

JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers

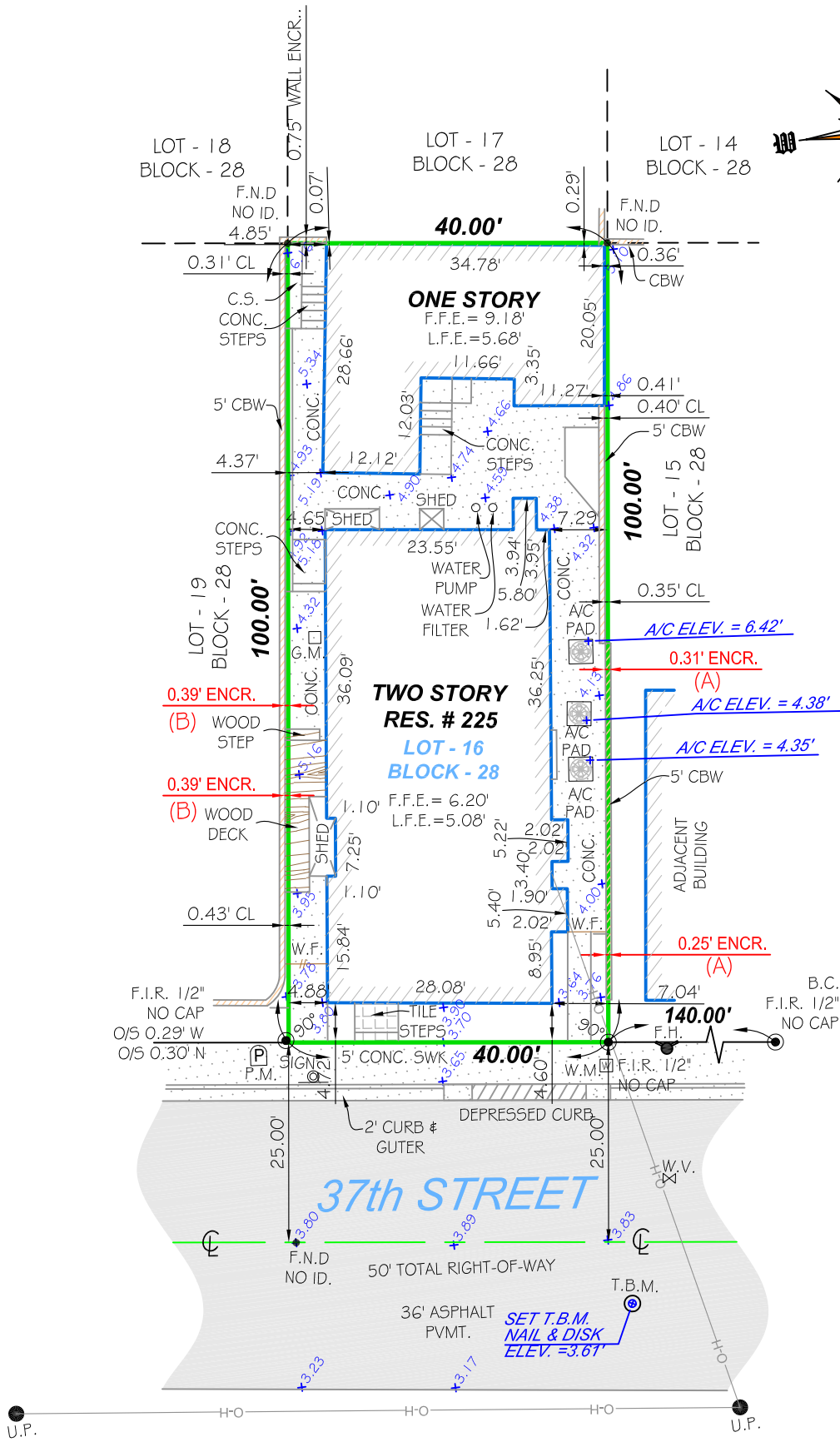
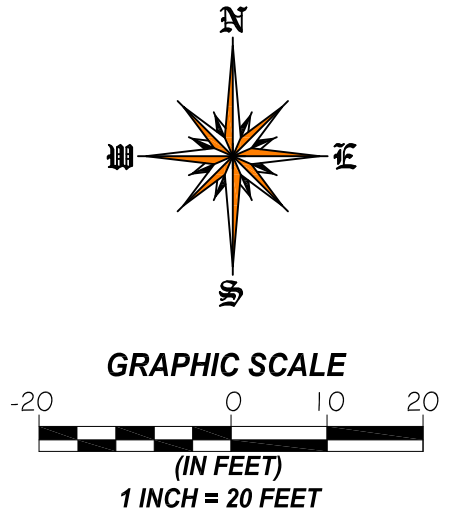
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MAP OF BOUNDARY SURVEY

