

1355 N.W. 87th AVE SUITE 200  
MIAMI FLORIDA 33172  
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# Nova Surveyors Inc. LAND SURVEYORS

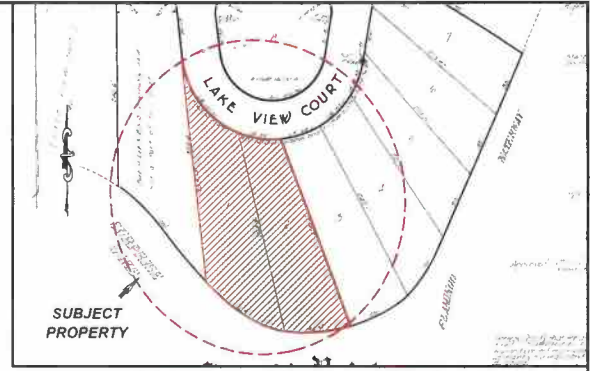
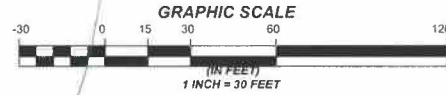
SURVEY No. 11-0001105-18

## BOUNDARY SURVEY

SHEET No. 1 OF 1

DRAWN BY: AL (LG) (AL)

C - SURVEY



LOCATION SKETCH SCALE N.T.S.

### LEGAL DESCRIPTION:

SURVEY OF LOT 1 & 2, BLOCK 31 OF SURPRISE POINT  
ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 43,  
PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

### PROPERTY ADDRESS:

544 LAKEVIEW CT  
MIAMI BEACH, FL 33140

### CERTIFICATIONS:

CITY OF MIAMI BEACH

### 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) ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 & NORTH AMERICAN VERTICAL DATUM 1988  
MIAMI-DADE COUNTY BENCH MARK # 52-01, LOCATOR NO. PINE TREE & 52 ST., ELEVATION 6.71 FEET BASE DATA OF N.G.V.D. OF 1929
- 3) THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 17500 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

Digitally signed by GEORGE IBARRA  
DN: c=US, st=Florida, l=Miami, o=NOVA SURVEYOR, INC., cn=GEORGE IBARRA,  
email=novasurveyors@gmail.com  
Date: 2020.06.18 11:15:20 -04'00'

BY: *George Ibarra*  
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: 10-30-2015 UP-DATED
- REVISED ON: 01-19-2016 TREE SURVEY
- REVISED ON: 06-21-2016 UPDATED & CONST. E.L. / UPDATED: 10-30-2017
- REVISED ON: 11-20-2018 UPDATED FINAL SURVEY
- REVISED ON: 01-31-2018 SURVEY & CONSTRUCTION ELEVATIONS
- REVISED ON: 06-17-2020 RECERTIFICATION

### 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.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD
- 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 AT A SHOWN SCALE AND OR NOT TO SCALE
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED
- THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT. ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLAT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A 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 FNP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE "AE" COMMUNITY/PANEL/SUFFIX: 120651/0305/L DATE OF FIRM 09/11/2009
- BASE FLOOD ELEVATION: 8 FEET

### ABBREVIATIONS AND MEANINGS

A = AIR	CONC. = CONCRETE	PROP. CO. = PROPERTY CORNER
A.I.P. = AIR CONDITIONING PAD	C.C. = CONCRETE CURB	F.I.P. = FEDERAL NATIONAL INSURANCE
A.E. = AIRWAY EASEMENT	C.D. = CONCRETE DECK	F.P. = FLOOR FINISH
A.F. = ALUMINUM FLOOR	C.E. = CONCRETE EASEMENT	F.S. = FLOOR SLAB
A.S. = ALUMINUM SIDING	C.F. = CONCRETE FINISH	F.L. = FLOOR LEVEL
ASP. = ASPHALT	C.G. = CONCRETE GROUND	F.M. = FLOOR MAT
B.C. = BRICK CURB	C.H. = CONCRETE HOLE	F.N. = FLOOR NAIL
B.P. = BRICK PAVEMENT	C.I. = CONCRETE INTERIOR	F.O. = FLOOR OILING
B.R. = BRICK RETURN	C.L. = CONCRETE LANDING	F.P. = FLOOR PAPER
B.S. = BRICK SILL	C.M. = CONCRETE MASONRY	F.R. = FLOOR RAIL
B.W. = BRICK WALL	C.N. = CONCRETE NAIL	F.S. = FLOOR SILL
B.Y. = BRICK YARD	C.O. = CONCRETE OUTLET	F.T. = FLOOR TIE
B.Z. = BRICK ZONE	C.P. = CONCRETE PAVEMENT	F.U. = FLOOR UNDER
C.B.W. = CONCRETE BRICK WALL	C.Q. = CONCRETE QUARTZ	F.V. = FLOOR VENT
C.C. = CONCRETE CURB	C.R. = CONCRETE RAIL	F.W. = FLOOR WALK
C.D. = CONCRETE DECK	C.S. = CONCRETE SILL	F.X. = FLOOR X
C.E. = CONCRETE EASEMENT	C.T. = CONCRETE TIE	F.Y. = FLOOR Y
C.F. = CONCRETE FINISH	C.U. = CONCRETE UNDER	F.Z. = FLOOR Z
C.G. = CONCRETE GROUND	C.V. = CONCRETE VENT	F.A. = FLOOR AREA
C.H. = CONCRETE HOLE	C.W. = CONCRETE WALL	F.B. = FLOOR BOARD
C.I. = CONCRETE INTERIOR	C.X. = CONCRETE X	F.C. = FLOOR CURB
C.L. = CONCRETE LANDING	C.Y. = CONCRETE Y	F.D. = FLOOR DRAIN
C.M. = CONCRETE MASONRY	C.Z. = CONCRETE Z	F.E. = FLOOR EDGE
C.N. = CONCRETE NAIL	C.A. = CONCRETE A	F.F. = FLOOR FINISH
C.O. = CONCRETE OUTLET	C.B. = CONCRETE B	F.G. = FLOOR GROUND
C.P. = CONCRETE PAVEMENT	C.C. = CONCRETE C	F.H. = FLOOR HOLE
C.Q. = CONCRETE QUARTZ	C.D. = CONCRETE D	F.I. = FLOOR INTERIOR
C.R. = CONCRETE RAIL	C.E. = CONCRETE E	F.J. = FLOOR JUNCTION
C.S. = CONCRETE SILL	C.F. = CONCRETE F	F.K. = FLOOR K
C.T. = CONCRETE TIE	C.G. = CONCRETE G	F.L. = FLOOR LEVEL
C.U. = CONCRETE UNDER	C.H. = CONCRETE H	F.M. = FLOOR MAT
C.V. = CONCRETE VENT	C.I. = CONCRETE I	F.N. = FLOOR NAIL
C.W. = CONCRETE WALL	C.J. = CONCRETE J	F.O. = FLOOR OILING
C.X. = CONCRETE X	C.K. = CONCRETE K	F.P. = FLOOR PAPER
C.Y. = CONCRETE Y	C.L. = CONCRETE L	F.R. = FLOOR RAIL
C.Z. = CONCRETE Z	C.M. = CONCRETE M	F.S. = FLOOR SILL

