

1355 NW 97 AV SUITE 200
MIAMI FLORIDA 33172
TELEPHONE: (305) 264-2660
FAX: (305) 264-0229

Nova Surveyors Inc.
LAND SURVEYORS

SURVEY No. 20-0000951-1

SHEET No. 1 OF 1

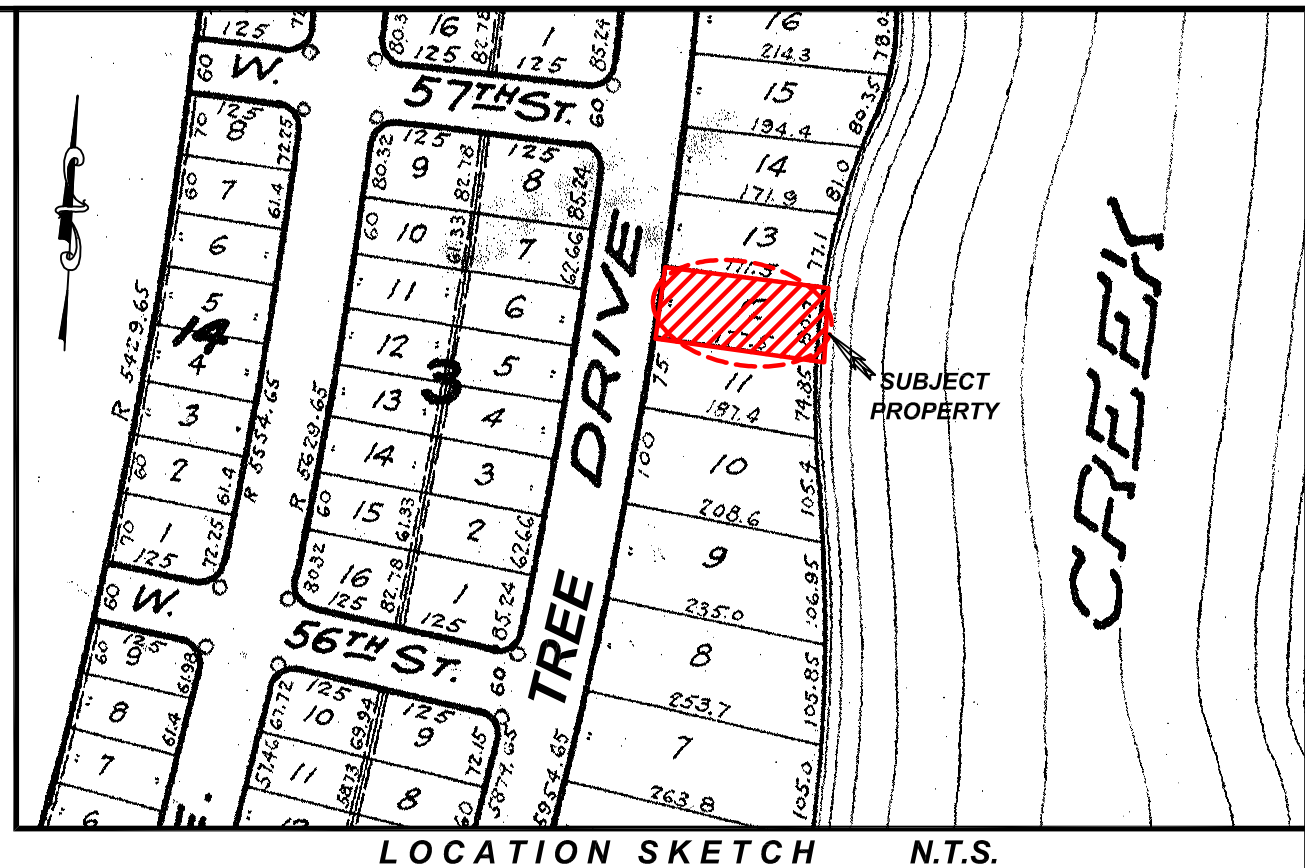
DRAWN BY: AL

BOUNDARY SURVEY

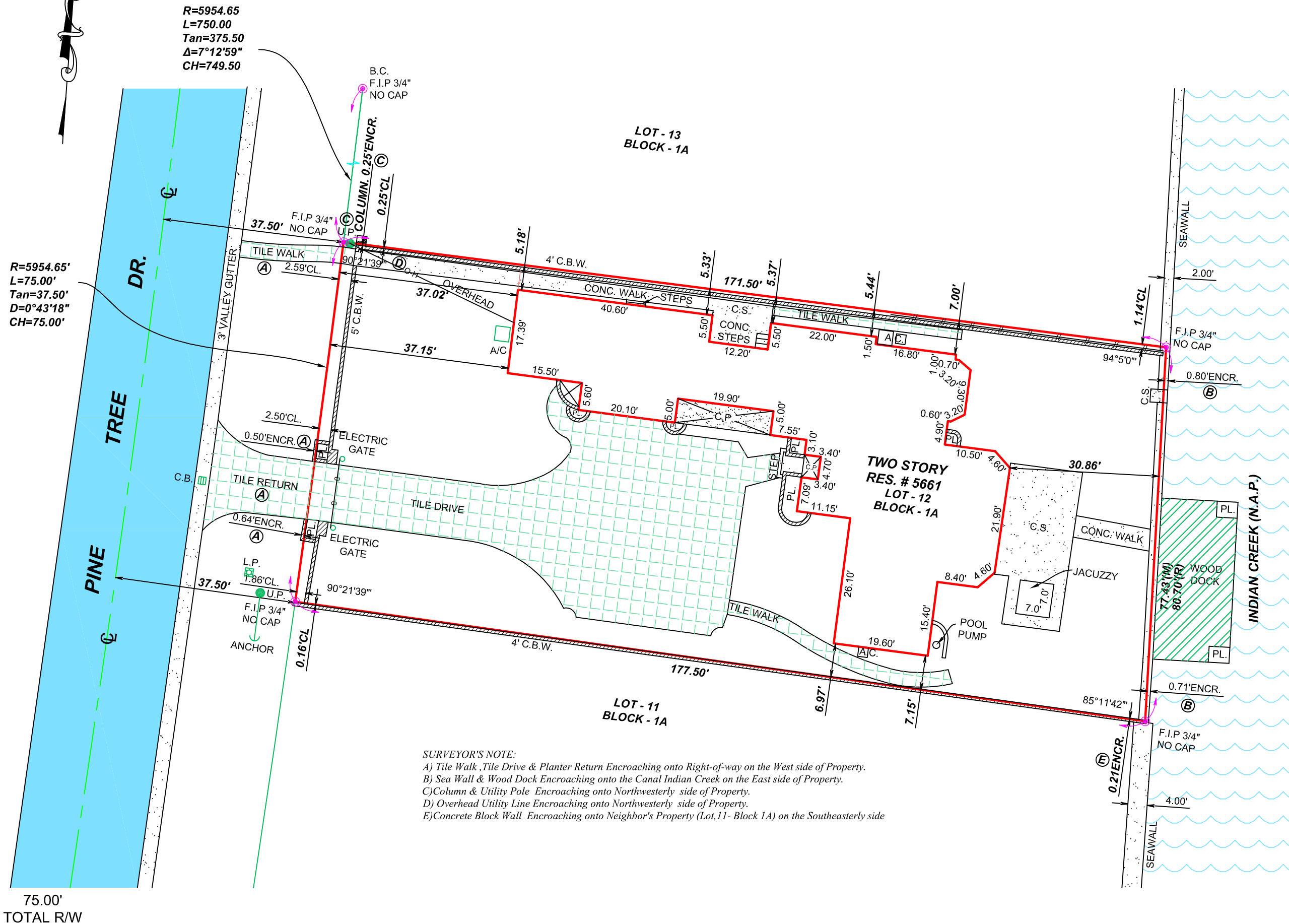
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



LOCATION SKETCH N.T.S.



SURVEYOR'S NOTE:
A) Tile Walk, Tile Drive & Planter Return Encroaching onto Right-of-way on the West side of Property.
B) Sea Wall & Wood Dock Encroaching onto the Canal Indian Creek on the East side of Property.
C) Column & Utility Pole Encroaching onto Northwestern side of Property.
D) Overhead Utility Line Encroaching onto Northwestern side of Property.
E) Concrete Block Wall Encroaching onto Neighbor's Property (Lot 11- Block 1A) on the Southeastly side

LEGAL DESCRIPTION:

SURVEY OF LOT 12, BLOCK 1A, OF BEACH VIEW
ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 9,
PAGE 158, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

5661 PINE TREE DR
MIAMI BEACH, FL 33140

CERTIFICATIONS:

LORI KAREN SHILLER
PINNACLE TITLE GROUP, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

SURVEYOR'S NOTES:

- IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
- NORTH ARROW BASED ON PLAT
- THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON,
AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM
TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND
SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027,
FLORIDA STATUTES.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (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 DESCRIPTION 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.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.
- THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT. THEY WILL BE RESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS, 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.
- THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN: ZONE: "AE" COMMUNITY/PANEL/SUFFIX: 120635/0328/L DATE OF FIRM: 09/11/2009 BASE FLOOD ELEVATION: 8 FEET.

