

# JOHN IBARRA & ASSOCIATES, INC.

## Professional Land Surveyors & Mappers

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4040 DEL PRADO BLVD S  
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### LOCATION SKETCH

SCALE = N.T.S.

### VIEW OF SUBJECT PROPERTY

1600 CLEVELAND ROAD, MIAMI BEACH, FLORIDA 33141

### ABBREVIATIONS

A = ARC.  
A/C = AIR CONDITIONER PAD  
A.E. = ANCHOR EASEMENT  
A.R. = ALUMINUM ROOF  
A.S. = ALUMINUM SHED  
ASPH. = ASPHALT  
B.C. = BLOCK CORNER  
BLDG. = BUILDING  
B.M. = BENCH MARK  
B.C.R. = BROWARD COUNTY RECORDS  
B.O.B. = BASIS OF BEARING  
B.S.L. = BUILDING SETBACK LINE  
(C) = CALCULATED  
C.B. = CATCH BASIN  
C.B.S. = CONCRETE BLOCK STRUCTURE  
C.B.W. = CONCRETE BLOCK WALL  
CH. = CHORD  
CH.B. = CHORD BEARING  
CH.L. = CHORD LENGTH  
CL. = CLEAR  
C.O. = CLEAN OUT  
C.L.F. = CHAIN LINK FENCE  
C.M.E. = CANAL MAINTENANCE EASEMENT  
CONC. = CONCRETE  
C.U.P. = CONCRETE UTILITY POLE  
C.P. = CONCRETE PORCH  
C.S. = CONCRETE SLAB  
C.W. = CONCRETE WALK  
D.E. = DRAINAGE EASEMENT  
D.M.E. = DRAINAGE MAINTENANCE EASEMENT  
DRIVE = DRIVEWAY  
° = DEGREES  
EB = ELECTRIC BOX

E.T.P. = ELECTRIC TRANSFORMER PAD  
ELEV. = ELEVATION  
ENCR. = 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  
FT. = FEET  
FNIP. = FEDERAL NATIONAL INSURANCE PROGRAM  
F.N. = FOUND NAIL  
H. = HIGH OR (HEIGHT)  
IN & EG. = INGRESS AND EGRESS EASEMENT  
I.C.V. = IRRIGATION CONTROL VALVE  
I.F. = IRON FENCE  
L.B. = LICENSED BUSINESS  
L.P. = LIGHT POLE  
L.F.E. = LOWEST FLOOR ELEVATION  
L.M.E. = LAKE MAINTENANCE EASEMENT  
' = MINUTES  
(M) = MEASURED DISTANCE  
M.B. = MAIL BOX  
M.D.C.R. = MIAMI DADE COUNTY RECORDS  
M.E. = MAINTENANCE EASEMENT  
M.H. = MANHOLE  
N.A.P. = NOT A PART OF  
NGVD = NATIONAL GEODETIC VERTICAL DATUM  
N.T.S. = NOT TO SCALE  
# OR 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  
P.L. = PROPERTY LINE  
P.C.C. = POINT OF COMPOUND CURVATURE  
P.C. = POINT OF CURVATURE  
P.O.T. = POINT OF TANGENCY  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
P.R.C. = POINT OF REVERSE CURVATURE  
PWY. = PARKWAY  
P.R.M. = PERMANENT REFERENCE MONUMENT  
P.L.S. = PROFESSIONAL LAND SURVEYOR  
P.P. = POWER POLE  
P.P.S. = POOL PUMP SLAB  
P.U.E. = PUBLIC UTILITY EASEMENT  
(R) = RECORD DISTANCE  
R.R. = RAIL ROAD  
RES. = RESIDENCE  
R/W = RIGHT-OF-WAY  
RAD. = RADIUS OR RADIAL  
RGE. = RANGE  
R.O.E. = ROOF OVERHANG EASEMENT  
SEC. = SECTION  
STY. = STORY  
SWK. = SIDEWALK  
S.I.P. = SET IRON PIPE  
S. = SOUTH  
S.P. = SCREENED PORCH  
S.V. = SEWER VALVE  
" = SECONDS

