ST.	STREET
ENCR.	ENCROACHMENT	ON/PL	ON PROPERTY LINE	T.	TANGENT
E.R.P.	ELEVATION REFERENCE POINT	O.U.L.	OVERHEAD UTILITY LINES	T.B.M.	TEMPORARY BENCH MARK
F.F.	FINISH FLOOR	P.C.	POINT OF CURVATURE	TEL.	TELEPHONE

TYP.	TYPICAL
U.E.	UTILITY EASEMENT
W.M.	WATER METER
W.V.	WATER VALVE
W.U.P.	WOOD UTILITY POLE

SYMBOLS

CONCRETE	
OVERHEAD UTILITY LINES	
WIRE FENCE	
WOOD FENCE	
PROPERTY CORNER	
WATER FLOW	
EXISTING GRADE ELEVATION	
PROPOSED GRADE ELEVATION	
WATER VALVE	
SIGN	
DRAINAGE MANHOLE	
SANITARY MANHOLE	
FIRE HYDRANT	
LIGHTING FIXTURE	
FIRE DEPARTMENT CONNECTION	

SURVEYOR'S NOTES:

1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL. 2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED. 6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929. 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY. 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS
12) BASIS OF BEARING IS GEODETIC NORTH, BASED ON A STATIC GPS OBSERVATION WITH .5( ) (5(1& /.1(62 87+ □ □□ □ □2 (67) 257+ (.62 87+ /.1(2) .68 -.(67 3523(57.

FRANCISCO F. FAJARDO CERTIFICATE NO. 4767 STATE OF FLORIDA PROFESSIONAL SURVEYOR MAPPER

A BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

Francisco F Fajardo

FRANCISCO F. FAJARDO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4767.

PROFESSIONAL SURVEYING AND MAPPING
LANNES AND GARCIA, INC.
LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
4967 SW 75th AVENUE,
MIAMI, FLORIDA 33155
PH (305) 666-7909 FAX (305) 442-2530

FIELD DATE:09/13/2016	SCALE: 1" = 20'	DRAWN BY: TT	DWG. No.: 261483-A & 256088-B