



LOCATION MAP  
1:300

**LEGAL DESCRIPTION:**

Lot 1, Block 17--A of "ISLAND VIEW SUBDIVISION", according to the plat thereof, as recorded in Plat Book 6, at Page 115, of the public Records of Miami-Dade County, Florida, less beginning at the northwesterly corner of Lot 1, thence south along the westerly line of Lot 1 for 169.41 feet to a point where the westerly line of Lot 1 intersects the northerly line of Dade Boulevard, thence northeasterly along the northerly line of Dade Boulevard for 65.7 feet to a point, thence northwesterly along a line deflecting 90 degrees to the left for 65.95 feet to a point, thence northerly along a line deflecting to the right 29 degrees 22'37" for 79.65 feet to a point being on the southerly line of 18th Street for 24.9 feet to the point of beginning, together with all the appurtenances thereunto belonging in anywise appertaining. (Special Warranty Deed, dated October 15th, 1993, recorded in Official Records Book 16367, Page 4229, Miami--Dade County Records).  
Containing 10,368 Square Feet, 0.24 Acres, more or lees, by calculations  
Property Address: 1790 Alton Road Miami Beach, Florida, 33139. Folio No: 02-3233-012-0700

**SURVEYOR'S NOTES:**

- 1) The above captioned property was surveyed and described based on the above Legal Description: Provided by Client.
- 2) The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat and the same, if any may not be shown on this section.
- 3) Bearings shown hereon are based on an assumed Meridian and referenced on the CENTERLINE OF DADE BLVD, BEARING N58°45'40"E.
- 4) Ownership subject to Opinion of Title.
- 5) Underground utilities are not depicted hereon.
- 6) Underground portions of Footings, Foundations or other improvements were not located.
- 7) Zoning and Setbacks are not verified by this survey.
- 8) Fence ownership not determined by this survey.
- 9) Flood Elevation Information:  
Community: 120651 Miami-Dade County FIRM Panel: 12086C0317L Flood Zone: AE  
Date of FIRM: 09/11/2009 Suffix: L Base Flood Elevation: 8
- 10) Elevation shown hereon are relative to the NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.29) based on a Benchmark supplied by the Engineering Department of Miami-Dade County, Florida.  
Benchmark used: Y310 Miami-Dade County - FL  
Elevation: 6.95 Feet (N.G.V.D.29)
- 11) The minimum relative distance accuracy for this type of Survey is 1 foot in 7,500 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 measured to an estimated horizontal positional accuracy of 1/10 foot.
- 12) Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- 13) Roof overhang not located unless otherwise shown.
- 14) Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- 15) Wood Fence on West and Rear side of Property encroaching onto Right-of-Way.

**ENCROACHMENT NOTES:**

There are no above ground encroachments.

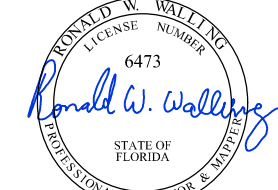
**SURVEYOR'S CERTIFICATION:**

I hereby certify that the BOUNDARY SURVEY hereon was completed under my direction on JANUARY 30, 2024 and that said survey is true and correct to the best of my knowledge and belief. .  
I further certify that this survey meets the STANDARDS OF PRACTICE set forth by the FLORIDA BOARD OF SURVEYORS AND MAPPERS in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code pursuant to Section 472.027 Florida State Statutes.

LAST DATE OF FIELD WORK: 01/26/2024

LAST UPDATE: 04/25/2024

LEVEL TECH SURVEYORS, LLC



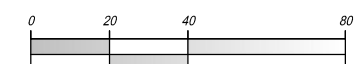
RONALD W. WALLING  
PROFESSIONAL SURVEYOR AND MAPPER No. 6473  
STATE OF FLORIDA

**ABBREVIATIONS AND LEGEND**

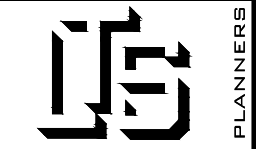
BLDG. = BUILDING	P.E. = PLAT BOOK	NO ID. = NO IDENTIFICATION NUMBER	F.P.L. TRANSFORMER	TREE	FLOOD ZONE
(D)A = DEED	CONC. = PAGE	N.T.S.A. = NOT TO SCALE	CATCH BASIN	+7.20 SPOT ELEVATION	- - - EASEMENT
CONC. = CONCRETE	PL. = PROPERTY LINE	WALK SIGNAL	BOLLARD	€ CENTER LINE	— BUILDING LINE
F.E. = FLOOR ELEVATION	(M) = RECORD	CONCRETE UTILITY POST	FIRE HYDRANT	ℓ PROPERTY LINE	— OVERHANG UTILITY
F.I.P. = FOUND IRON PIPE	R. = RADIUS	SIGNAL POLE	WATER METER	⊕ DRAIN	(D) DEED
F.N. = FOUND NAIL	R/W = RIGHT OF WAY	LIGHT FLOOD	BACK FLOW PREVENTOR	— CENTER LINE	— WOOD FENCE
F.N.D. = FOUND NAIL & DISK	RES. = RESIDENCE	LIGHT POLE	SIGN	— RIGHT OF WAY	— IRON FENCE
(M) = MEASURED	SEC. = SECTION	ELECTRIC BOX	PALM	— PROPERTY LINE	(C) CALCULATED

**CERTIFIED TO:**

RONALD J FINVARB



1 INCH = 40 FEET



**LEVEL-TECH SURVEYORS, LLC.**

777 NW 72ND AVENUE,  
SUITE 3002,  
MIAMI FL, 33126.  
TEL:305.261.8483  
LB # 7154

LAND SURVEYORS \* LAND PLANNERS

DRAWINGS ARE THE PROPERTY OF LEVEL-TECH SURVEYORS, LLC. AND MAY NOT BE USED BY CLIENTS ON OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO LEVEL-TECH SURVEYORS, LLC.

NAME AND TYPE OF PROJECT:	BOUNDARY SURVEY		
CLIENT:	RONALD J FINVARB	CLIENT TELEPHONE:	

SCALE:	1" : 40'
DATE:	01-30-2024
DRAWN BY:	A. R.
FIELD BOOK:	24-01--1935
PROJECT NO:	24-01-1935
SHEET:	1
	OF 1 SHEETS