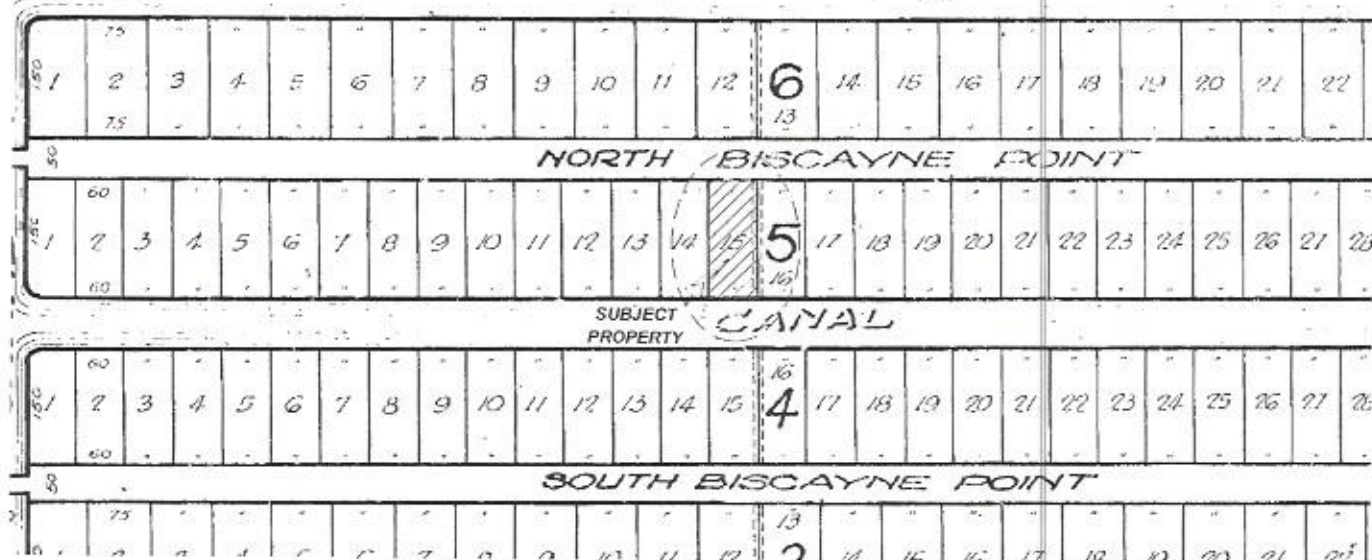


SURVEY OF LOT 15, BLOCK 5, OF BISCAYNE POINT SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 35, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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

LOCATION SKETCH

Scale 1" = NT.S.



ABBREVIATION AND MEANING

A = ARC
A/C = AIR CONDITIONER PAD
A.E. = ANCHOR EASEMENT
A/R = ALUMINUM ROOF
A/S = ALUMINUM SHED
ASPH = ASPHALT
B.C. = BLOCK CORNER
B.C.R. = BROWARD COUNTY RECORDS
B.M. = BENCH MARK
B.O.B. = BASIS OF BEARINGS
C = CALCULATED
C.B. = CATCH BASIN
C.B.W. = CONCRETE BLOCK WALL
CH = CHORD
CH.B. = CHORD BEARING
CL = CLEAR
C.L.F. = CHAIN LINK FENCE
C.M.E. = CANAL MAINTENANCE EASEMENTS
CONC. = CONCRETE
C.P. = CONCRETE PORCH
C.S. = CONCRETE SLAB
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS
DRIVE = DRIVEWAY
ENCR. = ENCROACHMENT
E.T.P. = ELECTRIC TRANSFORMER PAD
F.F.E. = FINISHED FLOOR ELEVATION
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
F.N. = FOUND NAIL
F.N.D. = FOUND NAIL & DISK

FNIP = FEDERAL NATIONAL INSURANCE PROGRAM
IN.SEG. = INGRESS AND EGRESS EASEMENT
L.F.E. = LOWEST FLOOR ELEVATION
L.M.E. = LAKE MAINTENANCE EASEMENT
L.P. = LIGHT POLE
M. = MEASURED DISTANCE
MH = MANHOLE
N.A.P. = NOT A PART OF
NGVD = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
O.H.L. = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORD BOOK
O/S = OFFSET
OVH = OVERHANG
P.B. = PLAT BOOK
P.C. = POINT OF CURVE
P.C.C. = POINT OF COMPOUND CURVE
PL = PLANTER
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.P. = POWER POLE
P.P.S. = POOL PUMP SLAB
P.R.C. = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
P.V.M.T. = PAVEMENT
P.W.Y. = PARKWAY
R = RECORD DISTANCE

RAD. = RADIUS OF RADIAL
RGE = RANGE
R.P. = RADIUS POINT
R.O.E. = ROOF OVERHANG EASEMENT
R/W = RIGHT-OF-WAY
SEC = SECTION
S.I.P. = SET IRON PIPE L.B. #5044
SWK = SIDEWALK
T = TANGENT
TWP = TOWNSHIP
U.E. = UTILITY EASEMENT
U.P. = UTILITY POLE
W.M. = WATER METER
W.R. = WOOD ROOF
W.S. = WOOD SHED
= ANGLE
= CENTRAL ANGLE
= CENTER LINE
= MONUMENT LINE

LEGEND TYPICAL

—OH— OVERHEAD UTILITY LINES
C.B.S. = WALL (CBW)
C.L.F. = CHAIN LINK FENCE
IF = IRON FENCE
W.F. = WOOD FENCE
= 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. 0-180 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) 01-09-19

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 LOT 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



1355 NW 97 AV SUITE 200
MIAMI, FLORIDA 33172
TELEPHONE: (305) 264-2660
FAX: (305) 264-0229

DRAWN BY: LG.

