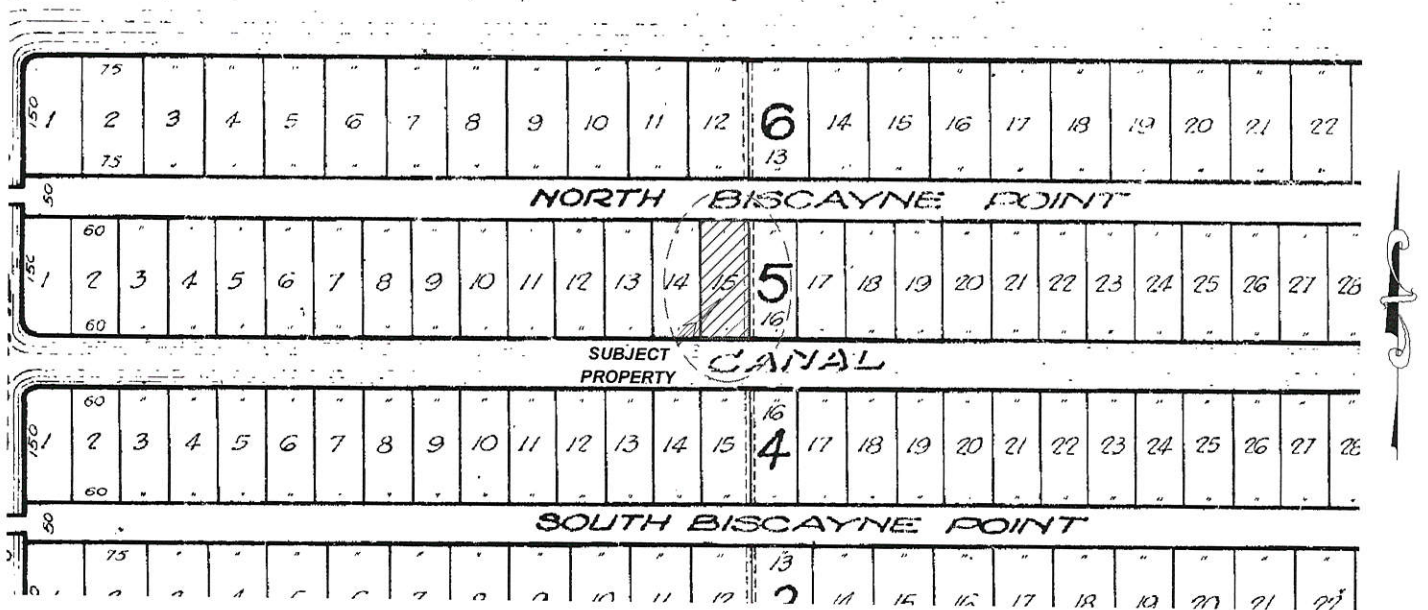


SURVEY OF LOT 15, BLOCK 5, OF BISCAYNE POINT SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 35, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS: 1746 CLEVELAND RD, MIAMI BEACH, FL 33141  
FOR: KEITH F FERGUSON

LOCATION SKETCH

Scale 1" = NT.S.



