

**LEGAL DESCRIPTION:**  
LOT 4 AND THE SOUTH 1/2 OF LOT 5, IN BLOCK 2, OF RIVO ALTO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 74, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH AN 8 FOOT STRIP OF LAND CONTIGUOUS TO THE WESTERN BOUNDARY LINES OF SAID LOTS 4 AND THE SOUTH 1/2 OF SAID LOT 5, LYING BETWEEN THE WESTERLY EXTENSIONS OF THE NORTHERLY BOUNDARY LINE OF THE SOUTH 1/2 OF SAID LOT 5 AND THE SOUTHERLY BOUNDARY LINE OF LOT 4.

**PROPERTY ADDRESS:**  
248 W RIVO ALTO DRIVE  
MIAMI BEACH, FL 33139

**CERTIFICATION:**  
JAMES HILL

**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 SCALE OR SCALES WILL BE ENLARGED 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 FOUNDATION.
- **FENCE OWNERSHIP NOT DETERMINED.**
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE UNEXCLUDED 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: 9.00 FT.  
COMMUNITY: 120651  
PANEL: 0317  
SUFFIX: L  
DATE OF FIRM: 09/11/2009  
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

**SURVEYOR'S NOTE:**

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-DEADE COUNTY BENCH MARK # D-169; LOCATOR NO. 3245 SE; ELEVATION IS 7.88 FEET OF N.G.V.D. OF 1929.

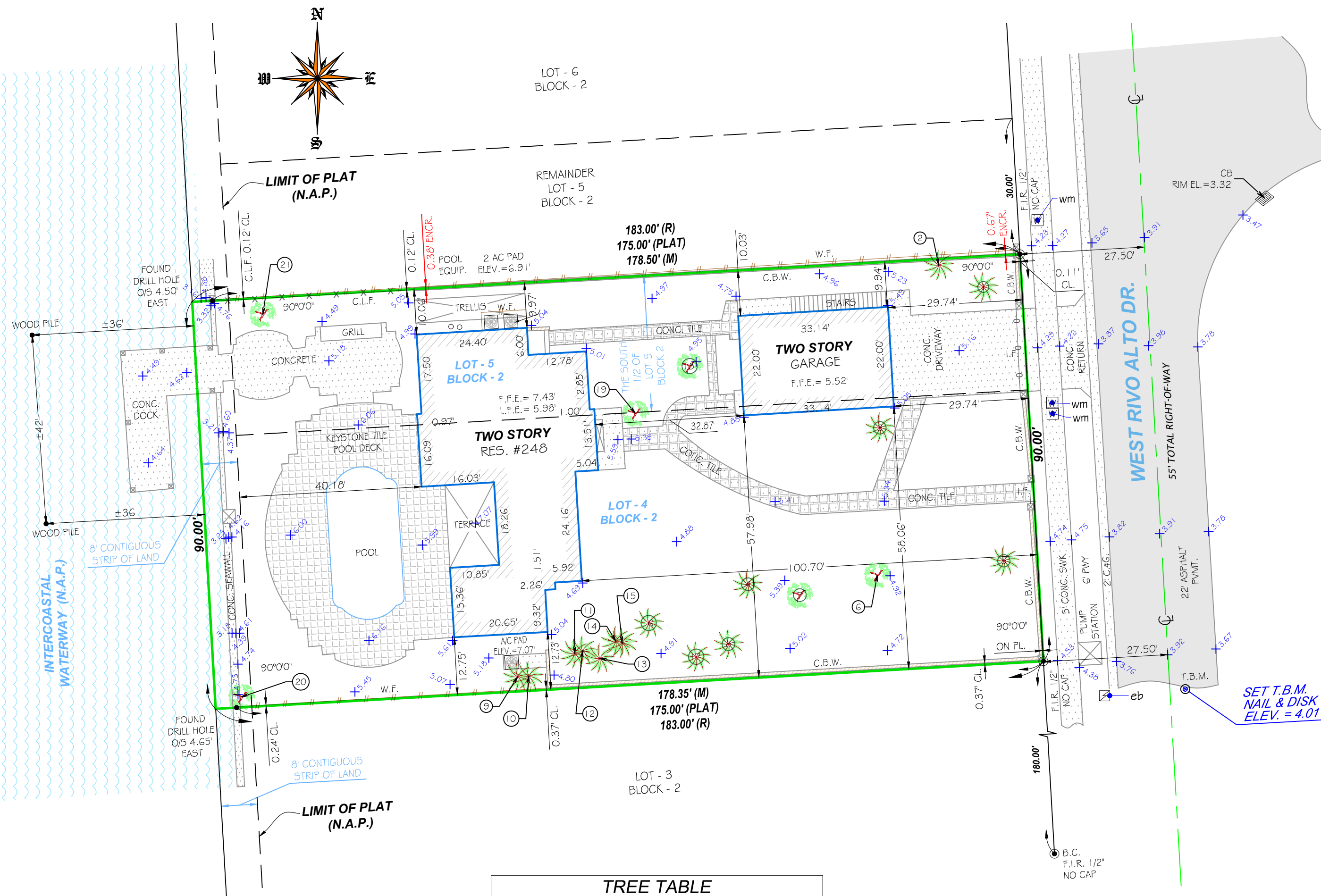
**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON,  
HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES  
WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF  
PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE  
PURSUANT TO 472.027, FLORIDA STATUTES.