ABBREVIATIONS AND MEANINGS

A = ARC	CONC. = CONCRETE.	PROP. COR. = PROPERTY CORNER	O.H. = OVERHEAD	RR. = RAIL ROAD.
A/C = AIR CONDITIONER PAD.	C.P. = CONC. PORCH.	FNIP. = FEDERAL NATIONAL INSURANCE	O.H.L. = OVERHEAD UTILITY LINES	RES. = RESIDENCE.
A.E. = ANCHOR EASEMENT.	C.S. = CONCRETE SLAB.	F.N. = FOUND NAIL.	OVH = OVERHANG	R/W = RIGHT-OF-WAY.
A/R = ALUMINUM ROOF.	D.E. = DRAINAGE EASEMENT	H. = HIGH (HEIGHT)	PVMT. = PAVEMENT.	R.P. = RADIUS POINT.
A/S = ALUMINUM SHED.	D.M.E. = DRAINAGE MAINTENANCE EASEMENTS	I.N. & E.G. = INGRESS AND EGRESS EASEMENT.	PL. = PLANTER.	RGE. = RANGE.
ASPH. = ASPHALT.	D.R. = DRIVEWAY	L.B. = LICENSED BUSINESS	P/L = PROPERTY LINE.	SEC. = SECTION.
B.C. = BLOCK CORNER.	E = EAST.	L.P. = LIGHT POLE.	P.C.C. = POINT OF COMPOUND CURVE.	STY. = STORY.
BLDG. = BUILDING.	E.T.P. = ELECTRIC TRANSFORMER PAD.	L.F.E. = LOWEST FLOOR ELEVATION.	P.C. = POINT OF CURVE.	SWK. = SIDEWALK.
B.M. = BENCH MARK	ELEV. = ELEVATION.	L.M.E. = LAKE MAINTENANCE EASEMENT.	PT. = POINT OF TANGENCY.	W. = WEST.
B.M.H. = BELL SOUTH MANHOLE	ENCR. = ENCROACHMENT.	M. = MEASURED DISTANCE.	POB. = POINT OF BEGINNING.	W.S. = WOOD SHED.
B.O.B. = BASIS OF BEARINGS.	F.H. = FIRE HYDRANT.	MON. = MONUMENT LINE.	P.R.C. = POINT OF REVERSE CURVE	W. = WEST.
C = CALCULATED	F.I.P. = FOUND IRON PIPE.	M/L = MANHOLE.	P.B. = PLAT BOOK.	W. = WEST.
C.B. = CATCH BASIN.	F.I.R. = FOUND IRON ROD.	N.O. = NOT A PART OF.	PG. = PAGE.	W. = WEST.
C.B.S. = CONCRETE BLOCK STRUCTURE.	F.F.E. = FINISHED FLOOR ELEVATION.	NGVD = NATIONAL GEODETIC VERTICAL DATUM.	PRM. = PERMANENT REFERENCE MONUMENT.	W. = WEST.
CBW = CONCRETE BLOCK WALL.	F.N.D. = FOUND NAIL & DISK.	N. = NORTH.	P.L.S. = PROFESSIONAL LAND SURVEYOR.	W. = WEST.
CH. = CHORD.	FR = FRAME.	N.T.S. = NOT TO SCALE.	R. = RECORDED DISTANCE.	W. = WEST.
CH.B. = CHORD BEARING.	FT = FEET.	#-NO. = NUMBER.		W. = WEST.
CL = CLEAR		O/S = OFFSET.		W. = WEST.
C.L.F. = CHAIN LINK FENCE.				W. = WEST.
C.M.E. = CANAL MAINTENANCE EASEMENTS.				W. = WEST.

BY: George Ibarra 12/24/2020
GEORGE IBARRA (DATE OF FIELD WORK)
PROFESSIONAL LAND SURVEYOR NO. :2534
STATE OF FLORIDA
FIRM L.B. # 6044

(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE
ATTESTING LAND SURVEYOR).

REVISED ON:

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