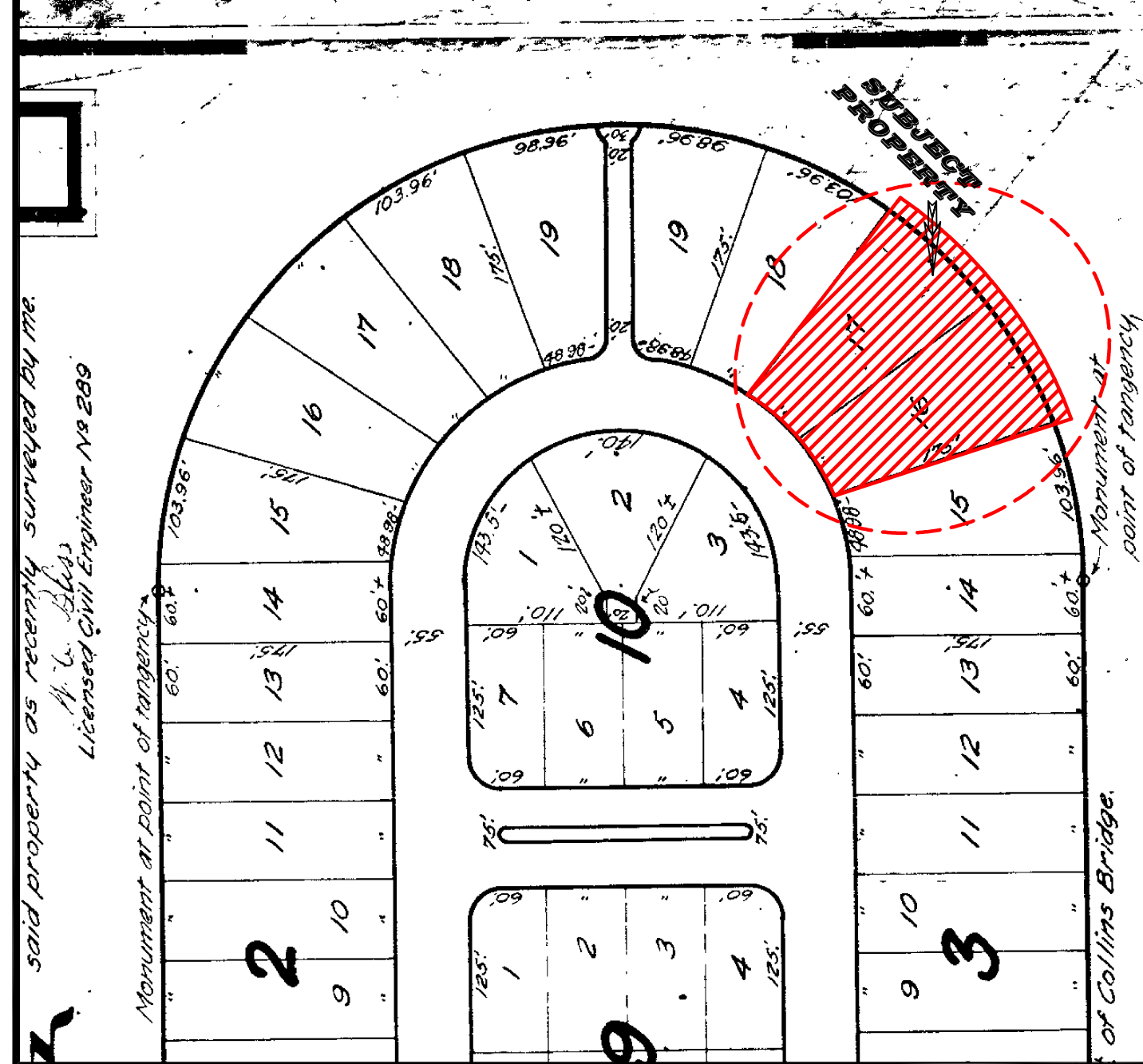
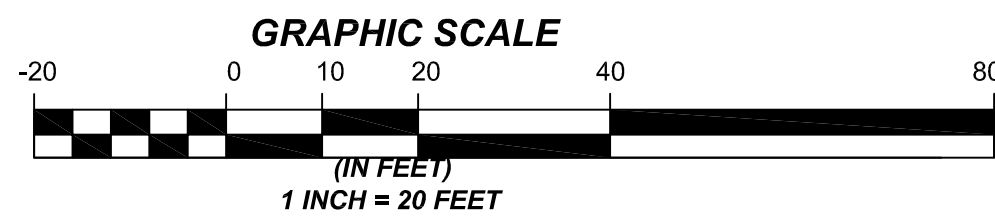


BOUNDARY SURVEY



LOCATION SKETCH SCALE=N.T.S.

