

SKETCH OF BOUNDARY & TOPOGRAPHIC SURVEY

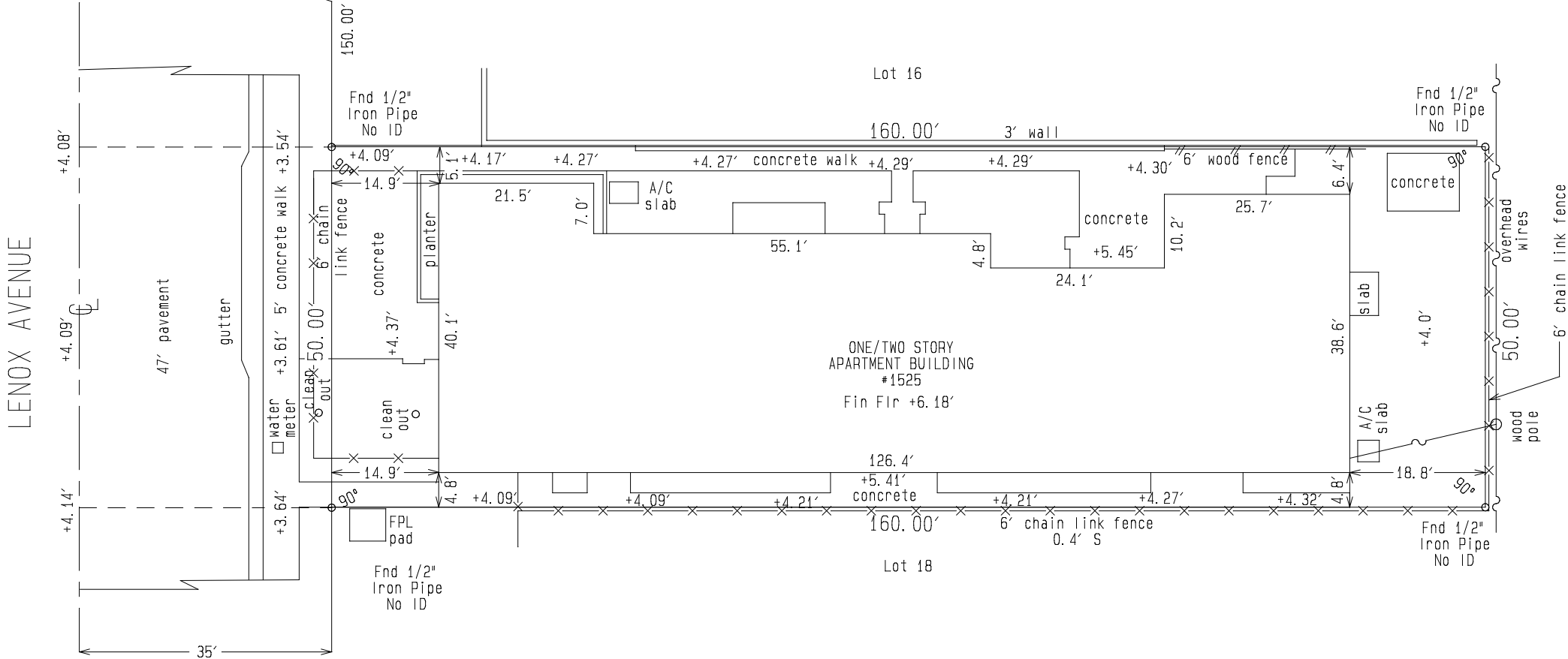
LEGAL DESCRIPTION:

Lot 17, Block 64, LINCOLN SUBDIVISION,
according to the plat thereof, as
recorded in Plat Book 9, Page 69 of
the Public Records of Miami-Dade
County, Florida.

Property address:
1525 Lenox Avenue
Miami Beach, FL

Flood Zone: AE
Base flood elev: 8'
Community #120651
Map #12086C 0317L
Date of Map: 9/11/2009

Benchmark:
Miami-Dade Benchmark #D-166;
PK nail and brass washer in concrete
sidewalk at NE corner of Belle Isle
East bridge, 20' North of centerline
of Venetian Causeway;
elevation = +7.27' NGVD



16th Street
11
12
13
14
15
16
17
18
19
20
15th Street



- LEGEND:
- Δ = CENTRAL ANGLE (DELTA)
 - A = ARC LENGTH
 - A/C = AIR CONDITIONER
 - BCR = BROWARD COUNTY RECORDS
 - BM = BENCHMARK
 - CL = CENTERLINE
 - (C) = CALCULATED
 - (D) = DEED
 - FND = FOUND
 - FPL = FLORIDA POWER & LIGHT
 - H = HANDICAP PARKING SPACE
 - O/S = OFFSET
 - (P) = PLAT
 - PB = PLAT BOOK
 - P.C. = POINT OF CURVATURE
 - PG = PAGE
 - PGB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - R = RADIUS
 - R/W = RIGHT-OF-WAY
 - SF = SQUARE FEET

- NOTES:
- THIS SURVEY REFLECTS ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THE ABOVE RECORDED PLAT. THE SUBJECT PROPERTY HAS NOT BEEN ABSTRACTED BY THE UNDERSIGNED FOR OTHER EASEMENTS OR RIGHT-OF-WAY.
 - ANGLES SHOWN HEREON ARE BASED ON ASSUMED MERIDIAN.
 - ELEVATION SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
 - SUBSURFACE FEATURES NOT LOCATED.
 - OWNERSHIP OF FENCES/WALLS NOT DETERMINED.

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Mikki H. Ulrich

Digitally signed by Mikki H. Ulrich

Date: 2024.02.12 15:49:19 -05'00'

MIKKI H. ULRICH
PROFESSIONAL SURVEYOR MAPPER #5853
STATE OF FLORIDA

2306019	Topographic survey	6/21/2023
2402009	Update Survey	2/9/2024

REVISIONS	DATE	FOR: ADAR INV.	DATE: 3/14/2023	NO. 2303012	F.B. 145-23
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DENI LAND SURVEYORS, INC.

1991 N.W. 35th AVENUE, COCONUT CREEK, FL 33066 (954)973-7966 fax (954)979-0343

LAND SURVEYS ◦ SUBDIVISIONS ◦ CONSTRUCTION SURVEYS

FILENAME: LS17-64

SCALE: 1" = 20'

Not valid without the signature
and the original raised seal of
a Florida licensed surveyor and
mapper.

LB #7281