

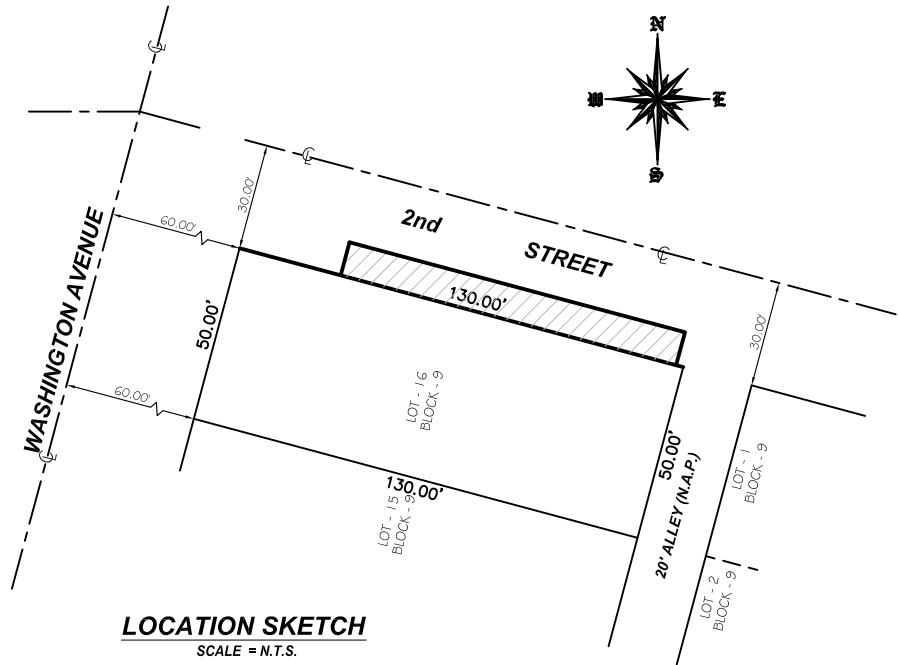
SPECIFIC PURPOSE SURVEY
LOCATION SKETCH AND LEGAL DESCRIPTION
WILL BE USED FOR A
REVOCABLE PERMIT APPLICATION, FOR WORK
PROPOSED IN THE SIDEWALK AREA IDENTIFIED

ABBREVIATIONS:

P.O.C = POINT OF COMMENCE
P.O.B = POINT OF BEGINNING
NE = NORTHEAST
N = NORTH
S = SOUTH
W = WEST
E = EAST
C = CENTER LINE

ADDRESS & FOLIO:

224 2ND STREET, MIAMI BEACH, FL 33139
FOLIO No. 02-4203-003-1250



LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE RIGHT OF WAY OF 2nd STREET, OF OCEAN BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF LOT 16, BLOCK 9; THENCE RUN WITH AN ASSUME BEARING S75°00'00"E ALONG THE SOUTHERLY RIGHT OF WAY LINE OF 2nd STREET ALSO BEING THE NORTHERLY LINE OF LOT 16, FOR A DISTANCE OF 29.65 FEET TO THE POINT OF BEGINNING, THENCE RUN N14°47'22"E FOR A DISTANCE OF 9.65 FEET; THENCE RUN S75°00'00"E FOR A DISTANCE OF 98.30 FEET; THENCE RUN S15°10'55"W FOR A DISTANCE OF 9.65 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 2nd STREET ALSO BEING THE NORTHERLY LINE OF LOT 16; THENCE RUN N75°00'00"W ALONG THE SOUTHERLY RIGHT OF WAY LINE OF 2nd STREET ALSO BEING THE NORTHERLY LINE OF LOT 16 FOR A DISTANCE OF 98.23 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF ±948 SQ.FT.

SURVEYOR'S NOTES:

1. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY JOHN IBARRA & ASSOCIATES, INC.
2. THIS SKETCH IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE.
3. ELECTRONIC / DIGITAL SEAL NOTE 5J-17.062
4. NOT COMPLETE WITHOUT ALL PAGES 2 SHEETS.
5. STATE PLANE COORDINATES ARE RELATIVE TO NAD 83/901 FLORIDA EAST ZONE
6. CERTIFIED TO THE CITY OF MIAMI BEACH
7. NOT A BOUNDARY SURVEY

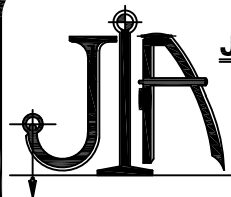
SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "SPECIFIC PURPOSE 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: JOHN IBARRA **04/29/2021**
(DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA

DRAWN BY:	TB
DATE :	04/29/2021
SCALE:	1"=30'
SURVEY NO:	13-002489-4
SHEET:	1 OF 2



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

4851 TAMiami TRAIL NORTH
SUITE # 200
NAPLES, FL 34103
PH: (239) 540-2660
FAX: (239) 540-2664