LEGAL DESCRIPTION:

SURVEY OF LOTS 16 & 17 & 8 FOOT STRIP ADJACENT ON BAY, BLOCK 3, OF RIVO ALTO AMENDED
ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 7, PAGE 74, OF THE
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

425-435 E RIVO ALTO DR
MIAMI BEACH, FL 33139

CERTIFICATIONS:

JEFFREY P KRASNOFF & W TERRI L

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). NORTH ARROW BASED ON PLAT
- 3). ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929. DADE COUNTY. BENCH MARK # D-169 LOCATOR : No. 3245 SE ELEVATION 7.88 FEET OF N.G.V.D. OF (1929).
- 4). THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.

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: _____ 09/24/2019
GEORGE IBARRA (DATE OF FIELD WORK)
 PROFESSIONAL LAND SURVEYOR NO. :2534
 STATE OF FLORIDA
 FIRM L.B. # 6044

(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

REVISED ON: 10-17-2019

REVISÉD ON:

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):

* EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY AND INTERESTS OF THE APPLICANT, SUCH AS EASEMENTS OR ENCUMBRANCES.

* LEGAL DESCRIPTION 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 FROM SHOWN DATA AND RECORDS.

* EASEMENTS AS SHOWN ARE PER PLAT BOOK UNLESS OTHERWISE NOTED.

* "ENCUMBRANCE" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.

* ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLAT WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS, UNLESS OTHERWISE SPECIFIED.

* FENCE OWNERSHIP NOT DETERMINED.

* THIS CERTIFICATE HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON; THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

* THE RIPP FLIP MAPS HAVE BEEN DESIGNATED THE HEREN DESCRIBED LAND TO BE SITUATED IN ZONE : AE

* SHOW PLAN REFERENCE SURVEY: 1206/08/03/171 Date of FIRMS:09/11/2009

* BASE FLOOD ELEVATION: 10 FEET.

ABBREVIATIONS AND MEANINGS








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.D.D. = BUILDING.
B.M. = BENCH MARK
B.M.H. = BELSOUTH MANHOLE
B.O.B. = BASIS OF BEARINGS.
C = CALCULATED
C.B. = CATCH BASIN.
C.B.S. = CONCRETE BLOCK STRUCTURE.
CBW = CONCRETE BLOCK WALL.
CH = CHORD
CH.B. = CHORD BEARING.
CL = CLEAR
C.E. = CENTER LINE
C.F.P. = CHAIN LINK FENCE.
C.M.E. = CANAL MAINTENANCE EASEMENTS.

CONC. = CONCRETE.
C. P. = CONC. PORCH.
C. S. = CONCRETE SLAB.
D. E. = DRAINAGE EASEMENT.
D. M. E. = DRAINAGE MAINTENANCE EASEMENT.
DRIVE = DRIVEWAY
D. = DEGREES.
E. = EAST.
E. T. P. = ELECTRIC TRANSFORMER PAD.
ELEV. = ELEVATION.
ENCR. = ENCROACHMENT.
F. H. = FIRE HYDRANT.
F. I. P. = FOUND IRON PIPE.
F. I. R. = FOUND IRON ROD.
F. F. E. = FINISHED FLOOR ELEVATION.
F. N. D. = FOUND NAIL & DISK.
FR = FRAME.
FT = FEET.

PROP. COR. = PROPERTY CORNER
F.P. = FEDERAL NATIONAL INSURANCE
F.N. = FOUND NAIL
H. = HIGH (HEIGHT)
IN. & EG. = INGRESS AND EGRESS EASEMENT.
L.B. = LICENSED BUSINESS
L.P. = LIGHT POLE.
L.F.E. = LOWEST FLOOR ELEVATION.
L.M.E. = LAKE MAINTENANCE EASEMENT.
MINUTES
M. = MEASURED DISTANCE.
MON. = MONUMENT LINE.
M/H = MANGROVE.
M/L = MONUMENT LINE.
N.A.P. = NOT A PART OF.
NGVD = NATIONAL GEODETIC VERTICAL DATUM
N. = NORTH.
N.T.S. = NOT TO SCALE.
#-NO. = NUMBER.
O/S = OFFSET.

O.H. = OVERHEAD
O.H.L. = OVERHEAD UTILITY LINES
O.V.H. = OVERHANG
P.V.M. = PAVEMENT.
PL. = PLANTER.
P/L = PROPERTY LINE.
P.C.C. = POINT OF COMPOUND CURVE
P.C. = POINT OF CURVE.
P.F.T. = POINT OF TANGENCY.
P.O.C. = POINT OF COMMENCEMENT.
P.O.B. = POINT OF BEGINNING.
P.R.C. = POINT OF REVERSE CURVE
P.B. = PLAT BOOK.
PG. = PAGE.
PKY. = PARKWAY.
P.W. = PERMANENT REFERENCE MONUMENT.
P.L.S. = PROFESSIONAL LAND SURVEYOR.
R. = RECORDED DISTANCE.