T = TANGENT  
TB = TELEPHONE BOOTH  
T.B.M. = TEMPORARY BENCHMARK  
T.U.E. = TECHNOLOGY UTILITY EASEMENT  
TSB = TRAFFIC SIGNAL BOX  
T.S.P. = TRAFFIC SIGNAL POLE  
TWP. = TOWNSHIP  
UTIL. = UTILITY  
U.E. = UTILITY EASEMENT  
U.P. = UTILITY POLE  
W.M. = WATER METER  
W.F. = WOOD FENCE  
W.P. = WOOD PORCH  
W.R. = WOOD ROOF  
W.V. = WATER VALVE  
M = MONUMENT LINE  
C = CENTER LINE  
Δ = DELTA

### LEGEND

— — — — — = OVERHEAD UTILITY LINES  
— — — — — = CONCRETE BLOCK WALL  
— x — x — x — = CHAIN LINK FENCE  
— o — o — o — = IRON FENCE  
— // — // — // — = WOOD FENCE  
— — — — — = BUILDING SETBACK LINE  
— — — — — = UTILITY EASEMENT  
— — — — — = LIMITED ACCESS R/W  
— — — — — = NON-VEHICULAR ACCESS R/W  
x 0.00 = EXISTING ELEVATIONS

### LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- 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:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 8.00 FT). THIS PROPERTY WAS FOUND IN CITY OF MIAMI BEACH, COMMUNITY NUMBER 120651, DATED 09/11/09.

### 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.

### 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.

BY:  11/08/2021  
CARLOS IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 6770 STATE OF FLORIDA  
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: \_\_\_\_\_

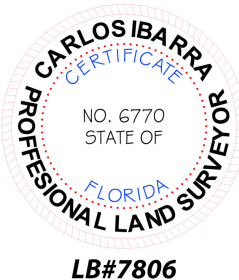
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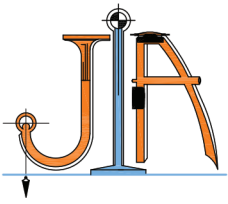
### TITLE COMPANY

MITCHELL SETH POLANSKY, P.A.

