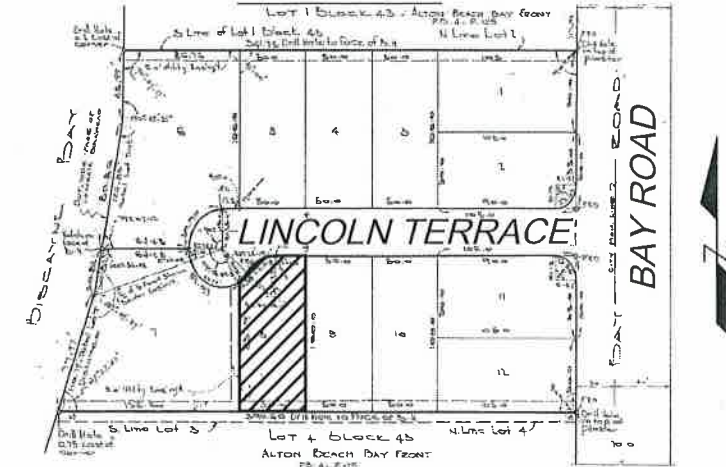


LINCOLN TERRACE

LOCATION SKETCH

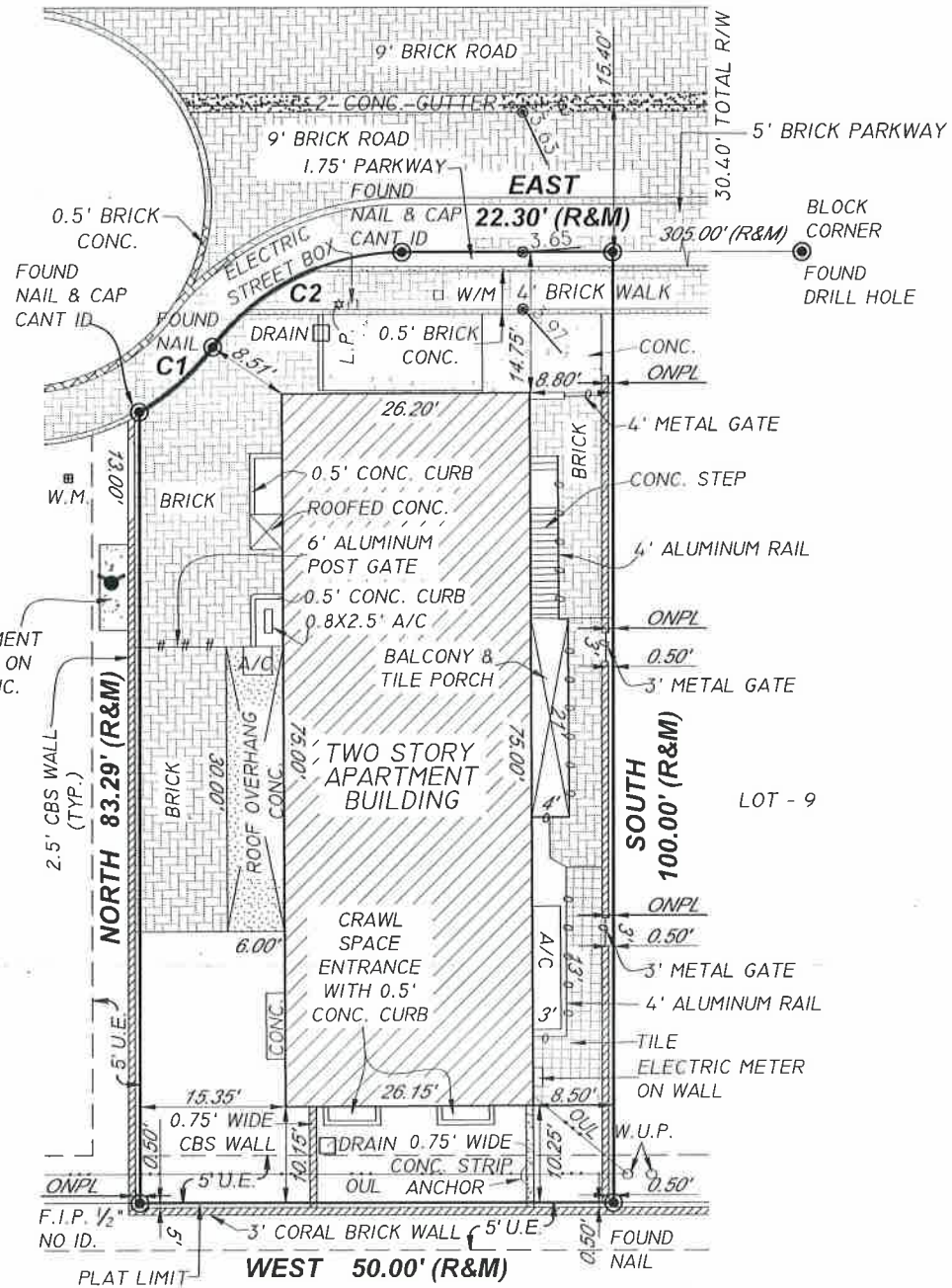
NOT TO SCALE



C1
 R=25.40'
 L=10.38'
 D=23°24'52"
 T=5.26'
 CH=10.31'
 CHB=N48°48'43"E

C2
 R=25.00'
 L=23.08'
 D=52°54'08"
 T=12.44'
 CH=22.27'
 CHB=S63°33'08"W

TRACT "A"
 VILLAGIO BAY II
 PLAT BOOK 166
 PAGE 56



BAY LINCOLN SUBDIVISION PLAT BOOK 58 PAGE 86

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 RISK 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		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	L.B. LICENSED BUSINESS	R. RADIUS	
CT. COURT	L.S. 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	

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 ARNOLDOSSON
MAP & PANEL= 12086C0317	1470 LINCOLN TERRACE,
COMMUNITY No.: 120651	MIAMI BEACH, FLORIDA 33139
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

166210-E
 166210-D
 166210-C

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