

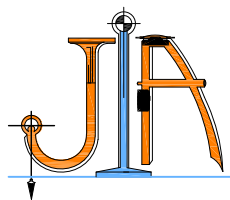
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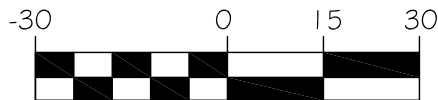
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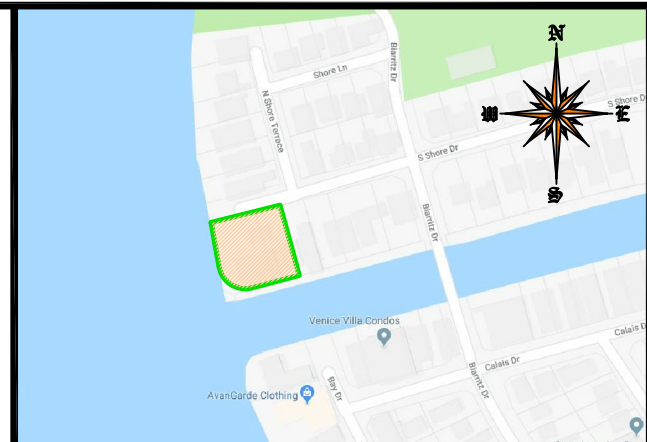
MAP OF BOUNDARY SURVEY

1 070 S SHORE DR, MIAMI BEACH, FLORIDA 33141

GRAPHIC SCALE



(IN FEET)
1 INCH = 30 FEET



LOCATION SKETCH

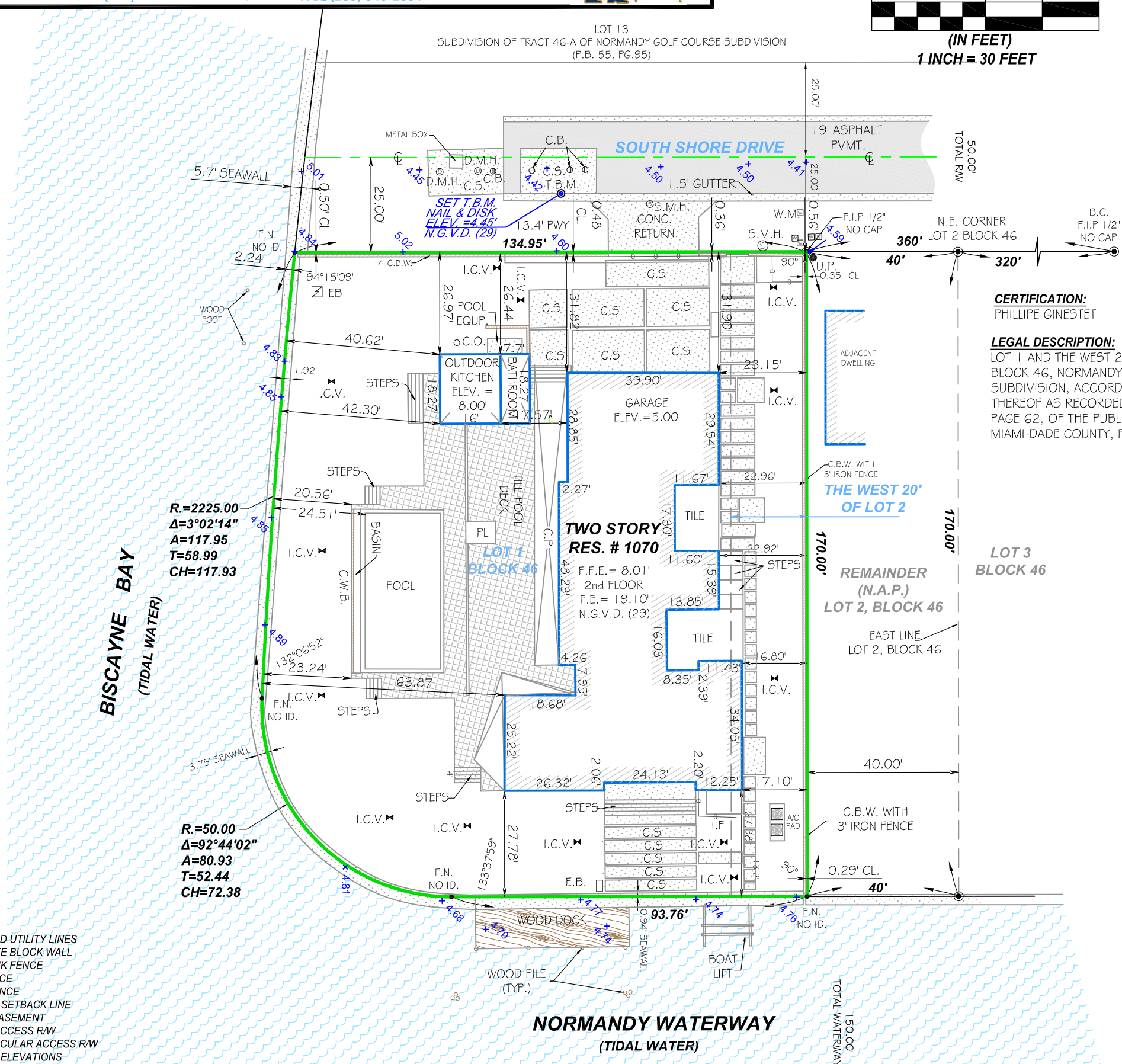
SCALE = N.T.S.

