



JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers

WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX: (305) 262-0401

3725 DEL PRADO BLVD. S.
SUITE B
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664



MAP OF BOUNDARY SURVEY

GRAPHIC SCALE

-20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FEET

LEGAL DESCRIPTION:

Parcel 1:

All of Lot 2, Block 48, of OCEAN BEACH, FLORIDA, ADDITION NO. 3, according to the plat thereof, recorded in Plat Book 2, at Page 81, of the Public Records of Dade County, Florida, less the portion more particularly described as follows:

Beginning at the NE corner of said lot 2, thence run, Southwesterly along the East line of said Lot 2, a distance of 31.22 feet more or less to the point of intersection with the Easterly extension of the North face of a C.B.S. Building; thence run Westwardly along the North face of said C.B.S. Building and its Westerly extension, a distance of 21.75 feet, more or less to a break in said C.B.S. Building, thence run South along a face of said C.B.S. Building a distance of 0.2 feet, more or less, to the face of a North wall of said C.B.S. Building; thence run Westwardly along the face of the North wall of said U.B.S. Building, a distance of 86.75 feet, more or less, to a point; thence run Northwardly along an East face of said C.B.S. Building and its Northerly extension a distance of 23.68 feet, more or less, to a point; thence run Westwardly along a line parallel to the North line of said Lot 2, for a distance of 5.0 feet to a point; thence run Northwardly along a line parallel to the Northerly extension of said East face of said C.B.S. Building for a distance of 7.0 feet, more or less, to a point on the North line of said Lot 2; thence run Eastwardly along the North line of said Lot 2, a distance of 119.66 feet, more or less to the point of Beginning.

Parcel 2:

The West 135 feet of Lot 3 and the East 9.0 feet of the West 144.0 feet of the North 8.0 feet of Lot 3, Block 48, of OCEAN BEACH, FLORIDA, ADDITION NO. 3, according to the plat thereof, recorded in Plat Book 2, at Page 81, of the Public Records of Dade County, Florida.

ABBREVIATIONS

- A = ARC
- A/C = AIR CONDITIONER PAD
- A/E = ANCHOR EASEMENT
- A/R = ALUMINUM ROD
- AS = ALUMINUM SHED
- ASPH = ASPHALT
- B.C. = BLOCK CORNER
- B.D.S. = BUILDING
- B.M. = BENCH MARK
- B.C.R. = BROWARD COUNTY RECORDS
- B.O.B. = BASIS OF BEARING
- B.S.L. = BUILDING SETBACK LINE
- (C) = CALCULATED
- C.B. = CATCH BASIN
- C.B.S. = CONCRETE BLOCK STRUCTURE
- C.B.W. = CONCRETE BLOCK WALL
- CH = CHORD
- CH.B. = CHORD BEARING
- CH.L. = CHORD LENGTH
- CL. = CLEAR
- C.D. = CLEAN OUT
- C.L.F. = CHAIN LINK FENCE
- C.M.E. = CANAL MAINTENANCE EASEMENT
- CONC. = CONCRETE
- C.U.P. = CONCRETE UTILITY POLE
- C.P. = CONCRETE PORCH
- C.S. = CONCRETE SLAB
- C.W. = CONCRETE WALK
- D.E. = DRAINAGE EASEMENT
- D.M.E. = DRAINAGE MAINTENANCE EASEMENT
- DRIVE = DRIVEWAY
- DEG. = DEGREES
- EB = ELECTRIC BOX
- 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 & DOWEL
- FT. = FEET
- F.N.P. = FEDERAL NATIONAL INSURANCE PROGRAM
- F.N. = FOUND NAIL
- F.N.H. = FOUND NAIL HEIGHT
- IN.A.E.R. = INGRESS AND EGRESS EASEMENT
- LC.V. = IRRIGATION CONTROL VALVE
- I.F. = IRON FENCE
- LB. = LICENSED BUSINESS
- L.P. = LIGHT POLE
- L.F.E. = LOWEST FLOOR ELEVATION
- L.M.E. = LINE MAINTENANCE EASEMENT
- M. = MINUTES
- MI. = MEASURED DISTANCE
- M.B. = MAIL BOX
- M.D.C.R. = MIAMI-DADE COUNTY RECORDS
- M.E. = MAINTENANCE EASEMENT
- M.H. = MANHOLE
- N.A.P. = NOT A PART OF
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- N.T.S. = NOT TO SCALE
- N or NO. = NUMBER
- OS = OFFSET
- O.H. = OVERHEAD
- O.U.L. = OVERHEAD UTILITY LINES
- O.R.B. = OFFICIAL RECORDS BOOK
- O.V.H. = OVERLINE
- P.A.V.T. = PAVEMENT
- P.L. = PLASTER
- P.L. = PROPERTY LINE
- P.C. = POINT OF COMPOUND CURVATURE
- P.C. = POINT OF CURVATURE
- P.O.T. = POINT OF TANGENCY
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.R.C. = POINT OF REVERSE CURVATURE
- P.W.Y. = PARKWAY
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- P.P. = POWER POLE
- P.P.S. = POOL PUMP SLAB
- P.U.E. = PUBLIC UTILITY EASEMENT
- (R) = RECORD DISTANCE
- R.R. = RAIL ROAD
- RES. = RESIDENCE
- R.W. = RIGHT-OF-WAY
- ROD. = RODS OR RADIAL
- RGE. = RANGE
- R.O.E. = ROOF OVERHANG EASEMENT
- SEC. = SECTION
- STY. = STORY
- SWK. = SIDEWALK
- S.I.P. = SET IRON PIPE
- S. = SOUTH
- S.P. = SCREENED PORCH
- S.V. = SEWER VALVE
- S. = SECONDS
- T. = TANGENT
- T.B. = TELEPHONE BOOTH
- T.B.M. = TEMPORARY BENCHMARK
- T.U.E. = TECHNOLOGY UTILITY EASEMENT
- T.S.B. = TRAFFIC SIGNAL BOX
- T.S.P. = TRAFFIC SIGNAL POLE
- T.W.P. = TOWNSHIP
- UTL. = UTILITY
- U.E. = UTILITY EASEMENT
- U.P. = UTILITY POLE
- W.M. = WATER METER
- W.F. = WOOD FENCE
- W.P. = WOOD PORCH
- W.R. = WOOD ROOF
- W.V. = WATER VALVE
- M. = MONUMENT LINE
- C. = CENTER LINE
- Δ = DELTA

PROPERTY ADDRESS:
550 WASHINGTON AVENUE,
MIAMI BEACH, FLORIDA, 33139

CERTIFICATION:
MASSA INVESTMENT GROUP

LEGAL NOTES TO ACCOMPANY SKETCH OF 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.
- 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; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLAT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- 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.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: "AE"
BASE FLOOD ELEVATION: 8.00 FT.
COMMUNITY: 120651
PANEL: 0319
SUFFIX: L
DATE OF FIRM: 09/11/2009
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7808.
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI-DADE COUNTY BENCH MARK RD-116, LOCATOR NO. 4231 NE; ELEVATION IS 5.03 FEET OF N.G.V.D. OF 1929

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS, RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-1.7, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: JOHN IBARRA 08/06/2020
(DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: _____

REVISED ON: _____

DRAWN BY: DP

FIELD DATE: 08/06/2020

SURVEY NO: 20-001169-4

SHEET: 1 OF 1