DRAWN BY:	L.B.
FIELD DATE:	11/8/2021
SURVEY NO:	21-003858
SHEET:	1 OF 2

### UNDERWRITER





**JOHN IBARRA & ASSOCIATES, INC.**  
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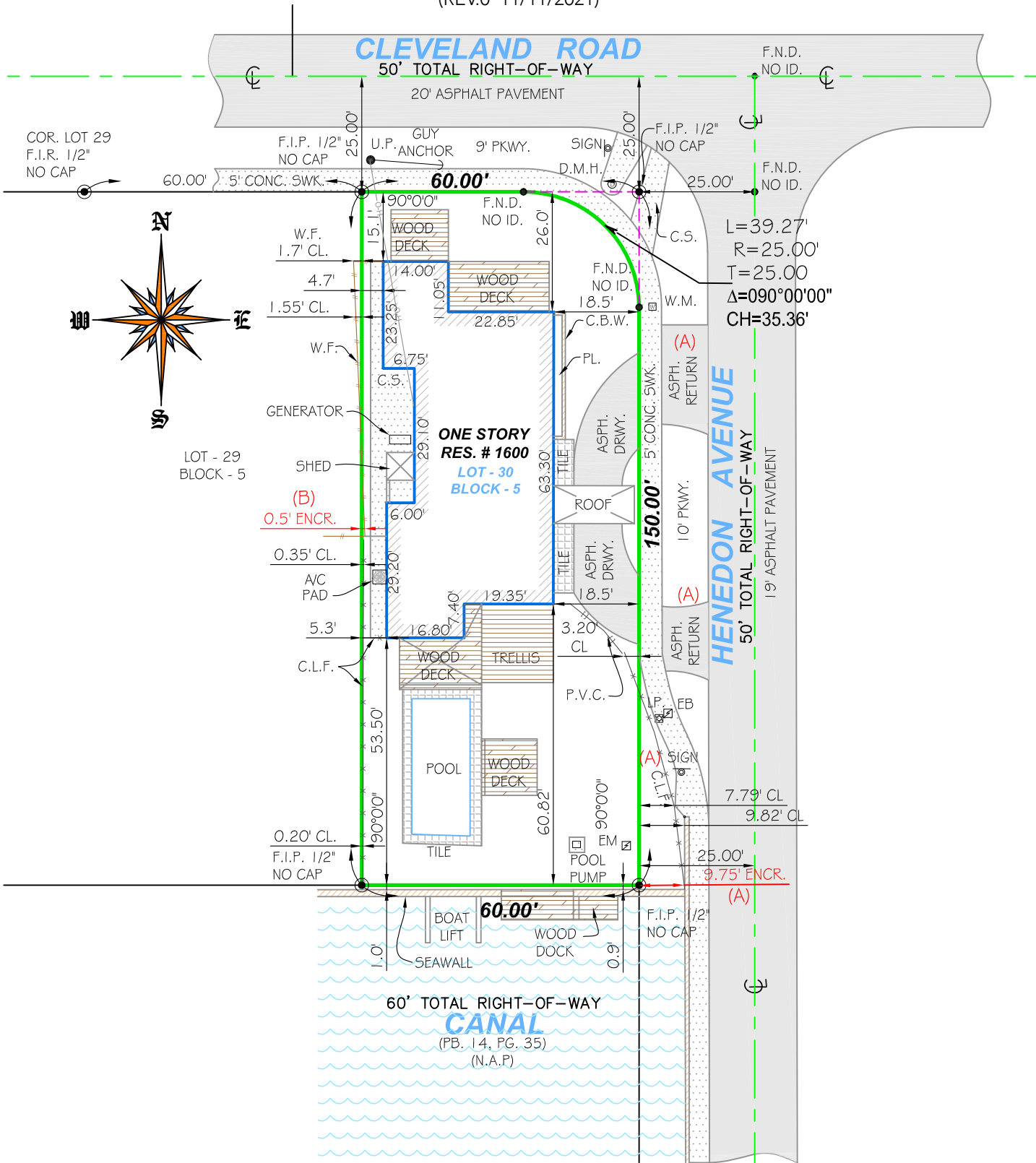
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**MAP OF BOUNDARY SURVEY**

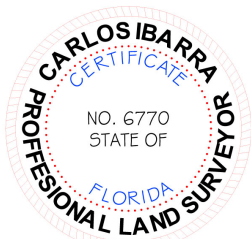
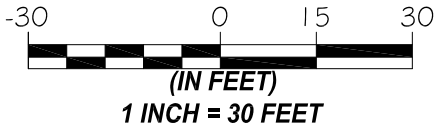
1600 CLEVELAND ROAD, MIAMI BEACH, FLORIDA 33141  
(REV.0 11/11/2021)



**ENCROACHMENT NOTES:**

- A. EAST SIDE OF THE SUBJECT PROPERTY, ASPHALT RETURN AND CHAIN LINK FENCE ARE ENCROACHING INTO THE RIGHT OF WAY OF HENEDON AVENUE.  
B. WEST SIDE OF THE SUBJECT PROPERTY, NEIGHBOR'S WOOD FENCE IS ENCROACHING INTO THE SUBJECT PROPERTY.

**GRAPHIC SCALE**



LB#7806

**LEGAL DESCRIPTION:**

LOT 30, BLOCK 5, BISCAYNE POINT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 35 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**CERTIFICATION:**

FREDERIC CUMENAL AND LESLIE DIAMOND; MITCHELL SETH POLANSKY, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

**DRAWN BY:** L.B.

**FIELD DATE:** 11/8/2021

**SURVEY NO:** 21-003858

**SHEET:** 2 OF 2