SKETCH OF SURVEY SCALE: 1" = 20'

FLORIDA BUILDING & LAND SURVEYING CORP.

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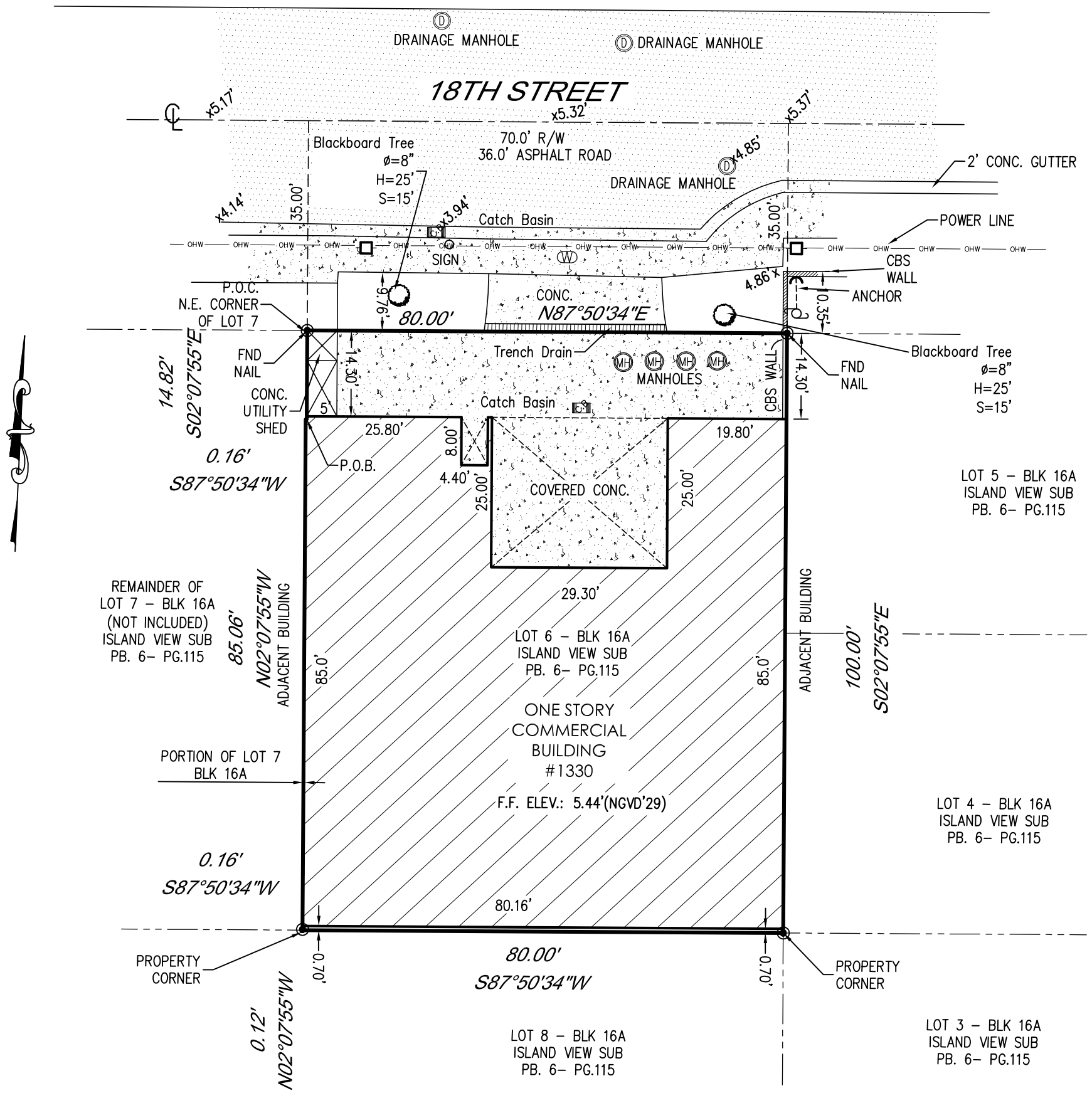
PROUDLY SERVING FLORIDA COAST TO COAST