RR. = RAIL ROAD.
RES = RESIDENCE.
R/W = RIGHT-OF-WAY.
R.P. = RADIUS POINT.
RGE = RANGE.
STY = STORY.
SNK = SIDEWALK.
S.I.P. = SET IRON PIPE L.B. #6044.
S. = SOUTH.
" = SECONDS
T = TANGENT.
TWP = TOWNSHIP.
UTIL. = UTILITY.
U.P. = UTILITY POLE.
W.M. = WATER METER.
W.F. = WOOD FENCE.

W.S. = WOOD SHED.
 W = WEST.
 C.L. = CENTER LINE.
 Δ = CENTRAL ANGLE.
 * = ANGLE.
 = WOOD FENCE.
 = CHAIN LINK FENCE.
 = C.B.S. WALL. (C.B.W.).
 = EXISTING ELEVATIONS
 = PROPOSED ELEVATIONS
 = TRAFFIC FLOW
 = DRAINAGE MH



PHOTOGRAPH 1 - 425 E RIVO ALTO DR.



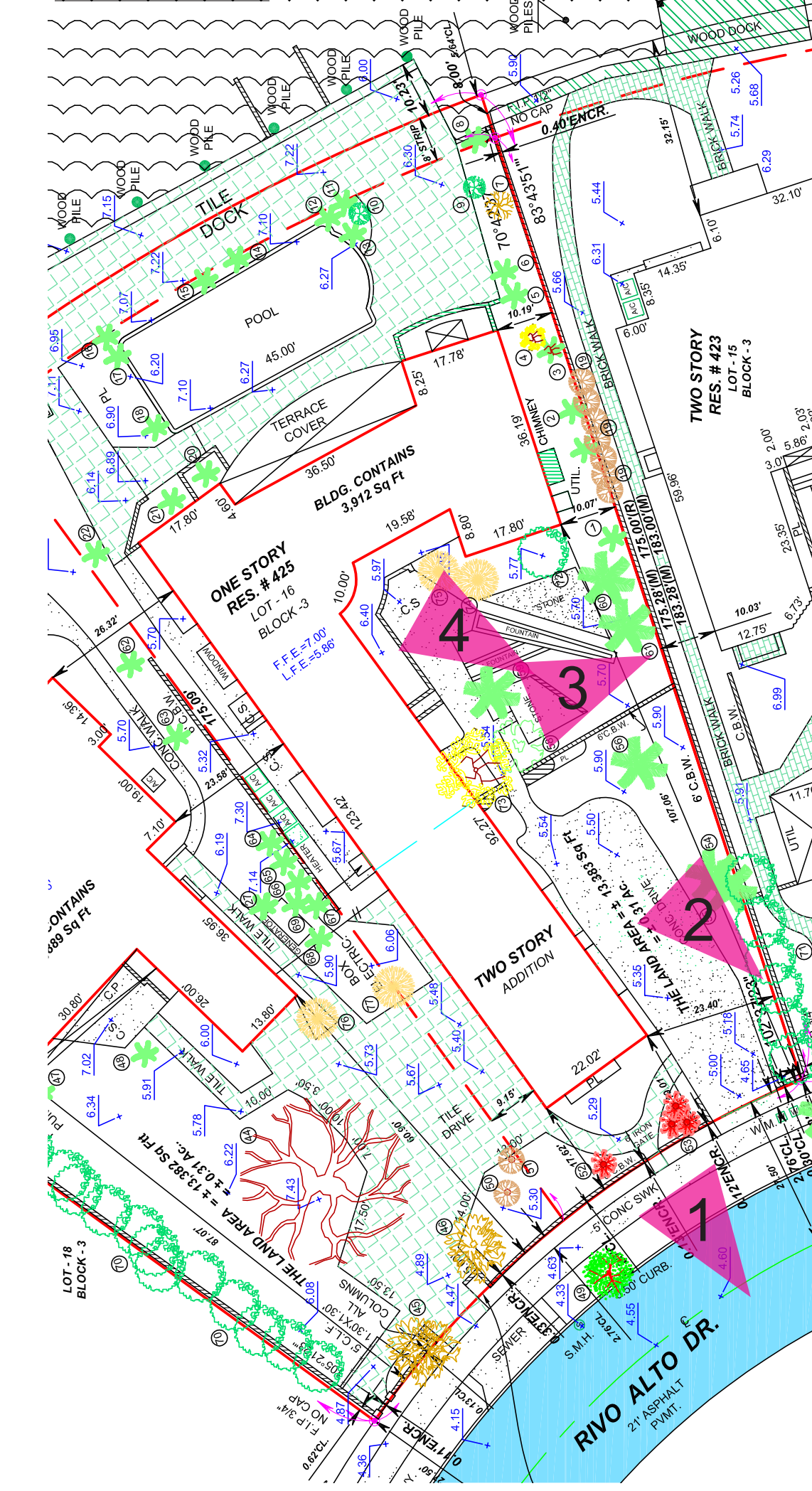
PHOTOGRAPH 2



PHOTOGRAPH 3



PHOTOGRAPH 4

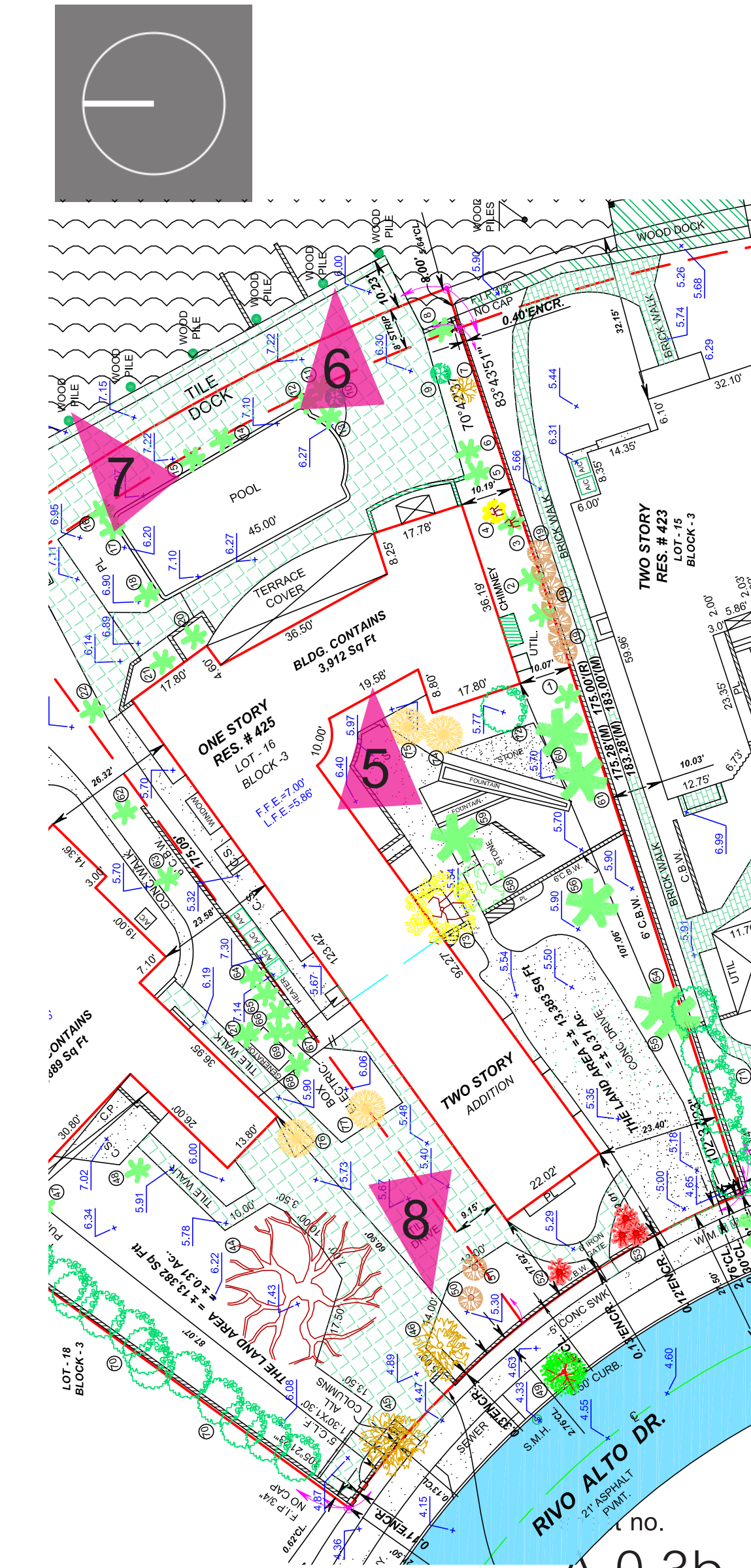




PHOTOGRAPH 5



PHOTOGRAPH 6



PHOTOGRAPH 7



PHOTOGRAPH 8