

# JOHN IBARRA & ASSOCIATES, INC.

## Professional Land Surveyors & Mappers

WWW.IBARRALANDSURVEYORS.COM

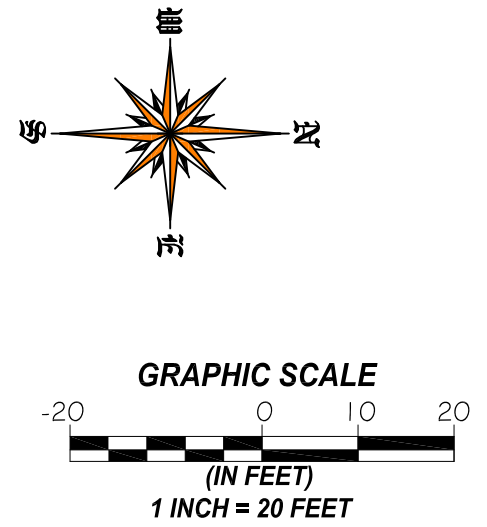
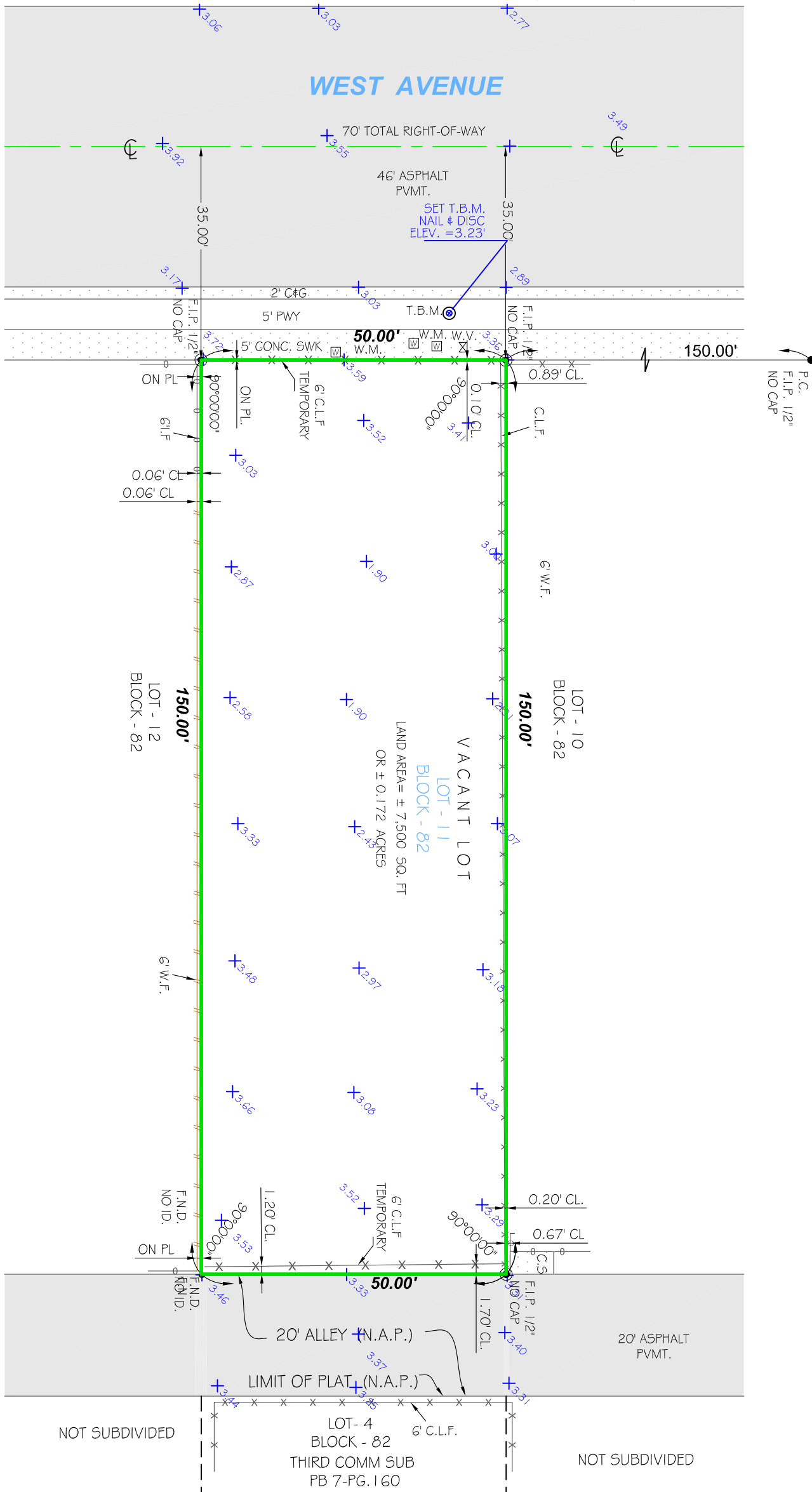
777 N.W. 72nd AVENUE  
SUITE 3025  
MIAMI, FLORIDA 33126  
PH: (305) 262-0400  
FAX: (305) 262-0401