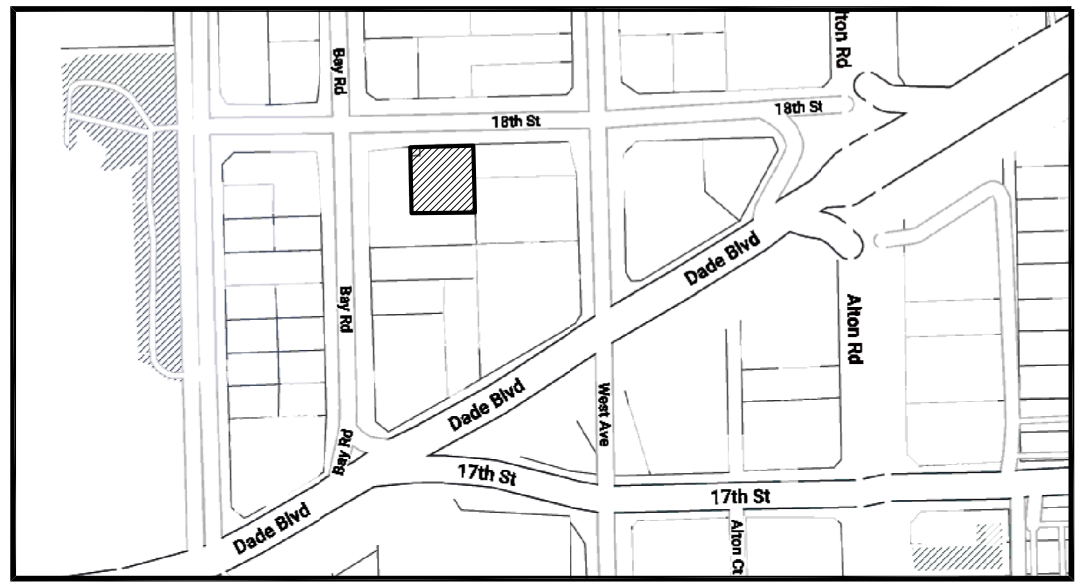
12555 BISCAYNE BOULEVARD # 934,
NORTH MIAMI, FLORIDA 33181

0 10 20 40

1 inch = 20 ft.



LOT 5 – BLK 16A
ISLAND VIEW SUB
PB. 6– PG.115



LOCATION SKETCH
SCALE 1"= NOT TO SCALE

LEGAL DESCRIPTION:

Lot 6, Block 16A, of Island View Subdivision, according the Plat thereof, as recorded in Plat Book 6, Page 115, of the Public Records of Miami–Dade County, Florida; and that portion of Lot 7, Block 16A, of Island View Subdivision, according to the plat thereof, as recorded in Plat Book 6, Page 115, of the Public Records of Dade County, Florida, described as follows:
Commence at the Northeast corner of said Lot 7, thence run Southerly along the East boundary of Lot 7, a distance of 14.82 feet to the Point of Beginning of the Parcel of land hereinafter described, thence continue Southerly along the East boundary of said Lot 7, a distance of 85.06 feet to a point; said point being 0.12 feet North of the Southeast corner of said Lot 7, thence run Westerly 0.16 feet to a point, thence run Northerly 85.06 feet to a point, said point being 0.12 feet West of the East boundary line of said Lot 7, thence run Easterly a distance of 0.12 feet to the point of beginning.

ADDRESS:

1330 18 STREET MIAMI BEACH, FLORIDA 33139

FLOOD INFO:

COMMUNITY: MIAMI–DADE COUNTY

CITY OF MIAMI BEACH : 120651

Map & Panel #: 12086 C 0317

Suffix: L Date: 9/11/2009

Flood Zone: AE Elevation: 8'(NGVD'29)

CERTIFIED TO:

LUEY LLC.

This Survey has been prepared for the exclusive use of the entities named herein and the Certification does not extend to any unnamed party.

