



TREE TABULATION

#	COMMON NAME	TRUNK (Diameter ±)	HEIGHT (±)	CANOPY (±)
1	4 PALMS TREE	2.40	22'	22'
2	FICUS TREE	3.00	15'	24'
3	PALM TREE	0.60	8'	24'
4	5 PALMS TREE	3.00	14'	24'
5	COCONUT TREE	0.60	14'	22'
6	COCONUT TREE	0.70	16'	18'
7	TREE	1.00	5.0'	16'
8	TREE	0.60	5.0'	14'
9	COCONUT TREE	1.00	16'	40'

-BENCHMARK USED No.E-01
ELEVATION 5.35 N.G.V.D.29
-ELEVATIONS SHOWN ARE IN N.G.V.D.29

BASIS OF BEARING (ASSUMED)
50.00' (P)

Accepted By: _____

Property Address:
201 N. Coconut Lane
Miami Beach, FLORIDA 33139

Notes: **WOOD DOCK EXTENDS BEYOND EASTERLY PROPERTY LINE.**

SURVEYOR'S CERTIFICATION I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYOR'S IN CHAPTER 5J-17-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 427-023 FLORIDA STATUTES.

M.E. Land Surveying, LLC
P.O. Box 970685
Miami, FL 33197
Phone: (305) 740-3319
Fax: (305) 669-3190
LB#: 7989

SIGNED _____ FOR THE FIRM
Miguel Espinosa
STATE OF FLORIDA P.S.M. No. 5101



NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND / OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER

Surveyor's Legend

<p>—//—//— LIMITED ACCESS RIGHT-OF-WAY LINE</p> <p>— — — — — PROPERTY LINE</p> <p>— — — — — STRUCTURE LINE</p> <p>— — — — — CONCRETE BLOCK WALL</p> <p>— X — X — CHAIN LINK FENCE OR WIRE FENCE</p> <p>—//—//— WOOD FENCE</p> <p>— O — O — IRON FENCE</p> <p>- - - - - EASEMENT</p> <p>- - - - - CENTER LINE</p> <p> WOOD DECK</p> <p> ASPHALT</p> <p> BRICK / TILE</p> <p> WATER</p> <p> APPROXIMATE EDGE OF WATER</p> <p> COVERED AREA</p> <p> TREE</p> <p> POWER POLE</p> <p> CATCH BASIN</p> <p>C.U.E. COUNTY UTILITY EASEMENT</p> <p>I.E./E.E. INGRESS / EGRESS EASEMENT</p> <p>U.E. UTILITY EASEMENT</p> <p>EP ELECTRIC POLE</p> <p>PG PAGE</p> <p>P.B. PLAT BOOK</p>	<p>FND FOUND IRON PIPE / PIN AS NOTED ON PLAT</p> <p>LB# LICENSE # - BUSINESS</p> <p>LS# LICENSE # - SURVEYOR</p> <p>CALC CALCULATED POINT</p> <p>SET SET PIN</p> <p>▲ CONTROL POINT</p> <p>■ CONCRETE MONUMENT</p> <p>⊕ BENCHMARK</p> <p>ELEV ELEVATION</p> <p>P.T. POINT OF TANGENCY</p> <p>P.C. POINT OF CURVATURE</p> <p>P.R.M. PERMANENT REFERENCE MONUMENT</p> <p>P.C.C. POINT OF COMPOUND CURVATURE</p> <p>P.R.C. POINT OF REVERSE CURVATURE</p> <p>P.O.B. POINT OF BEGINNING</p> <p>P.O.C. POINT OF COMMENCEMENT</p> <p>P.C.P. PERMANENT CONTROL POINT</p> <p>M FIELD MEASUREMENT</p> <p>D DEED</p> <p>C CALCULATED</p> <p>L.M.E. LAKE OR LANDSCAPE MAINTENANCE EASEMENT</p> <p>R.O.E. ROOF OVERHANG EASEMENT</p> <p>CONC. CONCRETE</p> <p>CSW CONCRETE SIDEWALK</p> <p>L CURVE LENGTH</p>	<p>B.R. BEARING REFERENCE</p> <p style="padding-left: 20px;">CENTRAL ANGLE OR DELTA</p> <p>R RADIUS</p> <p>RAD RADIAL</p> <p>N.R. NON RADIAL</p> <p>TYP. TYPICAL</p> <p>I.R. IRON ROD</p> <p>I.P. IRON PIPE</p> <p>N&D NAIL & DISK</p> <p>PK NAIL PARKER-KALON NAIL</p> <p>D.H. DRILL HOLE</p> <p> WELL</p> <p> FIRE HYDRANT</p> <p> MANHOLE</p> <p>O.H.L. OVERHEAD LINES</p> <p>TRANS. TRANSFORMER</p> <p> CABLE TV RISER</p> <p> WATER METER</p> <p>P/E POOL EQUIPMENT</p> <p>CONC. CONCRETE SLAB</p> <p>ESMT EASEMENT</p> <p>D.E. DRAINAGE EASEMENT</p> <p>L.B.E. LANDSCAPE BUFFER EASEMENT</p> <p>L.A.E. LIMITED ACCESS EASEMENT</p> <p>B.C.R. BROWARD COUNTY RECORDS</p> <p>F.I.R. FOUND IRON PIN / REBAR</p> <p>WF WOOD FENCE</p>
		<p>TEL. TELEPHONE FACILITIES</p> <p>U.P. UTILITY POLE</p> <p>E.U.B. ELECTRIC UTILITY BOX</p> <p>SEP. SEPTIC</p> <p>D.F. DRAINFIELD</p> <p>A/C AIR CONDITIONER</p> <p>S/W SIDEWALK</p> <p>DWY DRIVEWAY</p> <p>SCR. SCREENED</p> <p>GAR. GARAGE</p> <p>ENCL. ENCLOSURE</p> <p>N.T.S. NOT TO SCALE</p> <p>F.F. FINISHED FLOOR</p> <p>T.O.B. TOP OF BANK</p> <p>E.O.W. EDGE OF WATER</p> <p>E.O.P. EDGE OF PAVEMENT</p> <p>C.V.G. CONCRETE VALLEY GUTTER</p> <p>B.S.L. BUILDING SETBACK LINE</p> <p>S.T.L. SURVEY TIE LINE</p> <p>☉ CENTER LINE</p> <p>R/W RIGHT-OF-WAY</p> <p>P.U.E. PUBLIC UTILITY EASEMENT</p> <p>C.M.E. CANAL MAINTENANCE EASEMENT</p> <p>A.E. ANCHOR EASEMENT</p> <p>ID IDENTIFICATION</p> <p>BC BLOCK CORNER</p>