ABBREVIATION AND MEANING

A = ARC	FNIP. = FEDERAL NATIONAL INSURANCE PROGRAM	RAD. = RADIUS OF RADIAL
A/C = AIR CONDITIONER PAD	IN.&EG. = INGRESS AND EGRESS EASEMENT	RGE. = RANGE
A.E. = ANCHOR EASEMENT	L.F.E. = LOWEST FLOOR ELEVATION	R.P. = RADIUS POINT
A/R = ALUMINIUM ROOF	L.M.E. = LAKE MAINTENANCE EASEMENT	R.O.E. = ROOF OVERHANG EASEMENT
A/S = ALUMINIUM SHED	L.P. = LIGHT POLE	R/W = RIGHT-OF-WAY
ASPH. = ASPHALT	M. = MEASURED DISTANCE	SEC. = SECTION
B.C. = BLOCK CORNER	M/H = MANHOLE	S.I.P. = SET IRON PIPE L.B. #6044
B.C.R. = BROWARD COUNTY RECORDS	N.A.P. = NOT A PART OF	SWK. = SIDEWALK
B.M. = BENCH MARK	NGVD = NATIONAL GEODETIC VERTICAL DATUM	T = TANGENT
B.O.B. = BASIS OF BEARINGS	N.T.S. = NOT TO SCALE	TWP = TOWNSHIP
C = CALCULATED	O.H.L. = OVERHEAD UTILITY LINES	U.E. = UTILITY EASEMENT
C.B. = CATCH BASIN	O.R.B. = OFFICIAL RECORD BOOK	U.P. = UTILITY POLE
C.B.W. = CONCRETE BLOCK WALL	O/S = OFFSET	W.M. = WATER METER
CH = CHORD	OVH. = OVERHANG	W.R. = WOOD ROOF
CH.B. = CHORD BEARING	P.B. = PLAT BOOK	W.S. = WOOD SHED
CL = CLEAR	P.C. = POINT OF CURVE	
C.L.F. = CHAIN LINK FENCE	P.C.C. = POINT OF COMPOUND CURVE	
C.M.E. = CANAL MAINTENANCE EASEMENTS	PL. = PLANTER	
CONC. = CONCRETE	P.L.S. = PROFESSIONAL LAND SURVEYOR	
C.P. = CONCRETE PORCH	P.O.B. = POINT OF BEGINNING	
C.S. = CONCRETE SLAB	P.O.C. = POINT OF COMMENCEMENT	
D.E. = DRAINAGE EASEMENT	P.P. = POWER POLE	
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS	P.P.S. = POOL PUMP SLAB	
DRIVE = DRIVEWAY	P.R.C. = POINT OF REVERSE CURVE	
ENCR. = ENCROACHMENT	PRM = PERMANENT REFERENCE MONUMENT	
E.T.P. = ELECTRIC TRANSFORMER PAD	PT. = POINT OF TANGENCY	
F.F.E. = FINISHED FLOOR ELEVATION	PVMT. = PAVEMENT	
F.H. = FIRE HYDRANT	PWY = PARKWAY	
F.I.P. = FOUND IRON PIPE	R. = RECORD DISTANCE	
F.I.R. = FOUND IRON ROD		
F.N. = FOUND NAIL		
F.N.D. = FOUND NAIL & DISK		

LEGEND TYPICAL

—OH—	OVERHEAD UTILITY LINES
	C.B.S. = WALL (CBW)
—X—X—	C.L.F. = CHAIN LINK FENCE
—O—O—	I.F. = IRON FENCE
—W—W—	W.F. = WOOD FENCE
x 0.00	= EXISTING ELEVATIONS

SURVEYOR'S NOTES

- 1) IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
  - 2) THIS IS A SPECIFIC PURPOSE SURVEY.
  - 3) THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
  - 4) IF SHOWN, ELEVATIONS ARE REFERRED TO MIAMI-DADE COUNTY.
- ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEOGRAPHIC VERTICAL DATUM OF 1929 MIAMI DADE COUNTY BENCH MARK NO. O-180 LOCATOR NO. 3220 SE ELEVATION 3.51 FEET OF N.G.V.D. OF 1929

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: GEORGE IBARRA (DATE OF FIELD WORK)

10-19-18.

PROFESSIONAL LAND SURVEYOR NO. 2534  
STATE OF FLORIDA (VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

REVISED ON:

REVISED ON:

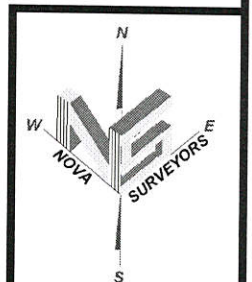
LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY ("SURVEY"):

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD, AND LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND / OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND / OR NOT TO SCALE.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE SHOWN.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS, AND THEY WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTED. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED.
- HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION BELOW. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION. THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE: AE COMMUNITY/PANEL/SUFFIX: 120651 0307 L DATE OF FIRM: 09/11/2009
- BASE FLOOD ELEVATION: 8FT.