LEGEND:

R. = Record
M. = Measured
C. = Calculated
C/P = Concrete Porch
F.I.P.= Found Iron Pipe
I.R.F.= Iron Rod Found
℄ = Centerline
ø = Diameter
H = Height
S = Spread
Swk = Sidewalk
Conc = Concrete
CBS = Concrete Block Structure
x10.91 = Existing Elevation
FH = Fire Hydrant
W/R= Wood Roof
PWY = Parkway
FND N/D=Found Nail&Disk
C/B = Catch Basin

P.O.C.= Point of Commencing
P.O.B.= Point of Beginning
C.B.W.= Concrete Block Wall
PVMT= Pavement
R/W.= Righ of Way
Wood Fence
Chain Link Fence
A/C= Air Conditioner
U.E.= Utility Easement
B.O.B.= Basis of Bearing
R.O.H.= Roof Overhang
P.C. = Point of Curvature
C&G= Curb & Gutter
OHL= Overhead Wire Line
LB= Licenses Business
RES = Residence
F.F.E.= Finish Floor Elev.
B.C. = Block Corner
ENCR.= Encroachment
A/R = Aluminum Roof
A/S. = Aluminum Shed

SURVEYOR'S NOTES:

1–OWNERSHIP IS SUBJECT TO OPINION OF TITLE
2–NO UNDERGROUND IMPROVEMENTS WERE LOCATED
3–ELEVATIONS ARE REFERRED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (UNLESS ASSUMED).
4–THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN IN THIS SURVEY THAT MAY BE FOUND IN THE COUNTY PUBLIC RECORDS
5–LEGAL DESCRIPTION PROVIDED BY CLIENT
6–UNLESS OTHERWISE NOTED RECORDED AND MEASURED
7–BEFORE ANY CONSTRUCTION THE SET BACKS MUST BE CHECKED
8–ALL FIELD MEASUREMENTS TAKEN FOR THIS SURVEY WERE MADE WITH ELECTRONIC TRANSIT AND/OR STEEL TAPE W/ACCU. 1:7500
9–THIS SURVEY IS FOR USE AS PER REQUEST AND NOT FOR ANY OTHER PURPOSE.
10– THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENTS FOR TITLE INSURANCE
11– DATE OF FIELD WORK 9/22/2023

WPP WOOD POWER POLE
LP LIGHT POLE
FH FIRE HYDRANT
CB CATCH BASIN
WM WATER METER
S.V. SEWER VALVE
CP CONCRETE UTILITY POLE
SAN. SANITARY MANHOLE
S.S. DRAINAGE MANHOLE

NOTE:
THE FLOOD DATA PROVIDED IS FOR INFORMATION PURPOSES ONLY, THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION PROVIDED THE LOCAL F.E.M.A. AGENCY SHOULD BE CONTACTED FOR VERIFICATION.

BASIS OF BEARING:
PLAT ANGLES

CARLOS HERNANDEZ LICENSE No. 5718 STATE OF FLORIDA REGISTERED SURVEYOR AND MAPPER

CARLOS HERNANDEZ
PROFESSIONAL SURVEYOR AND MAPPER
LB 7619 9/22/2023
ELECT FILE CODE #1330 18 STREET MIAMI BEACH
Survey is not valid without the signature and raised/digital seal of the Florida Registered Professional Land Surveyor and Mapper

The boundary survey of the property shown hereon is in accordance with the description furnished by the client. No search of public records has been made by this office for accuracy or omissions. Subject to opinion title and any dedications, limitations, restrictions or easements of record. No underground improvements and/or utilities were located.
I Hereby Certify: That the attached boundary survey of the property described below is to the best of my knowledge and belief accurate as recently surveyed under my direction; also that there are no above ground encroachments other than those shown, and that this survey meets the minimum technical standards of practice set by the Florida Board of Land Surveyors as set forth in Section 472.027 (F.S.) Chapter 5J–17.051 and 5J–17.052 of The Florida Aministrative Code.