

**LOCATION SKETCH**

NOT TO SCALE



**LEGAL DESCRIPTION:**

LOT 15, BLOCK 4, "ORCHARD SUBDIVISION NO. 4", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY OF: THE BALOGH COMPANY INC.

415 WEST 41st STREET,  
MIAMI BEACH, FLORIDA 33140

FLOOD ZONE: AE

MAP & PANEL= 12086C0309

COMMUNITY No.: 120651

SUFFIX: L

DATE OF FIRM: 09-11-2009

BASE ELEV.= +7.00 NGVD 1929

L.F. ELEV. = 4.13 NOTES LOWEST HABITABLE FLOOR ELEVATION.

ELEVATIONS SHOWN REFER TO N.G.V.D. 1929.

LOWEST ADJACENT GRADE = 4.10

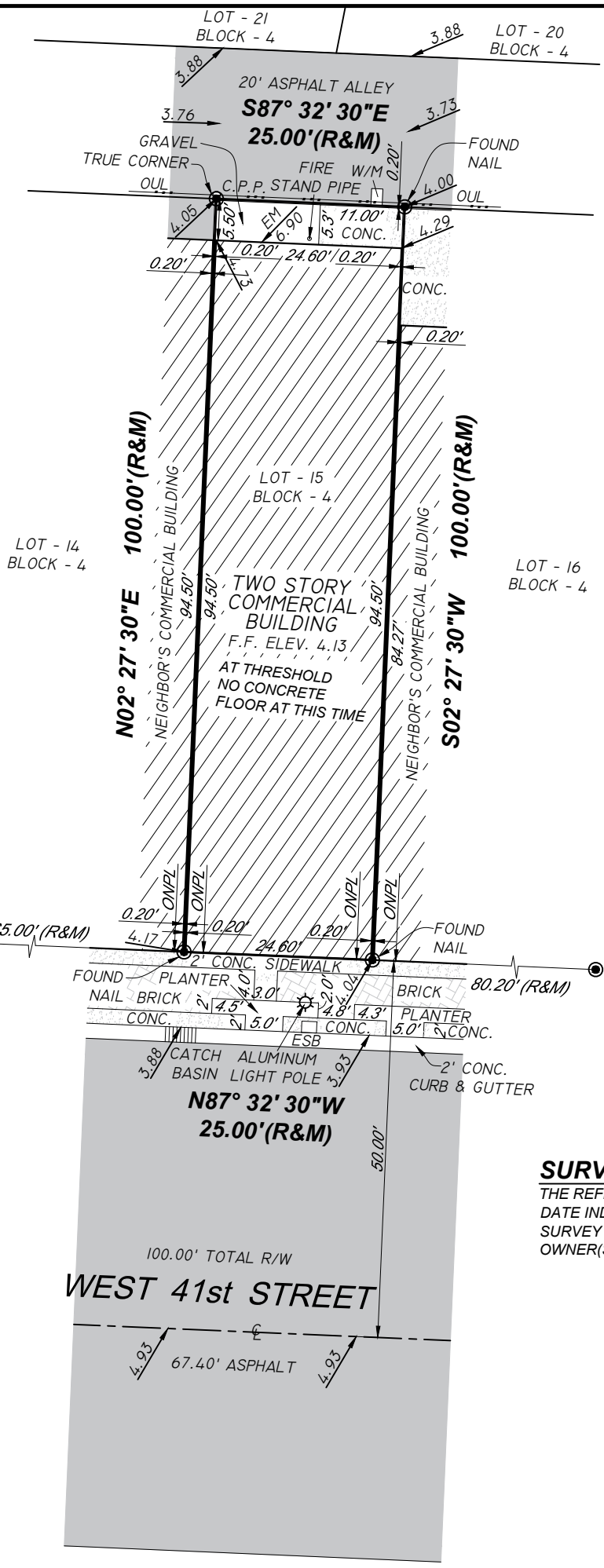
B.M. #CMB 41 01R ELEV. = 6.65 = 8.19 N.G.V.D. 1929 (CITY OF MIAMI BEACH)

GARAGE ELEV.= N/A

E.R.P.= 4.48

**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 MERIDIAN AT: NORTH RIGHT OF WAY OF WEST 41st STREET = (N87°32'30"W)



Francisco Fajardo  
Digitally signed by Francisco Fajardo  
DN: c=US, o=Lannes and Garcia Inc., dnQualifier=A01410 D00000198F626D0A E000210E2, cn=Francisco Fajardo  
Date: 2025.12.04 09:20:07 -05'00'

E.M. = ELECTRIC METER

**LEGEND**

|        |                           |        |                                  |        |                                  |        |                   |
|--------|---------------------------|--------|----------------------------------|--------|----------------------------------|--------|-------------------|
| 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                           |        |                   |
| ©      | 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                         |        |                   |
| G.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:**

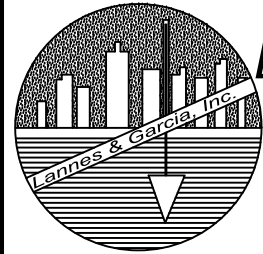
THE REFLECTED SURVEY WAS PERFORMED ON THE FIELD DATE INDICATED TO THE OWNER(S) SHOWN. THE SUBJECT SURVEY CANNOT BE TRANSFERRED TO SUBSEQUENT OWNER(S) AND/OR ADDITIONAL INSTITUTIONS.



**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.**

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