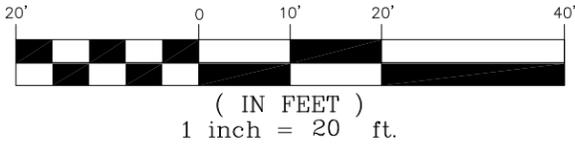


GRAPHIC SCALE



SKETCH OF SURVEY

PROPERTY ADDRESS:
3741 ROYAL PALM AVENUE, MIAMI BEACH, FLORIDA 33140
Folio# 02-3227-017-0880

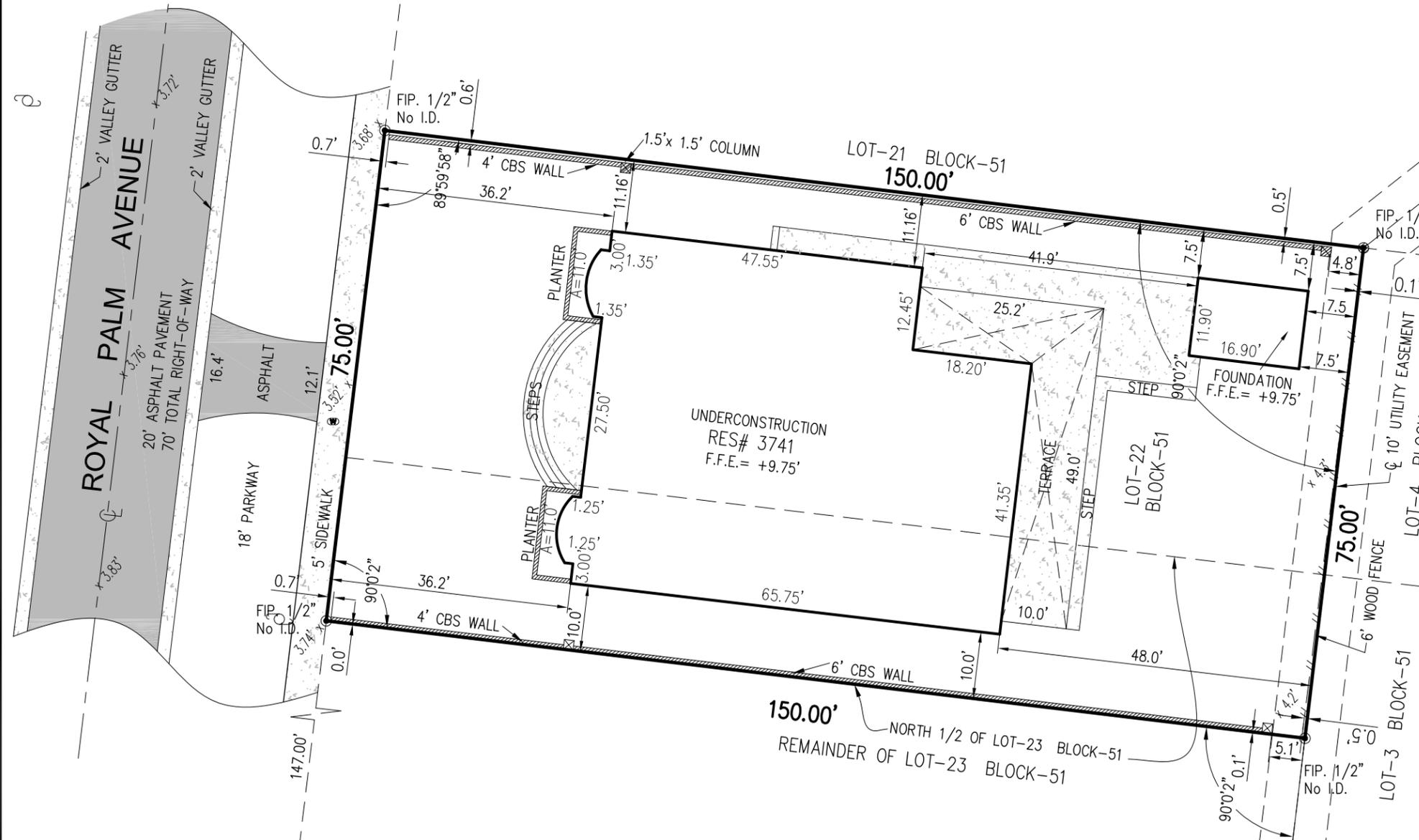
LEGAL DESCRIPTION

Lot 22 and North 1/2 Lot 23, Block 51, of "ORCHARD SUBDIVISION 2 & 3" according to the plat thereof as recorded in Plat Book 8, at Page 116 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 improvement on this survey is +/-0.2'.
The Vertical accuracy of elevations of well-defined improvement on this survey is +/-0.1'
- All measurements shown hereon are made in accordance with the United States Standard Feet.
- Type of survey SKETCH OF SURVEY.
- North arrow direction 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 #C-313. Elevation = +10.46'
- Flood Zone Data: Community/ Panel # 120651/0313/L Dated: 9/11/09
Flood Zone: "AE" Base Flood Elevation = +7'
- This SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party:

- MANI AMINOV & MAAIANE AMINOV



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-17.051, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Printed Copies are Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper, Digital Copies are Not valid without an electronic authorized signature of a Florida Licensed Surveyor and Mapper, The Date and Time shown on the digital signed stamp does Not represent the survey field date, Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

LEGEND

- | | | | | | | | |
|---------------------------|-----------------|-----------------------|----------------|----------------------|--------------------------------------|-----------------------------------|---------------------------|
| — OH — Overhead Wire Line | — Monument Line | — Existing Elevations | — Wood Pole | — Florida Power | A/C=Air Conditioner | F.I.P. =Found Iron Pipe/Pin | (P) =Plotted |
| — // — Wood Fence | — Centerline | — Catch Basin | — Conc. Pole | — Light Transformer | Conc. =Concrete | F.I.R. =Found Iron Rebar | (R) =Record |
| — X — Chain Link Fence | — Property Line | — Water Meter | — Light Pole | — Cable Tv Box | C.B.S. =Concrete Block & Stucco | F.N. =Found Nail | Res. =Residence |
| — □ — Iron Fence | — C.B.S. | — Electric Box | — Fire Hydrant | — Electric Meter Box | D.E. =Drainage Easement | F.N.&D =Found Nail & Disc | SIP/R =Set Iron Pin/Rebar |
| | | — Sanitary Manhole | — Water Valve | | D.M.E.=Drainage Maintenance Easement | L.M.E. =Lake Maintenance Easement | U.E. =Utility Easement |
| | | — Sprinkler Pump | — Inlet | | F.F.E. =Finish Floor Elevation | | (M) =Measured |

F:\DRAWING\3741 ROYAL PALM AVE\3741 ROYAL PALM AVENUE_WALL_UPDATE_RP24-1122.dwg 9/13/2024

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

DRAWN: J.G.	JOB No.: RP24-1122
CHECKED: P.J.A.	FIELD DATE: 08/26/2024
SCALE: AS NOTED	SHEET: No. 1 of 1

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# 5880 STATE OF FLORIDA
 This Document is not full and complete without all Sheets, Containing a total of (1) Sheets