JOHN IBARRA & ASSOCIATES, INC.

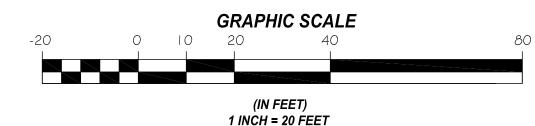
Professional Land Surveyors & Mappers

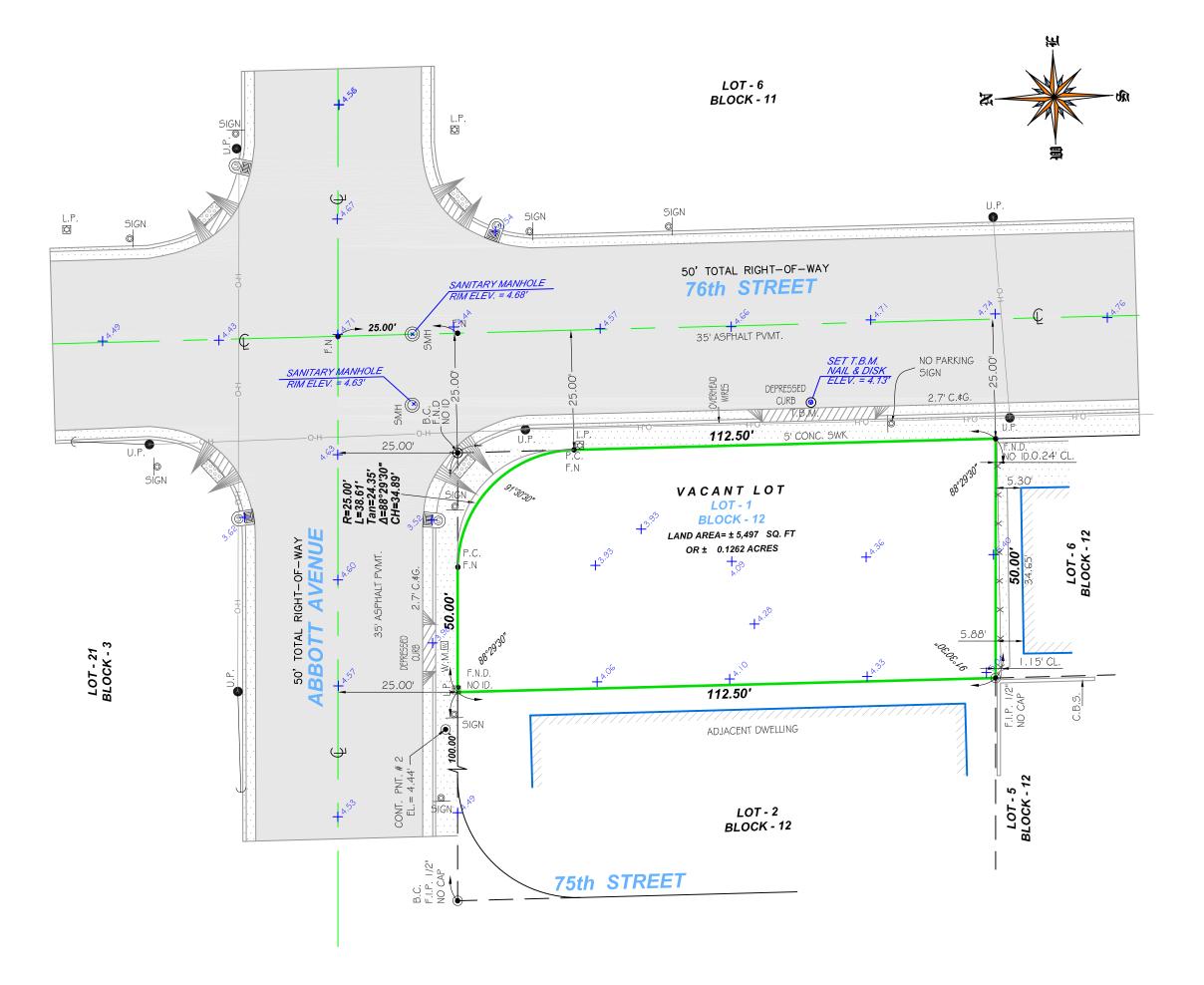
WWW.IBARI 777 N.W. 72nd AVENUE MIAMI, FLORIDA 33126 PH: (305) 262-0400

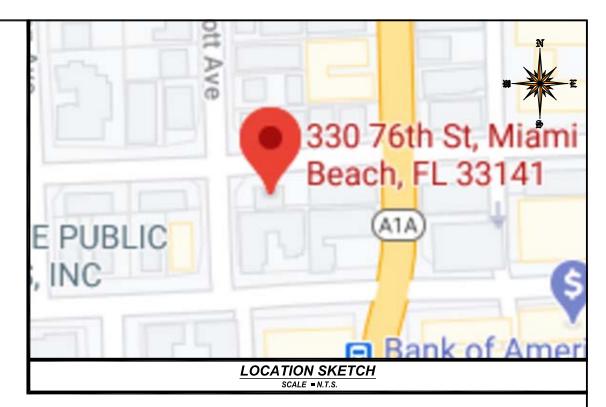
3725 DEL PRADO BLVD. S. SUITE 823 CAPE CORAL, FL 33904 PH: (239) 540-2660



MAP OF BOUNDARY SURVEY







LEGAL DESCRIPTION:

LOT 1, BLOCK 12 ALTOS DE MAE UNIT 3 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 41 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ABBREVIATIONS

P.R.C. = POINT OF REVERSE CURVATURE
PWY = PARKWAY
P.R.M. = PERMANENT REFERENCE MONUMENT
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.P. = POWER POLE
P.P.S. = POUBL PULM SLAB
P.U.E. = PUBLIC UTILITY EASEMENT
(R) = RECORD DISTANCE
R.R. = RAIL ROAD
R.E.S. = RESIDENCE
R.W = RIGHT-OF-WAY
RAD. = RADIUS OR RADIAL
RGE. = RANGE
R.O.E. = ROOF OVERHANG EASEMENT
SEC. = SECTION

SEC. = SECTION STY. = STORY SWK. = SIDEWALK S.I.P. = SET IRON PIPE S = SOUTH = SCREENED PORCH S.V. = SEWER VALVE = SECONDS = TANGENT

| Table | Tabl

PROPERTY ADDRESS:

330 76TH STREET MIAMI BEACH, FLORIDA 33141

CERTIFICATION:

DELMAR INVESTMENTS, LLC & DRONERO INVESTMENTS, LLC

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 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: 8.00 FT. COMMUNITY: PANEL: 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 CITY OF MIAMI BEACH BENCH MARK # CMB 78-0. LOCATOR NE CORNER @ ABBOTT AVENUE & 78TH STREET; ELEVATION IS 2.71 FEET OF N.A.V.D. OF 1988,

SURVEYOR'S CERTIFICATION:

OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVIVED AND DRAWN UNDER MY SUPERVISION, AND COMPULES 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.

04/14/2021 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

REVISED ON: ___ REVISED ON:

LEGEND

- X X X = CHAIN LINK FENCE 0 0 0 = IRON FENCE_______ = WOOD FENCE ______ = LIMITED ACCESS R/W
- = OVERHEAD UTILITY LINES = CONCRETE BLOCK WALL
- ______ = NON-VEHICULAR ACCESS R/W × 0.00 = EXISTING ELEVATIONS
- DRAWN BY: DANIEL FIELD DATE: 04/14/2021 SURVEY NO: 13-002212-6 1 OF 1 SHEET: