



TREE CHART:

Tree number	Common name	Scientific name	DBH In.	Height Ft.	Canopy Sq.Ft.	CRZ Ft. radius	TPF Ft.	Condition	Native Status Y/N
1	Plumeria alba**	Frangipani	12	15	52	12	8	Moderate	N
2	Cocos nucifera*	Coconut palm	14	44	329	8	5	Moderate	N
3	Quercus virginiana	Live oak	34	42	1,526	34	34	Moderate	Y
4	Mangifera indica***	Mango	22	24	200	22	16	Good	N
5	Blighia sapida***	Akee	15	24	278	15	12	Good	N
6	Capparis cynophallophora+	Jamaican Caper	18	21	196	18	12	Good	Y
7	Bismarkia nobilis	Bismarkia palm	9	12	77	4	4	Moderate	N
8	Bismarkia nobilis	Bismarkia palm	9	7	58	4	4	Poor	N
9	Myrcianthes fragrans	Simpson stopper	10	17	63	10	8	Moderate	Y
10	Veitchia merrillii	Christmas palm	12	27	360	4	6	Moderate	N
11	Veitchia merrillii	Christmas palm	9	27	317	4	6	Moderate	N
12	Dypsis lutescens	Areca palm****	N/A	24	1,227	6	6	Moderate	N
13	Thrinax radiata	Thatch palm	7	22	151	4	4	Moderate	Y
14	Thrinax radiata	Thatch palm	6	22	98	4	4	Good	Y

* ROW tree
 **ROW double multi-trunk
 *** Triple trunk
 + Multi-trunk
 **** Count of twenty-seven clumps
 TREE CHART PROVIDED BY JORGE L. RIVERA.

SURVEYOR'S NOTE:
 THIS SURVEY IS ONLY FOR THE EXCLUSIVE AND SPECIFIC USE OF THE ENTITY REFLECTED IN THE "PROPERTY OF", ANY OTHER INTENDED USE WILL REQUIRE WRITTEN APPROVAL FROM THE CERTIFYING SURVEYOR OR FIRM.

LEGAL DESCRIPTION:

THE WEST 60 FEET OF LOTS 4 AND 5, BLOCK 4-D, 3RD REVISED PLAT OF SUNSET ISLANDS, NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, AT PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTE:

PER CLIENT INSTRUCTIONS ALL TREES ARE TO REMAIN.

SURVEYOR'S NOTE:

THIS SURVEY WAS ONLY DIGITALLY SIGNED. NO FIELD UPDATE HAS BEEN COMPLETED. PRIOR DATE OF FIELD WORK WAS 08-03-2023.

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: EAST RIGHT OF WAY OF REGATTA AVENUE = (NORTH)

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

FLOOD ZONE: AE
 MAP & PANEL = 12086C0317
 COMMUNITY NO.: 120651
 SUFFIX: L
 DATE OF FIRM: 09/11/2009
 BASE ELEV. = +8.00 NGVD 1929
 L.F. 6.58 ELEV. = NOTES LOWEST HABITABLE FLOOR ELEVATION.
 ELEVATIONS SHOWN REFER TO N.G.V.D. 1929.
 LOWEST ADJACENT GRADE = 4.00
 B.M.# C-100 ELEV. = 11.05 (MIAMI-DADE COUNTY)
 GARAGE ELEV. = N/A
 E.R.P. = 4.02

PROPERTY OF: MICHAEL ALLENBERG AND ALEXANDRA NEFF ALLENBERG
 2121 REGATTA AVENUE,
 MIAMI BEACH, FLORIDA 33140
CERTIFIED TO:
 MICHAEL ALLENBERG AND
 ALEXANDRA NEFF ALLENBERG



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
 269146-C
 269146-B
 FIELD DATE: 08/03/2023 SCALE: 1" = 20' DRAWN BY: J.L.J. DWG. No.: 269146