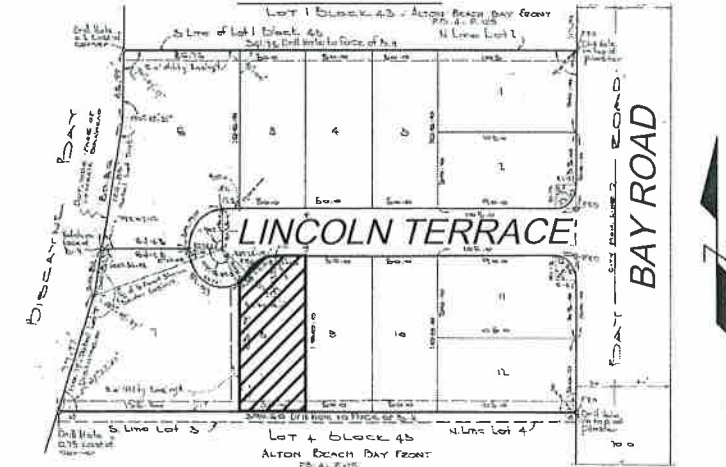


LINCOLN TERRACE

LOCATION SKETCH

NOT TO SCALE



LEGAL DESCRIPTION:

LOT 8, "LINCOLN TERRACE SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGE 100, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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) BEARINGS IF ANY SHOWN ARE BASED ON ASSUMED PLAT MERIDIAN AT: SOUTH RIGHT OF WAY OF LINCOLN TERRACE = EAST

UPDATE: 08/16/2024
UPDATE: 05/25/2023
ORIGINAL FIELD DATE: 06/11/2018

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

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

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 NOTE:

THE REFLECTED SURVEY WAS PERFORMED ON THE FIELD DATE INDICATED TO THE OWNER(S) SHOWN. THE SUBJECT SURVEY CANNOT BE TRANSFERRED TO SUBSEQUENT OWNER(S) AND/OR ADDITIONAL INSTITUTIONS.

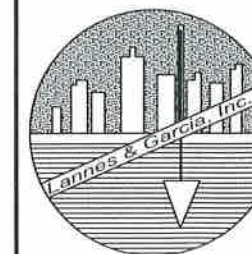
FLOOD ZONE: AE	PROPERTY OF: GUSTAF ARNOLDDSSON
MAP & PANEL= 12086C0317	
COMMUNITY No.: 120651	
SUFFIX: L	
DATE OF FIRM: 09-11-2009	
BASE ELEV.= +8.00 NGVD 1929	
L.F. ELEV. = 5.60 NOTES LOWEST HABITABLE FLOOR ELEVATION.	
ELEVATIONS SHOWN REFER TO N.G.V.D. 1929.	
LOWEST ADJACENT GRADE = 3.50	
B.M. # CMB160R ELEV. = 3.37 NGVD 1929 (CITY OF MIAMI BEACH)	
GARAGE ELEV. = N/A	
E.R.P. = 4.12	



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
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: 06/11/2018 SCALE: 1" = 20' DRAWN BY: TT DWG. No.: 166210-B