3725 DEL PRADO BLVD. S.  
SUITE B  
CAPE CORAL, FL 33904  
PH: (239) 540-2660  
FAX: (239) 540-2664



### MAP OF BOUNDARY SURVEY

1235 WEST AVENUE, MIAMI BEACH, FL 33139



**ABBREVIATIONS AND MEANINGS**

A = ARC	AC = 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	BLDG. = 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. = CDNC. UTILITY POLE	C.W. = CONCRETE WALK	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	ENCS. = 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	' = MINUTES	M. = MEASURED DISTANCE	MB = MAIL BOX	M.D.C.R. = MIAMI DADE COUNTY RECORDS	M.E. = MAINTENANCE EASEMENTS	MON. = MONUMENT LINE	MH = MANHOLE	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	O.V.H. = 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	PG. = PAGE	P.W.Y. = 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	T.S.B. = TRAFFIC SIGNAL BOX	T.S.P. = TRAFFIC SIGNAL POLE	TWP = TOWNSHIP	UTIL. = 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	CL = CENTER LINE	CA = CENTRAL ANGLE	∠ = ANGLE
---------	--------------------------	------------------------	--------------------	--------------------	-----------------	---------------------	---------------------------------	------------------	-------------------	----------------------------	--------------------------------	----------------	--------------------	-----------------------------------	---------------------------	------------	-----------------------	------------	---------------------------	--------------------------------------	------------------	--------------------	----------------------	-----------------------------	----------------------	--------------------------	---	------------------	-------------	----------	-------------------	-----------------------------------	-------------------	----------------------	---------------------	--------------------------	-------------------------	-----------------------------------	----------------------------	------------	-----------	-------------------------------------	-------------------	--------------------	-----------------------------------	-------------------	---	---	-------------------	---------------------------------	------------------------------------	-------------	------------------------	---------------	--------------------------------------	------------------------------	----------------------	--------------	--------------------	------------------------	---	------------	-----------------------	---------------	--------------	-----------------	---------------------------------	--------------------------------	-------------------	---------------------	--------------	--------------------	----------------------------------	-----------------------	-------------------------	------------------------------	---------------------------	---------------------------------	------------------	------------	------------------	-------------------------------------	-------------------------------------	------------------------	----------------	------------------	------------------------------	---------------------	---------------------	-------------	----------------	--------------	-----------------	-----------------------------------	-----------------------	------------	--------------	-------------	----------------------	--------------------------------------	-----------------------------	------------------------------	----------------	-----------------	---------------------	--------------------	-------------------	------------------	--------------------	-------------------	------------------	------------------	-----------	------------------	--------------------	-----------

#### 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.

#### SURVEYOR'S NOTES:

- 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.
- THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
- CERTIFICATE OF AUTHORIZATION LB # 7806.
- ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929; MIAMI BEACH BENCHMARK ID:CBM 1305 R.; ELEVATION IS 1.94 FEET OF N.A.V.D. OF 1988; CONVERTED TO NGVD (29) BY ADDING 1.55 FEET FROM 1.94 FEET NAVD (88) CONVERSION FORMULA = (1.94 FEET NAVD 88 + 1.55 FEET = 3.49 FEET NGVD 29) RESULTS = 3.49 FEET NGVD 29.

#### 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 **CARLOS M IBARRA**  
Date: 2021.06.17 17:38:29 -04'00' **06/12/2021**  
BY: **CARLOS IBARRA** (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 6770 STATE OF FLORIDA  
REVISED ON:  
REVISED ON:

#### FLOOD ZONE INFORMATION:

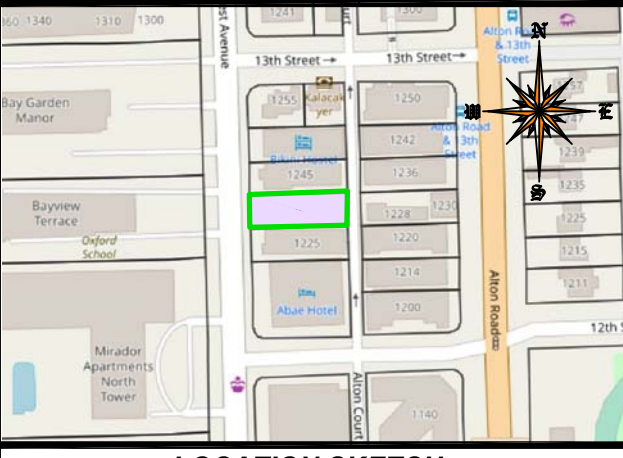
THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:  
FLOOD ZONE: AE  
BASE FLOOD ELEVATION: 8 FT.  
COMMUNITY: 120651  
PANEL: 0317  
SUFFIX: L  
DATE OF FIRM: 09/11/2009  
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

#### CERTIFICATION:

SCHAPIRO ASSOCIATES

#### LEGAL DESCRIPTION:

LOT 11, BLOCK 82, BAY VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 1110, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



<b>DRAWN BY:</b>	<b>LK</b>	
<b>FIELD DATE:</b>	<b>06/12/2021</b>	
<b>SURVEY NO:</b>	<b>14-000530-3</b>	
<b>SHEET:</b>	<b>1 OF 1</b>	

Digitally signed by **CARLOS M IBARRA**  
Date: 2021.06.17 17:38:44 -04'00'  
Adobe Acrobat version: 2021.005.20048