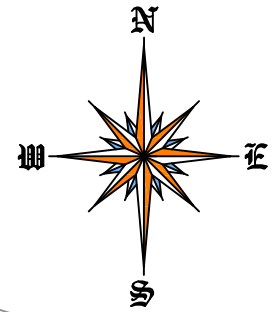
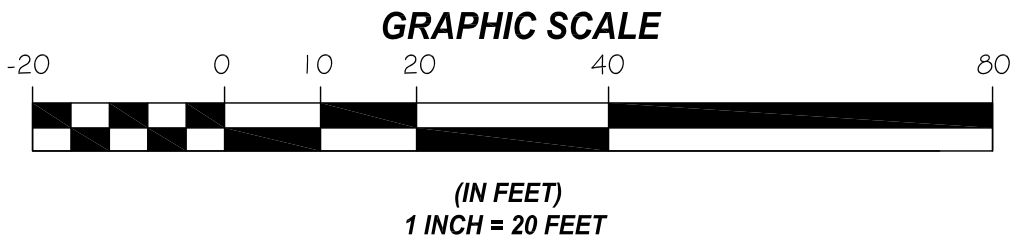


MAP OF BOUNDARY SURVEY



LEGAL DESCRIPTION:
LOT 8, BLOCK 29, OF NAUTILUS EXTENSION FIFTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE 13, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFICATION:
BENJAMIN BERMAN
PROPERTY ADDRESS:
800 W. 44TH COURT, MIAMI BEACH, FL 33140

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:
BASE FLOOD ELEVATION: " 7.00 FEET"
COMMUNITY: 120651
PANEL: 0309
SUFFIX: L
DATE OF FIRM: 09/11/2009
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

ADDITIONAL NOTES:

1. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 DADE COUNTY BENCH MARK # D-184 LOCATOR NO. 4324 W ; ELEVATION IS 4.91' FEET OF N.G.V.D. OF 1929
2. NORTH IS BASED ON PLAT NORTH.
3. THE SUBJECT PROPERTY LIES WITHIN TWO FLOOD ZONES, "AE" AND " 7.00 " ELEV. FEET.
4. THE SUBJECT PROPERTY IS VACANT LAND. THE ADDRESS IS PLUS OR MINUS AND SHOULD BE VERIFIED BY DADE COUNTY.

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; MIAMI-DADE COUNTY BENCHMARK #D-157-R, LOCATOR NO.3223 SW @ 44 ST & ALTON RD; ELEVATION IS 4.93 FEET OF N.G.V.D. OF 1929.

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-1.7, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: JOHN IBARRA (DATE OF FIELD WORK) **07/14/2022**