ABBREVIATIONS AND MEANINGS

A = ARC
A/C = AIR CONDITIONER PAD
A.E. = ANCHOR EASEMENT
AR = ALUMINUM ROOF
AS = ALUMINUM SHED
ASPH. = ASPHALT
B.C. = BLOCK CORNER
B.C.R. = BROWARD COUNTY RECORDS
BUDG. = BUILDING
B.M. = BENCH MARK
B.O.B. = BASIS OF BEARINGS
B.S.L. = BUILDING SETBACK LINE
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.L.F. = CHAIN LINK FENCE
C.M.E. = CANAL MAINTENANCE EASEMENTS
CONC. = CONCRETE
C.P. = CONC. PORCH
C.S. = CONCRETE SLAB
C.U.P. = CONC. UTILITY POLE
C.W. = CONCRETE WALL
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS
DRIVE = DRIVEWAY
° = DEGREES
E = EAST
EB = ELECTRIC BOX
E.T.P. = ELECTRIC TRANSFORMER PAD
ELEV. = ELEVATION
ENC. = 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
F.N.P. = FEDERAL NATIONAL INSURANCE
F.N. = FOUND NAIL
H. = HIGH (HEIGHT)
I.C.V. = IRRIGATION CONTROL VALVE
I.F. = IRON FENCE
IN & EG = INGRESS AND EGRESS EASEMENT
L.B. = Certificate of Authorization L.B.#7806
L.P. = LIGHT POLE
L.F.E. = LOWEST FLOOR ELEVATION
L.M.E. = LAKE MAINTENANCE EASEMENT
M = MINUTES
M. = MEASURED DISTANCE
MB = MAIL BOX
M.D.C.R. = MIAMI DADE COUNTY RECORDS
M.E. = MAINTENANCE EASEMENTS
MON. = MONUMENT LINE
MH = MAINHOLE
ML = 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.R.B. = OFFICIAL RECORDS BOOK
OVH = OVERHANG
P.V.M.T. = PAVEMENT
PL = PLANTER
PL = PROPERTY LINE
P.C.C. = POINT OF COMPOUND CURVE
P.C. = POINT OF CURVE
PT = POINT OF TANGENCY
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
P.R.C. = POINT OF REVERSE CURVE
P.B. = PLAT BOOK
PS. = PAGE
P.W. = PARKWAY
PRM. = PERMANENT REFERENCE MONUMENT
P.L.S. = PROFESSIONAL LAND SURVEYOR
R. = RECORDED DISTANCE
RR = RAIL ROAD
RES. = RESIDENCE
PROP. COR. = PROPERTY CORNER
R/W = RIGHT-OF-WAY
R.P. = RADIUS POINT
RGE. = RANGE
SEC. = SECTION
STY. = STORY
SWK. = SIDEWALK
S.I.P. = SET IRON PIPE L.B. #7806
S.P. = SCREENED PORCH
S. = SOUTH
S. = SECONDS
T = TANGENT
TB = TELEPHONE BOOTH
T.U.E. = TECHNOLOGY UTILITY EASEMENT
TSB = TRAFFIC SIGNAL BOX
T.S.P. = TRAFFIC SIGNAL POLE
TWP. = TOWNSHIP
UTL. = UTILITY
U.P. = UTILITY POLE
W.M. = WATER METER
W.F. = WOOD FENCE
W.R. = WOOD ROOF
W.M. = WATER METER
W.F. = WOOD FENCE
W.R. = WOOD ROOF
W.S. = WOOD SHED
W. = WEST
C.L. = CENTER LINE
C.A. = CENTRAL ANGLE
A = ANGLE

LEGEND

—O+— = OVERHEAD UTILITY LINES
—X—X—X— = CONCRETE BLOCK WALL
—X—X—X— = CHAIN LINK FENCE
—O—O—O— = IRON FENCE
—//—//— = WOOD FENCE
—//—//— = BUILDING SETBACK LINE
—//—//— = UTILITY EASEMENT
—//—//— = LIMITED ACCESS R/W
—//—//— = NON-VEHICULAR ACCESS R/W
—//—//— = EXISTING ELEVATIONS
x 0.00



CERTIFICATION:

PHILLIPE GINESTET

LEGAL DESCRIPTION:

LOT 1 AND THE WEST 20 FEET OF LOT 2,
BLOCK 46, NORMANDY GOLF COURSE
SUBDIVISION, ACCORDING TO THE PLAT
THEREOF AS RECORDED IN PLAT BOOK 44,
PAGE 62, OF THE PUBLIC RECORDS OF
MIAMI-DADE COUNTY, FLORIDA.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- 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
- 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: "AE"
BASE FLOOD ELEVATION: 8 FT.
COMMUNITY: 120651
PANEL: 0307
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 # 7806.
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI DADE COUNTY BENCH MARK # N-313 USCG. LOCATOR NO. 3221 SE; ELEVATION IS 3.75 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-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

Digitally signed by
John A Ibarra
Date: 2020.06.02
13:54:07 -04'00'

BY: _____ 06/02/2020

JOHN IBARRA (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: TATIANA

FIELD DATE: 06/02/2020

SURVEY NO: 11-000919-6

SHEET: 1 OF 1



Digitally signed by
John A Ibarra
Date: 2020.06.02
13:54:25 -04'00'

L.B.# 7806 SEAL