BY: 11/19/2020  
JOHN IBARRA (DATE OF FIELD WORK)  
PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA

REVISED ON: \_\_\_\_\_

REVISED ON: \_\_\_\_\_

<b>DRAWN BY:</b>	<b>DP</b>
<b>FIELD DATE:</b>	<b>11/19/2020</b>
<b>SURVEY NO:</b>	<b>20-003981-1</b>
<b>SHEET:</b>	<b>1 OF 1</b>



TREE TABLE				
No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
1	TREE	0.65	22	16
2	PALM	1.40	65	12
3	PALM	1.40	65	12
4	PALM	1.30	65	12
5	PALM	1.15	65	8
6	MANGO	1.50	35	30
7	TREE	0.70	35	20
8	TRAVELER'S PALM GROUP	6.00	35	18
9	PALM	0.35	35	6
10	PALM	0.35	35	6
11	PALM	0.55	35	8
12	PALM	0.55	35	8
13	PALM	0.35	40	6
14	PALM	0.50	30	6
15	PALM	0.50	30	6
16	PALM	0.50	30	6
17	TRAVELER PALMS	5.00	48	16
18	TREE	1.30	18	16
19	TREE	0.25	8	4
20	SEAGRAPE	0.75	19	17
21	TREE	1.25	29	17

## ABBREVIATIONS

A = ARC  
AC = AIR CONDITION PAD  
ANCH = ANCHOR EASEMENT  
A.S. = ALUMINUM ROD  
A.S. = ALUMINUM SHEED  
ASPH. = ASPHALT  
B.C. = BLOCK CORNER  
B.D.G. = BUILDING  
B.M. = BENCH MARK  
B.C.R. = BROWARD COUNTY RECORDS  
B.C. = BUTCH OF BEARING  
B.S.L. = BUILDING SETBACK LINE  
C.I. = CALCULATED  
C.B. = CATCH BASIN  
C.B.S. = CONCRETE BLOCK STRUCTURE  
C.B.W. = CONCRETE BLOCK WALL  
C.D. = CHORD  
CH.B. = CHORD BEARING  
C.C. = CHORD LENGTH  
C.L. = CLEAR  
C.O. = CLEAN OUT  
C.F. = CHAIN LINE FENCE  
C.M.C. = CANAL MAINTENANCE EASEMENT  
C.C. = CONCRETE  
C.U.I. = CONCRETE UTILITY POLE  
C.P. = CONCRETE PORCH  
C.S. = CONCRETE SLAB  
C.W. = CONCRETE WALKWAY  
D.E. = DRAINAGE EASEMENT  
D.M.E. = DRAINAGE MAINTENANCE EASEMENT  
DRIVE = DRIVEWAY  
D. = DEGREES  
E.B. = ELECTRIC BOX  
E.T.P. = ELECTRIC TRANSFORMER PAD  
ELEV. = ELEVATION  
ENC. = ENCROACHMENT  
F.F. = FIRE HYDRANT  
F.P. = FOUND IRON PIPE  
F.F.R. = FOUND IRON ROD  
F.F.E. = FINISHED FLOOR ELEVATION  
F.C.D. = FOUND WALL & DOOR  
F.T. = FEET  
FNP. = FEDERAL NATIONAL INSURANCE PROGRAM  
F.N.D. = FUND  
H. = HIGH OR HEIGHT  
H.R.G. = HIGH RISE EGRESS EASEMENT  
I.C.V. = IRRIGATION CONTROL VALVE  
I.F. = IRON FENCE  
I.B. = LICENSED BUSINESS  
L.P. = LIGHT POLE  
L.F.E. = LOWEST FLOOR ELEVATION  
L.M. = LUMBER  
M. = MINUTES  
M.D. = MEASURED DISTANCE  
M.B. = MAIL BOX  
M.D.C.R. = MAXI DANCE COUNTRY RECORDS  
M.C. = MAINTENANCE EASEMENT  
M.M. = MANHOLE  
N.A.P. = NOT A PART OF  
N.M. = NATIONAL GEODETIC DATUM VERTICAL DATUM  
N.T.S. = NOT TO SCALE  
N.F.W. = NIMBLE  
O. = OFFSET  
O.H. = OVERHEAD  
O.H.L. = OVERHEAD UTILITY LINES  
O.R.B. = OFFICIAL RECORDS BOOK  
O.V.H. = OVERHANG  
P. = PAVEMENT  
P.L. = PLANTER  
P.L. = PROPERTY LINE  
P.C.C. = POINT OF COMPOUND CURVATURE  
P.C. = POINT OF CURVATURE  
P.O. = POINT OF TANGENCY  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
P.R.C. = POINT OF RESECTION  
P.WY. = PARKWAY  
P.R. = PLANNED REFERENCE SURVEY  
P.L.S. = PROFESSIONAL LAND MOVEMENT  
P.P. = POWER POLE  
P.P.S. = PUMP PUMP SLAB  
P.U.E. = PLANT UTILITY EASEMENT  
R. = RECORD DISTANCE  
R.R. = RAIL ROAD  
R.S. = RESIDENCE  
R.W. = RIGHT-OF-WAY  
R.D. = RADIIUS OR RADIAL  
R.G. = RANGE  
R.O.G.E. = ROLLING EASEMENT  
S. = SECTION  
STV. = STREET  
SWK. = SIDEWALK  
S.I.P. = SET IRON PIPE  
S. = SOUTH  
S.P. = SCREENED PORCH  
S.V. = SEWER VALVE  
S. = SECONDS  
T. = TANGENT  
TB. = TELEPHONE BOOTH  
T.B.M. = TRIANGULATION BENCHMARK  
T.E. = TECHNOLOGY UTILITY EASEMENT  
T.F. = TRAFFIC SIGNAL BOX  
T.S.P. = TRAFFIC SIGNAL POST  
TWP. = TOWNSHIP  
U. = 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  
W. = CENTER LINE  
X. = DELTA

**LEGEND**