Property Address:

201 N. Coconut Lane
Miami Beach, FLORIDA 33139

Flood Information:

Community Number: 120651
Panel Number: 12086C0316
Suffix: L
Date of Firm Index: 09/11/2009
Flood Zone: AE
Base Flood Elevation: 9.0'
Date of Field Work: 12/29/2023
Date of Completion: 01/05/2024

General Notes:

- 1.) The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership
- 2.) This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map
- 3.) The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measure to an estimated horizontal positional accuracy of 1/10 foot.
- 4.) If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
- 5.) Examination of the abstract of title will have to be made to determine recorded instruments, if any, affect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat.
- 6.) Wall/fence ties shown are from the inside face of the wall/fence to the property line.
- 7.) Fence ownership is not determined.
- 8.) Bearings referenced to line noted B.R also are assumed.
- 9.) Dimensions shown are platted and measured unless otherwise shown.
- 10.) No identification found on property corners unless noted.
- 11.) Not valid unless sealed with the signing surveyors embossed seal.
- 12.) Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale.
- 13.) Elevations if shown are based upon NGVD 1929 unless otherwise noted.
- 14.) This is a BOUNDARY SURVEY unless otherwise noted.
- 15.) This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.
- 16.) This survey may be used for construction/permitting purposes

Legal Description:

Lot 30 in Block 2A, of AMENDED RIVIERA AND THE FIRST AND SECOND ADDITIONS, according to the Plat thereof, as recorded in Plat Book 32, Page 37, of the Public Records of Miami-Dade County, Florida, together with that part of the Twenty (20) foot strip contiguous and abutting to said lot which was conveyed to the Biscayne Bay Islands Co., in Deed Book 1501, at Page 479, of the Public Records of Miami-Dade County, Florida, together with improvements thereon.

Printing Instructions:

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper. Select ALL for Print Range, and the # of copies you would like to print out. Under the "Page Scaling" please make sure you have selected "None". Do not check the "Auto-rotate and Center" box. Check the "Choose Paper size by PDF" checkbox, then click OK to print.

Certified To:

Christopher William Beale
Self

its successors and/or assigns as their interest may appear.

Please copy below for policy preparation purposes only:

This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by
Miguel Espinosa, for M.E. Land Surveying, LLC., dated 01/05/2024 bearing Job # B-135244 :
a. WOOD DOCK EXTENDS BEYOND EASTERLY PROPERTY LINE.

M.E. Land Surveying, LLC

P.O. Box 970685 Miami, FL 33197
Phone: (305) 740-3319
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