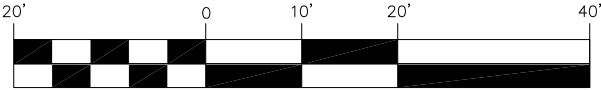


F:\DRAWING\3741 ROYAL PALM AVE\3741 ROYAL PALM AVENUE_WALL UPDATE_RP24-1122.dwg 9/3/2024

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



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:

- 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 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.
- 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 improvement on this survey is +/-0.2'.
The Vertical accuracy of elevations of well-defined improvement 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 SKETCH OF SURVEY.
- 11- North arrow direction 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 #C-313. Elevation = +10.46'.
- 14- Flood Zone Data: Community/ Panel #120651/0313/L Dated: 9/11/09
Flood Zone: "AE" Base Flood Elevation = +7'
- 15- 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	A=Arc	— Existing Elevations	— Wood Pole	— Florida Power	A/C=Air Conditioner	F.I.P.=Found Iron Pipe/Pin	(P)=Platted
— // — Wood Fence	— Centerline	BRG=Bearing	— Catch Basin	— Conc. Pole	— Light Transformer	Conc.=Concrete	F.I.R.=Found Iron Rebar	(R)=Record
— X — Chain Link Fence	— Property Line	CH=Chord	— Water Meter	— Light Pole	— Cable Tv Box	C.B.S.=Concrete Block & Stucco	F.N.=Found Nail	Res.=Residence
— □ — Iron Fence	— C.B.S.	Δ=Delta	— Electric Box	— Fire Hydrant	— Electric Meter Box	D.E.=Drainage Easement	F.N&D=Found Nail & Disc	SIP/R=Set Iron Pin/Rebar
		L=Length	— Sanitary Manhole	— Water Valve		D.M.E.=Drainage Maintenance Easement	L.M.E.=Lake Maintenance Easement	U.E.=Utility Easement
		R=Radius	— Sprinkler Pump	— Inlet		F.F.E.=Finish Floor Elevation	(M)=Measured	
		T=Tangent						

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 *

DRAWN: J.G.

CHECKED: P.J.A.

SCALE: AS NOTED

JOB No.: RP24-1122

FIELD DATE: 08/26/2024

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