JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers

3725 DEL PRADO BLVD. S.

CAPE CORAL, FL 33904 PH: (239) 540-2660

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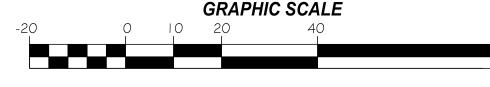
SUITE B

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

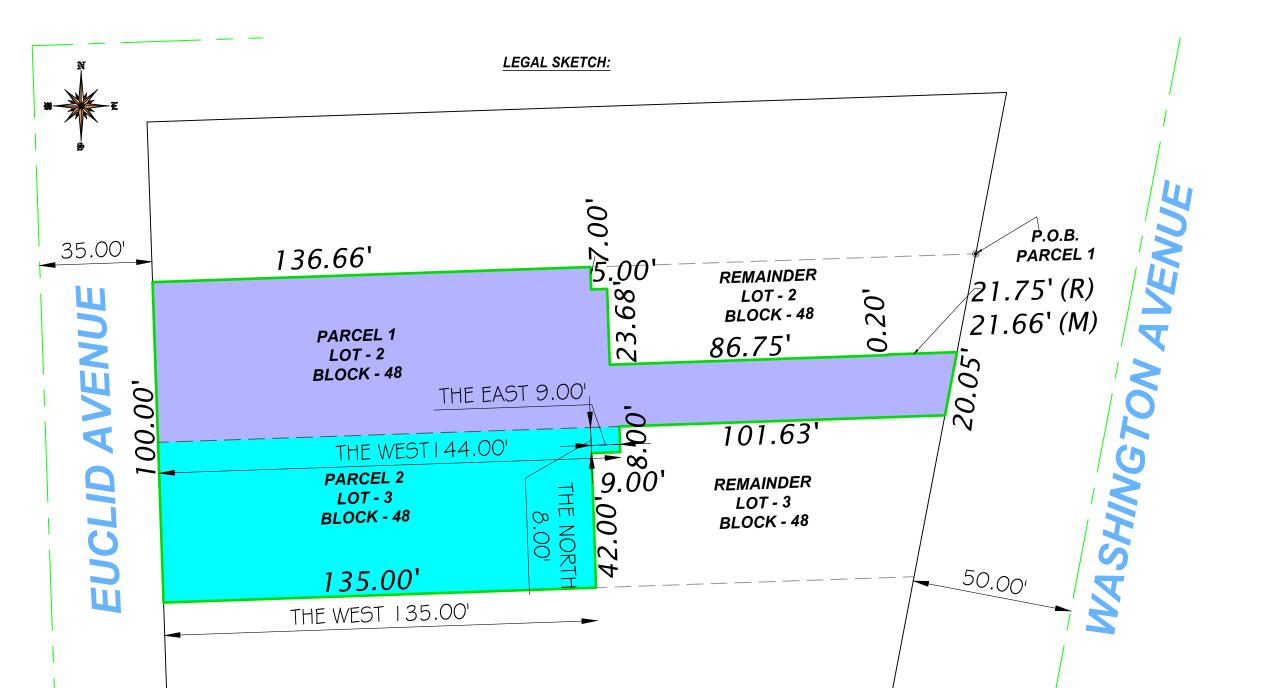
FAX: (305) 262-0401



MAP OF BOUNDARY SURVEY



1 INCH = 20 FEET



LEGAL DESCRIPTION:

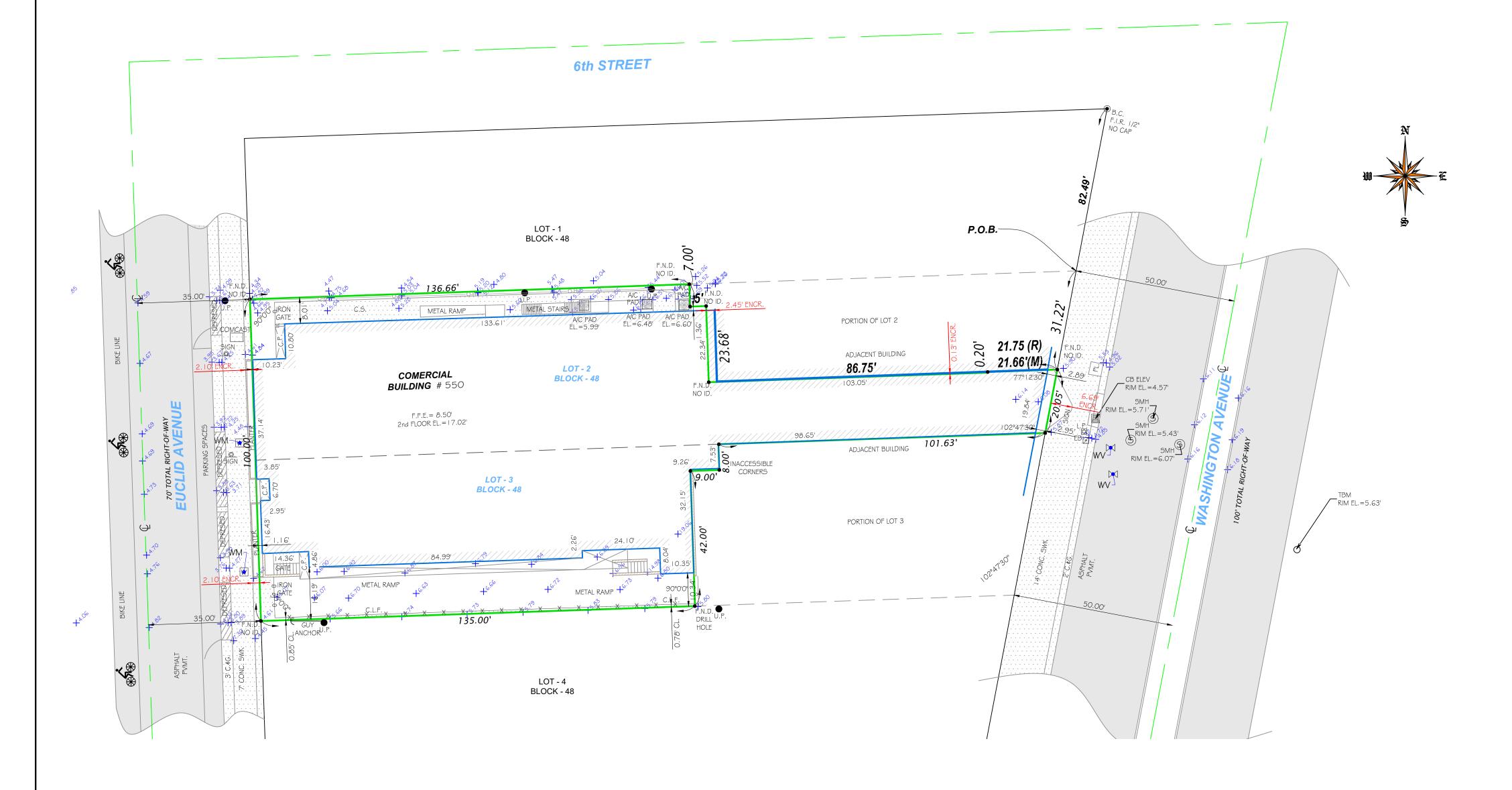
Parcel 1:

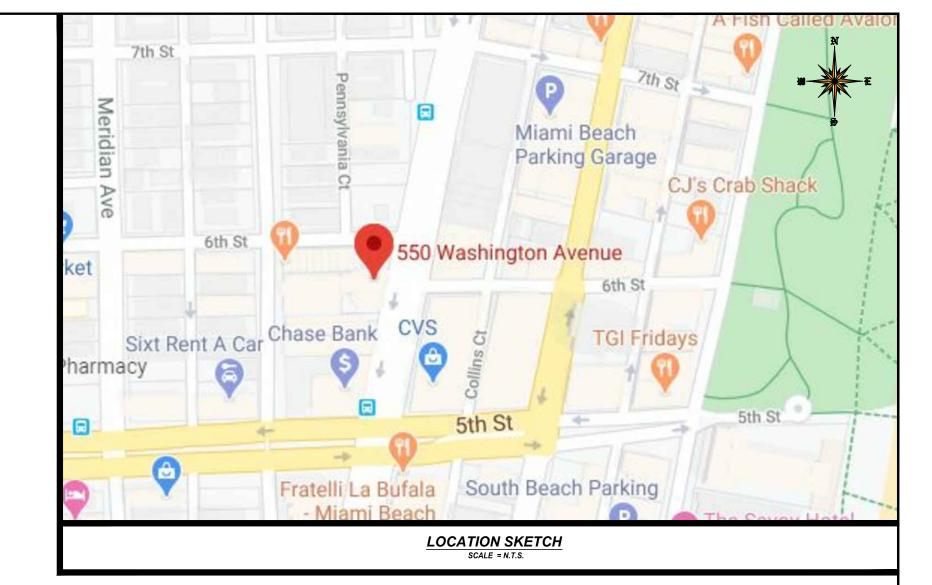
All of Lot 2, Block 48; of OCEAN BEACH, PLORIDA, ADDITION NO. 3, according to the plat thereof, recorded in Plat Book 2, at Page 81, of the Public Records of Dade County, Florida, less the portion more particularly described as follows:

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 Mesterly 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 C.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 or 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

= AIR CONDITIONER PAD A.E. = ANCHOR EASEMENT A.R. = ALUMINUM ROOF A.S. = ALUMINUM SHED ASPH. = ASPHALT B.C. = BLOCK CORNER BLDG. = BUILDING B.M. = BENCH MARK B.C.R. = BROWARD COUNTY RECORDS B.O.B. = BASIS OF BEARING B.S.L. = BUILDING SETBACK LINE

= CALCULATED = CATCH BASIN C.B.S. = CONCRETE BLOCK STRUCTURE C.B.W. = CONCRETE BLOCK WALL

CH.L. = CHORD LENGTH
CL. = CLEAR
C.O. = CLEAN OUT C.U. = 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 C.W. = CONCRETE WALK = DRAINAGE EASEMENT D.M.E. = DRAINAGE MAINTENANCE EASEMENT

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.N.D. = FOUND NAIL & DISK FNIP. = FEDERAL NATIONAL INSURANCE PROGRAM IN.&EG. = INGRESS AND EGRESS EASEMENT
I.C.V. = IRRIGATION CONTROL VALVE

= IRON FENCE

L.B. = LICENSED BUSINESS L.P. = LIGHT POLE L.F.E. = LOWEST FLOOR ELEVATION L.M.E. = LAKE MAINTENANCE EASEMENT (M) = MEASURED DISTANCE M.B. = MAIL BOX
M.D.C.R.= MIAMI DADE COUNTY RECORDS M.E. = MAINTENANCE EASEMENT M.H. = MANHOLE

N.A.P. = NOTAPARTOFNGVD = NATIONAL GEODETIC VERTICAL DATUM N.T.S. = NOT TO SCALE O/S = OFFSET
O.H. = OVERHEAD
O.H.L. = OVERHEAD UTILITY LINES

O.R.B. = OFFICIAL RECORDS BOOK O.V.H. = OVERHANG PVMT. = PAVEMENT = PROPERTY LINE P.C.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.R.M. = PERMANENT REFERENCE MONUMENT P.L.S. = PROFESSIONAL LAND SURVEYOR

P.P.S. = POOL PUMP SLAB P.U.E. = PUBLIC UTILITY EASEMENT = RECORD DISTANCE R.R. = RAIL ROAD

RES. = RESIDENCE

R/W = RIGHT-OF-WAY

RAD. = RADIUS OR RADIAL RGE. = RANGE SEC. = SECTION
STY. = STORY
SWK. = SIDEWALK
S.I.P. = SET IRON PIPE

S.V. = SEWER VALVE= SECONDS = TANGENT TB = TELEPHONE BOOTH T.B.M. = TEMPORARY BENCHMARK
T.U.E. = TECHNOLOGY UTILITY EASEMEN TSB = TRAFFIC SIGNAL BOX T.S.P. = TRAFFIC SIGNAL POLE TWP = TOWNSHIP

UTIL: = UTILITY

U.E. = UTILITY EASEMENT

U.P. = UTILITY POLE W.M. = WATER METER

W.P. = WOOD PORCH

W.V. = WATER VALVE

= MONUMENT LINE = CENTER LINE = DELTA

S.P. = SCREENED PORCH

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 • 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 PLOT 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: BASE FLOOD ELEVATION: 8.00 FT. COMMUNITY: 120651 PANEL: 0319 SUFFIX:

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 # 7806.

4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI-DADE COUNTY BENCH MARK #D-116. LOCATOR NO. 4231 NE; ELEVATION IS 5.03 FEET OF N.G.V.D. OF 1929

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-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

08/06/2020

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).

DRAWN BY:	DP	
FIELD DATE:	08/06/2020	
SURVEY NO:	20-001169-4	
SHEET:	1 OF 1	