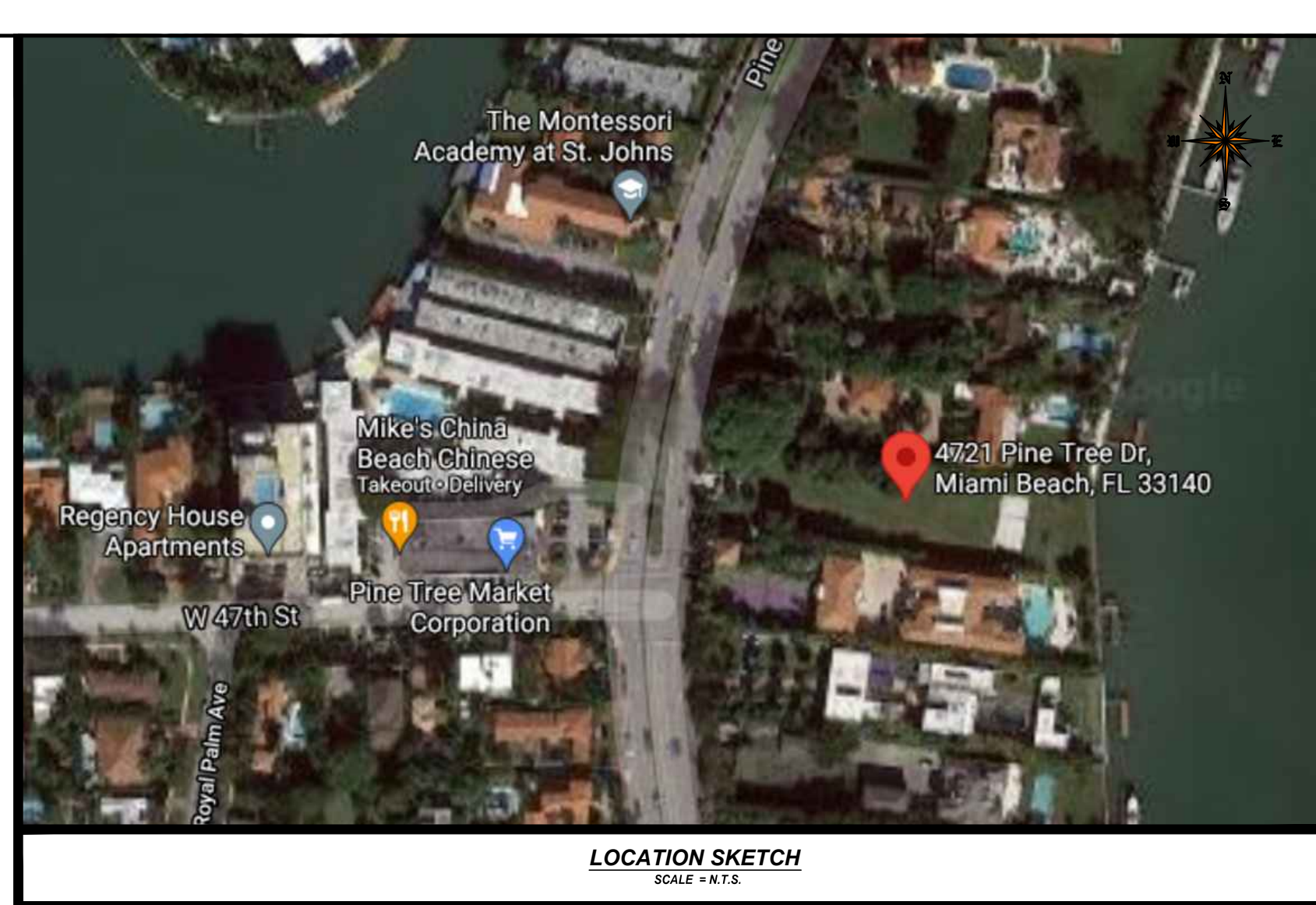
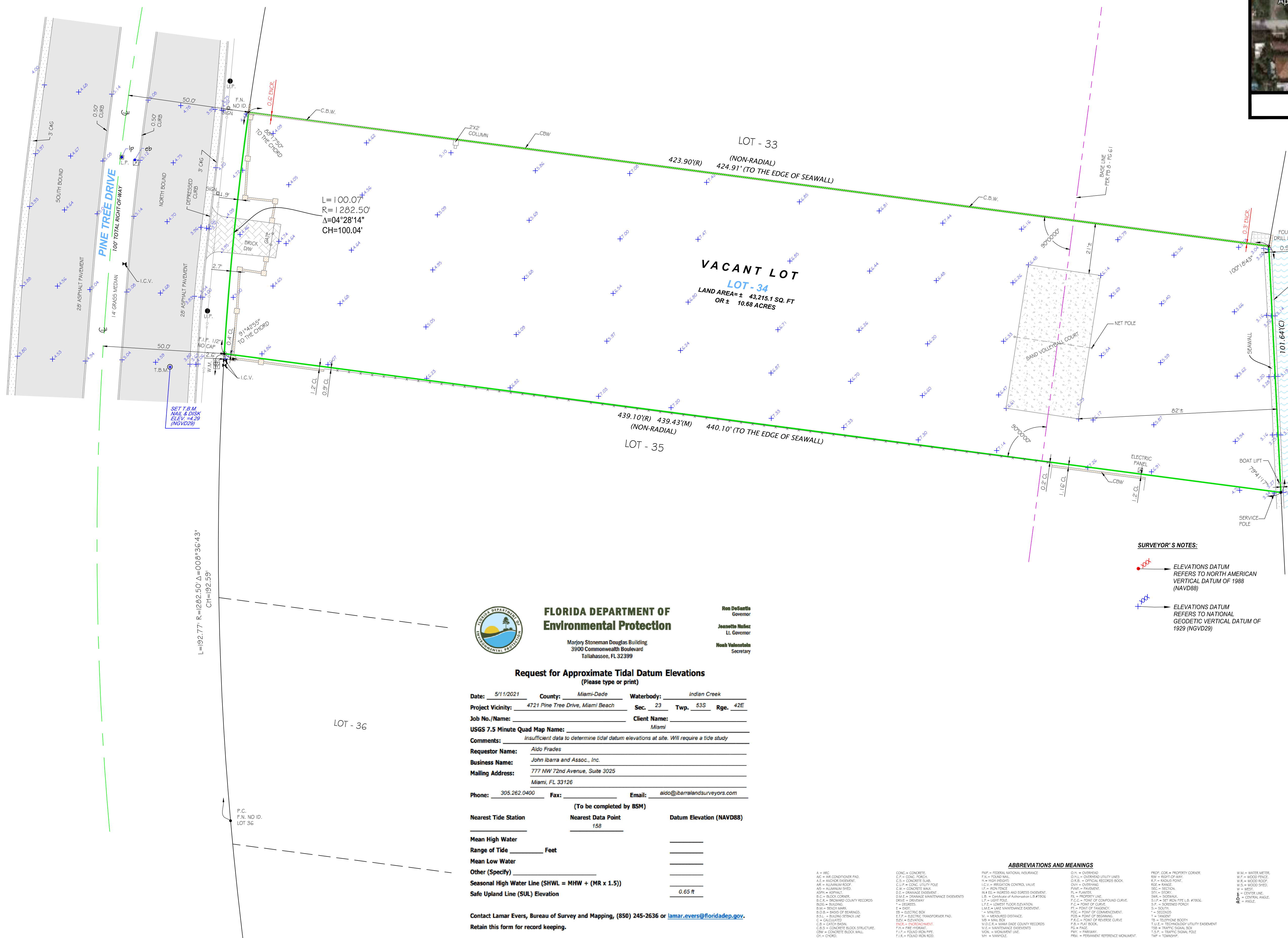
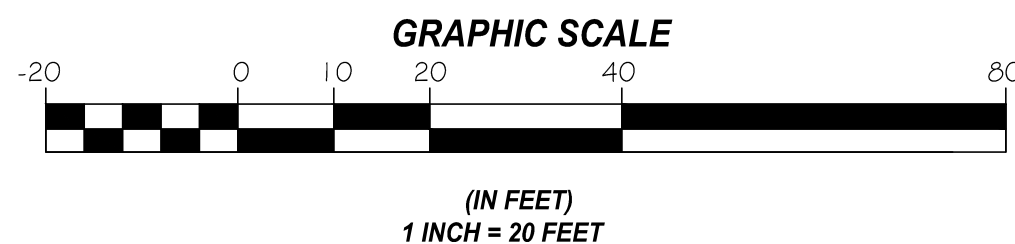