Nova Surveyors Inc.
LAND SURVEYORS

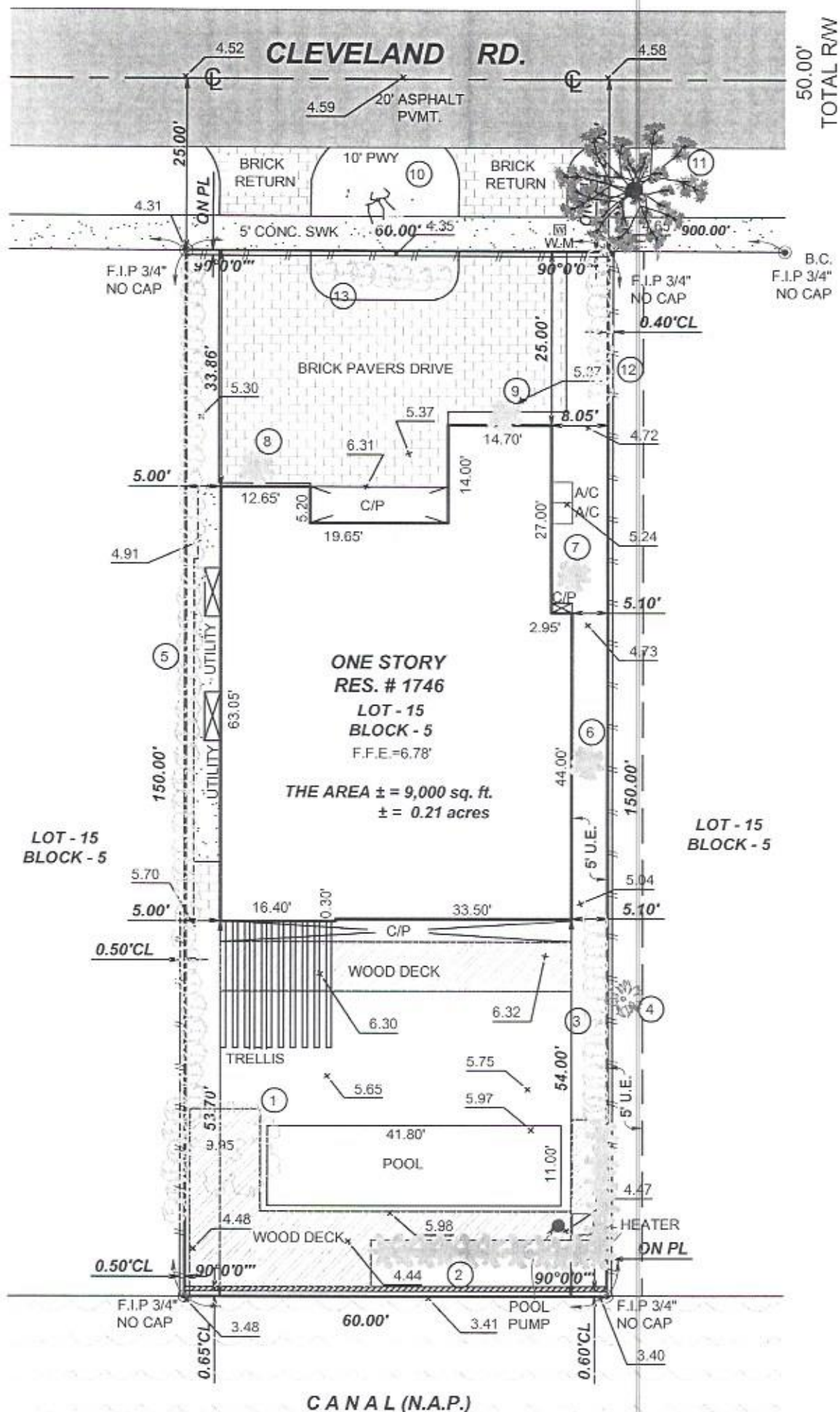
SURVEY No. 17-0000929-3

SHEET No. 3 OF 3

TREE TABLE

TREE TABLE				
No.	TREE NAME	DIAMETER (')	HEIGHT (')	SPREAD (')
1	ROYAL POINCIANA	1.50	30.00	15.00
2	ARECA	0.40	12.00	5.00
3	CAR MOUSE	0.30	9.00	-
4	FICUS	5.00	15.00	-
5	EAR MOUSE	0.30	9.00	-
6	ALEXANDER PALM	0.50	12.00	5.00
7	ALEXANDER PALM	0.50	12.00	5.00
8	ALEXANDER PALM	0.50	10.00	5.00
9	ALEXANDER PALM	0.50	10.00	5.00
10	OAK	1.50	12.00	5.00
11	MAHOGANY	2.00	30.00	20.00
12	EAR MOUSE	0.30	7.00	-
13	EAR MOUSE	0.30	7.00	-

SCALE = 1" = 20'



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