

- LEGEND:**
- CKD CHECKED BY
  - CONC CONCRETE
  - DWN DRAWN BY
  - FB/PG FIELD BOOK AND PAGE
  - SIR SET 5/8" IRON ROD & CAP #6448
  - SNC SET NAIL & CAP #6448
  - FIR FOUND IRON ROD
  - FIP FOUND IRON PIPE
  - FNC FOUND NAIL & CAP
  - FND FOUND NAIL & DISK
  - P.B. PLAT BOOK
  - M/D.C.R. MIAMI/DADE COUNTY RECORDS
  - FPL FLORIDA POWER & LIGHT
  - X- CHAIN LINK FENCE
  - E- OVERHEAD UTILITY LINES
  - WM WATER METER
  - WV WATER VALVE
  - EB ELECTRIC BOX
  - WPP WOOD POWER POLE
  - MLP METAL LIGHT POLE
  - CLP CONCRETE LIGHT POLE
  - 0.00 ELEVATIONS
  - R RADIUS
  - Δ DELTA ANGLE
  - A ARC DISTANCE
  - TSP TRAFFIC SIGNAL POLE
  - TB TRAFFIC BOX
  - PIV POST INDICATOR VALVE
  - CO CLEAN OUT
  - SIGN

LOT CALCULATIONS		
PROPERTY	ADDRESS	SF
1	7701 TATUM WATERWAY DRIVE	8,747
2	7737 TATUM WATERWAY DRIVE	6,250
3	741 77TH STREET	9,287
4	727 77TH STREET	28,786
5	7710 DICKENS AVENUE	5,498
6	7720 DICKENS AVENUE	5,498
TOTAL AREA		64,066

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120651
PANEL NUMBER	0307L
ZONE	AE
BASE FLOOD ELEVATION	8
EFFECTIVE DATE	09/11/09

UG ELECTRIC  
UG DRAINAGE  
UG WATER  
UG SANITARY SEWER  
UG COMMUNICATION  
UG GAS

**DRAINAGE STRUCTURE NOTE:**  
ON SITE STRUCTURES ARE FULL OF DEBRIS.  
THE INVERTS WILL BE PROVIDED BY THE SITE CONTRACTOR ONCE CLEARED

# SKETCH OF SURVEY

727 77TH STREET  
MIAMI BEACH, FLORIDA 33141

**LAND DESCRIPTION:**

LOTS 7, 8, 10, 11, 12 AND 13, BLOCK 6, "TATUM WATERWAY SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 2, OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA;

**TOGETHER WITH:**

LOTS 5 AND 6, BLOCK 28, LESS THE EAST 2.5 FEET THEREOF, "ALTOS DEL MAR NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 41, OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

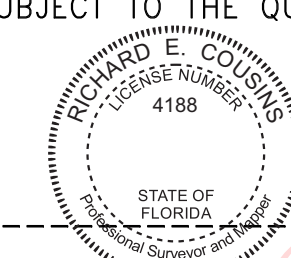
**TOGETHER WITH:**

LOT 4, BLOCK 28, LESS THE EAST 2.5 FEET THEREOF, "ALTOS DEL MAR NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 41, OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

**NOTES:**

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
7. BENCHMARK DESCRIPTION : MIAMI/DADE COUNTY BENCHMARK #D-180 ELEVATION = 3.51' (NGVD29)

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREOF DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN NOVEMBER, 2025. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREOF.



Digitally signed by  
**Richard E Cousins**  
Date: 2025.12.07

FOR THE FIRM, BY: \_\_\_\_\_ 11:48:47 -05'00"

RICHARD E. COUSINS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 11/21/25

**COUSINS SURVEYORS & ASSOCIATES, INC.**

3921 SW 47TH AVENUE, SUITE 1011  
DAVE, FLORIDA 33314  
CERTIFICATE OF AUTHORIZATION : LB # 6448  
PHONE (954) 689-7766 EMAIL: OFFICE@CSASURVEY.NET

**CLIENT :**

LEHRMAN COMMUNITY DAY  
SCHOOL INC.

**REVISIONS**

BOUNDARY AND IMPROVEMENTS SURVEY	DATE	FB/PG	DWN	CKD
ADDED ELEVATIONS ON SITE AND ADDED LOT 4, BLOCK 28	10/27/19	SKETCH	JD	REC
COMMENTS ADDRESSED	12/16/19	SKETCH	JD	REC
ADDED TREES	03/10/20	SKETCH	JD	REC
ADDED AREA TABLE	04/14/20	SKETCH	JD	REC
ADDITIONAL ELEVATIONS ADDED ON THE 3 STORY BUILDING	05/27/20	----	AM	REC
	05/27/20	----	JD	REC

**REVISIONS**

ADDED UNDERGROUND UTILITIES AS PAINTED ON THE GROUND	DATE	FB/PG	DWN	CKD
ADDED UTILITIES NORTH OF EAST BUILDING	06/04/21	SKETCH	JD	REC
UPDATE SURVEY	06/09/22	SKETCH	JD	REC
MINOR REVISIONS AND ADDITIONAL INFORMATION ADDED	12/10/22	SKETCH	JD	REC
UPDATE SURVEY WITH ADDITIONAL INFORMATION ADDED	12/21/22	SKETCH	JD	REC
ADDED ENGINEER COMMENTS	12/17/23	SKETCH	JD	REC
	01/09/24	SKETCH	JD	REC

**REVISIONS**

ADDED SSMH AT 78TH STREET & VERIFIED INVERT OF CURB INLET	DATE	FB/PG	DWN	CKD
UPDATE/FOUNDATION SURVEY	02/05/24	SKETCH	JD	REC
	11/21/25	SKETCH	AM	REC

PROJECT NUMBER: 9080-19

SCALE : 1" = 20'

SHEET  
1  
OF  
1  
SHEET