MAP OF BOUNDARY SURVEY



LOCATION SKETCH
SC41E - NTS

LEGAL DESCRIPTION:
LOT 34, AMENDED PLAT OF THE INDIAN BEACH CORPORATION'S
SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT
BOOK 8, PAGE 61, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY,
FLORIDA.

PROPERTY ADDRESS:
4721 PINE TREE DRIVE,
MIAMI BEACH, FLORIDA, 33140

CERTIFICATION:
FRANZ BUERSTEDDE AND BRITNEY
BUERSTEDDE

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.
 * THIS SURVEY AND THE 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 DERIVED OTHERWISE.
 * THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
 * ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLAT 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 PLAT AND THE MAP 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: 7 FEET
COMMUNITY: 120651
PANEL: 0309
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; CITY OF MIAMI BEACH BENCH MARK ID: CMB 471; ELEVATION IS 3.57 FEET N.A.V.D. OF 1988; CONVERTED TO NGVD (29) USING CORPSCON, BY ADDING 1.55 FEET FROM 3.57 FEET NGVD (88) CONVERSION FORMULA = $(3.57' + 1.55' = 5.12')$ RESULTS = 5.12 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 SJ-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

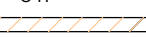









Digitally signed by JOHN A IBARRA
Date: 2021.05.28 10:42:05 -0400
Adobe Acrobat version:
2021.001.20155

PROFESSIONAL LAND SURVEYOR NO. 5204 STATE OF FLORIDA

REVISÉ ON: _____

REVISÉ ON: _____

LEGEND

- 
 = OVERHEAD UTILITY LINES

 = CONCRETE BLOCK WALL

 = CHAIN LINK FENCE

 = IRON FENCE

 = WOOD FENCE

 = BUILDING SETBACK LINE

 = UTILITY EASEMENT

 = LIMITED ACCESS R/W

 = NON-VEHICULAR ACCESS R/W

 = EXISTING ELEVATIONS

DRAWN BY:	RE
-----------	----

FIELD DATE: 05/14/2021

SURVEY NO: 21-00001702-

SHEET:	1 OF 1
---------------	---------------


 Digitally signed by JOHN A
 IBARRA
 Date: 2021.05.28 10:42:18
 -04'00'
 Adobe Acrobat version:
 2021.001.20155