225 37th STREET, MIAMI BEACH, FLORIDA 33140



ABBREVIATIONS AND MEANINGS

A = ARC	O.H. = OVERHEAD
A/C = AIR CONDITIONER PAD	O.H.L. = OVERHEAD UTILITY LINES
A.E. = ANCHOR EASEMENT	O.R.B. = OFFICIAL RECORDS BOOK
AR = ALUMINUM ROOF	O.V.H. = OVERHANG
ASPH. = ASPHALT	P.V.M.T. = PAVEMENT
B.C. = BLOCK CORNER	PL = PLASTER
B.C.R. = BROWARD COUNTY RECORDS	PL = PROPERTY LINE
B.L.D.G. = BUILDING	P.C.C. = POINT OF COMPOUND CURVE
B.M. = BENCH MARK	P.C. = POINT OF CURVE
B.O.B. = BASIS OF BEARINGS	PT. = POINT OF TANGENCY
B.S.L. = BUILDING SETBACK LINE	POC = POINT OF COMMENCEMENT
C = CALCULATED	POB = POINT OF BEGINNING
C.B. = CATCH BASIN	P.R.C. = POINT OF REVERSE CURVE
C.B.S. = CONCRETE BLOCK STRUCTURE	P.B. = PLAT BOOK
CBW = CONCRETE BLOCK WALL	PG. = PAGE
CH = CHORD	P.W.Y. = PARKWAY
CH.B. = CHORD BEARING	PRM. = PERMANENT REFERENCE MONUMENT
CL = CLEAR	R. = RECORDED DISTANCE
C.L.F. = CHAIN LINK FENCE	RR = RAIL ROAD
C.M.E. = CANAL MAINTENANCE EASEMENTS	RES. = RESIDENCE
CONC. = CONCRETE	PROP. COR. = PROPERTY CORNER
C.P. = CONC. PORCH	RAW = RIGHT-OF-WAY
C.S. = CONCRETE SLAB	R.P. = RADIUS POINT
C.U.P. = CONC. UTILITY POLE	RSE = RANGE
C.W. = CONCRETE WALK	SEC. = SECTION
D.E. = DRAINAGE EASEMENT	STY. = STORY
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS	SWK. = SIDEWALK
DRIVE = DRIVEWAY	S.I.P. = SET IRON PIPE I.B. #7806
* = DEGREES	S.P. = SCREENED PORCH
E = EAST	S. = SOUTH
EB = ELECTRIC BOX	S. = SECONDS
E.T.P. = ELECTRIC TRANSFORMER PAD	T = TANGENT
ELEV. = ELEVATION	TB = TELEPHONE BOOTH
ENCR. = ENCROACHMENT	T.U.E. = TECHNOLOGY UTILITY EASEMENT
F.H. = FIRE HYDRANT	T.S.B. = TRAFFIC SIGNAL BOX
F.I.P. = FOUND IRON PIPE	T.S.P. = TRAFFIC SIGNAL POLE
F.I.R. = FOUND IRON ROD	TWP. = TOWNSHIP
F.F.E. = FINISHED FLOOR ELEVATION	UTIL. = UTILITY
F.N.D. = FOUND NAIL & DISK	U.P. = UTILITY POLE
FR = FRAME	W.M. = WATER METER
FT = FEET	W.F. = WOOD FENCE
FNIP = FEDERAL NATIONAL INSURANCE	W.R. = WOOD ROOF
F.N. = FOUND NAIL	W.M. = WATER METER
G.M. = GAS METER	W.F. = WOOD FENCE
H. = HIGH (HEIGHT)	W.R. = WOOD ROOF
I.C.V. = IRRIGATION CONTROL VALVE	W.S. = WOOD SHED
I.F. = IRON FENCE	W. = WEST
IN. & EG. = INGRESS AND EGRESS EASEMENT	E. = CENTER LINE
L.D. = Certificate of Authorization L.B. #7806	Δ = CENTRAL ANGLE
L.P. = LIGHT POLE	* = ANGLE
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	
MY = MAINLINE	
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	

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: "VE"
BASE FLOOD ELEVATION: 11 FEET
COMMUNITY: 120651
PANEL: 0336
SUFFIX: L
DATE OF FIRM: 09/11/2009
THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

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.

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.

ENCROACHMENT NOTES:

- EAST SIDE OF THE SUBJECT PROPERTY NEIGHBOR'S CONCRETE WALL IS ENCROACHING INTO THE SUBJECT PROPERTY.
- WEST SIDE OF THE SUBJECT PROPERTY WOOD DECK, WOOD FENCE AND CONCRETE WALK IS ENCROACHING INTO THE NEIGHBOR'S PROPERTY.

ADDITIONAL NOTES:

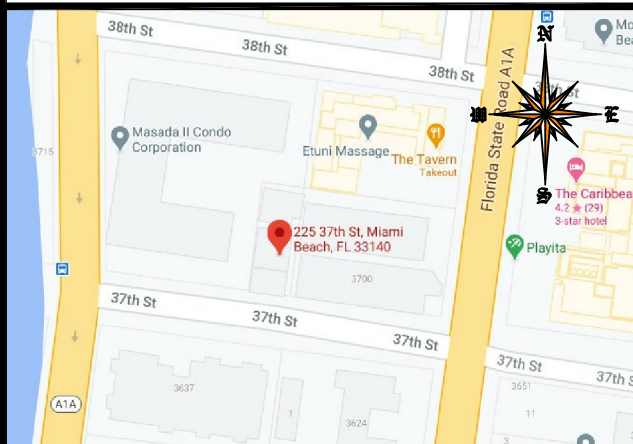
- ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI-DADE COUNTY BENCH MARK # B-313, LOCATOR NO. 3424 SE; ELEVATION IS 4.33 FEET OF N.G.V.D. OF 1929

CERTIFICATION:

CONGREGATION KAHAL MAGLEI ZEDEK

LEGAL DESCRIPTION:

LOT 16, BLOCK 28, OF AMENDED PLAT OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT CO., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 7 AND 8, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, A/K/A 225 - 37th STREET, MIAMI BEACH, FLORIDA.



LOCATION SKETCH

SCALE = N.T.S.

BY: **JOHN IBARRA** (DATE OF FIELD WORK) **03/29/2021**

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: _____
REVISED ON: _____

DRAWN BY:	JB	SEAL
FIELD DATE:	03/29/2021	
SURVEY NO:	21-001121-1	
SHEET:	1 OF 1	

L.B.# 7806