CERTIFIED TO: KEITH F FERGUSON

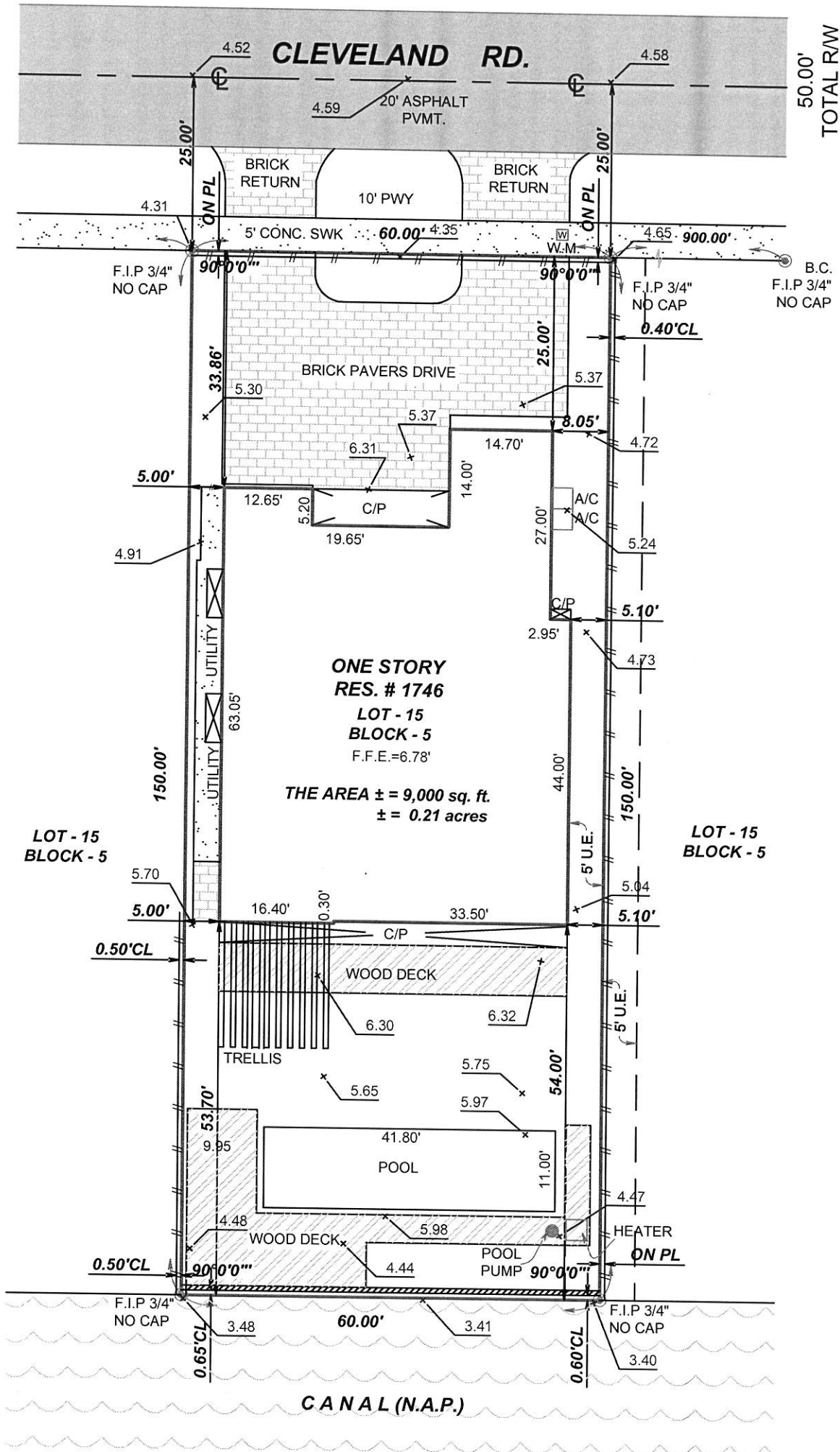


SURVEYOR'S SEAL



BOUNDARY SURVEY

SCALE = 1" = 20'



SURVEYOR'S NOTE:

- There may be Easements recorded in the Public Records not shown on this Survey.