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA

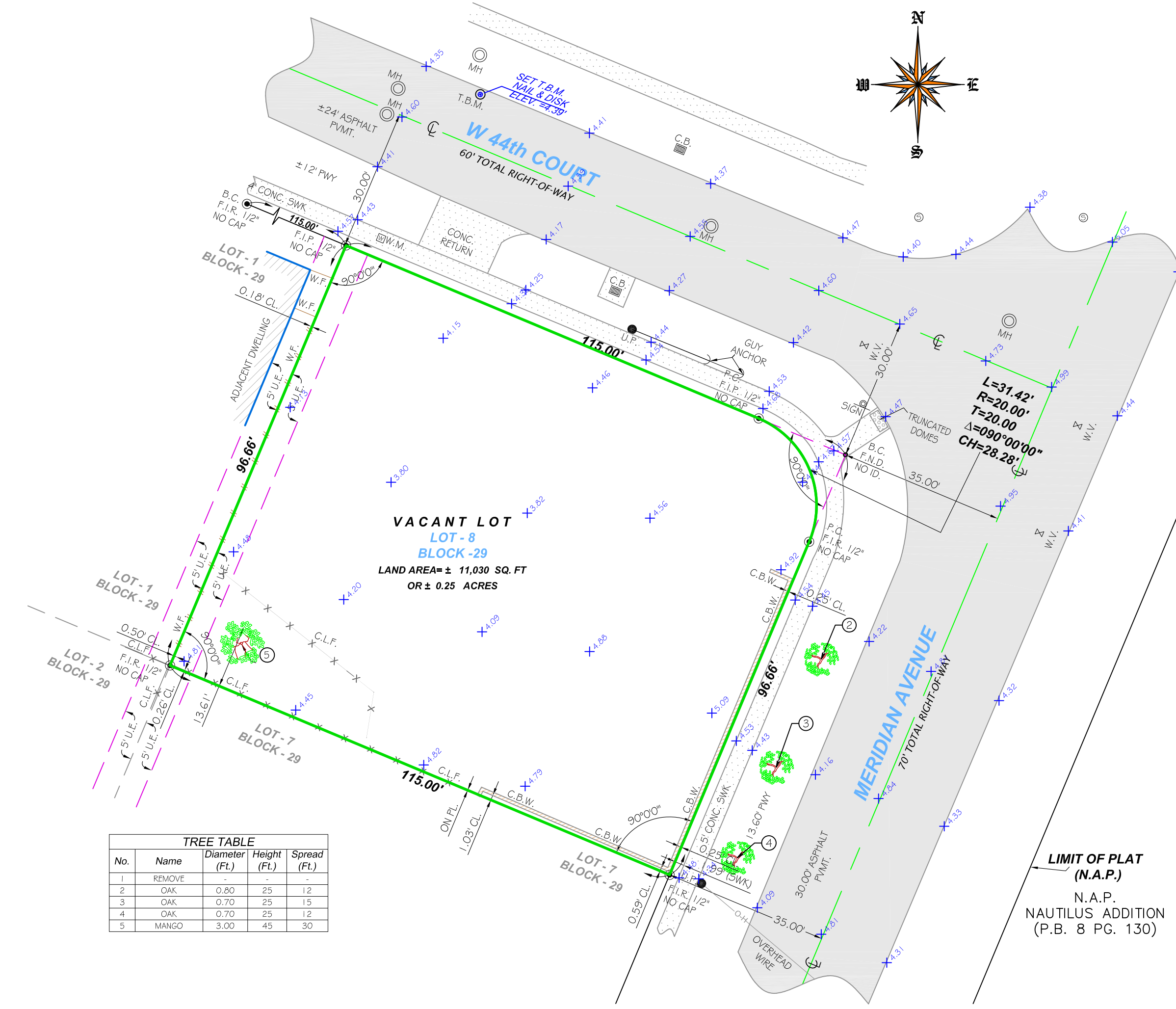
REVISED ON: UPDATE SURVEY 07/14/2022
REVISED ON: ORIGINAL SURVEY 07/02/2019

ABBREVIATIONS

- A = ARC
- A.C. = AIR CONDITIONER PAD
- A.E. = ANCHOR EASEMENT
- A.P. = ALUMINUM POLE
- 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
- CL.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
- D. = DEGREES
- EB. = ELECTRIC BOX
- E.T.P. = ELECTRIC TRANSFORMER PAD
- ELEV. = ELEVATION
- ENC. = 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
- F.N.P. = FEDERAL NATIONAL INSURANCE PROGRAM
- F.N. = FOUND NAIL
- H. = HIGH OR (HEIGHT)
- H.A.E.G. = INGRESS AND EGRESS EASEMENT
- I.C.V. = IRRIGATION CONTROL VALVE
- I.F. = IRON FENCE
- I.W. EG. = INGRESS AND EGRESS EASEMENT
- INV. = INVERT
- LB. = LICENSED BUSINESS
- L.P. = LIGHT POLE
- L.F.E. = LOWEST FLOOR ELEVATION
- L.M.E. = LAKE MAINTENANCE EASEMENT
- M. = 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
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- N.T.S. = NOT TO SCALE
- NA. = NOT AVAILABLE
- # = NO NUMBER
- OS. = OFFSET
- O.H. = OVERHEAD
- O.H.L. = OVERHEAD UTILITY LINES
- O.R.B. = OFFICIAL RECORDS BOOK
- O.V.H. = OVERHANG
- P.W.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.C. = POINT OF REVERSE CURVATURE
- P.W.Y. = 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
- T.B. = TELEPHONE BOOTH
- T.B.M. = TEMPORARY BENCHMARK
- T.U.E. = TECHNOLOGY UTILITY EASEMENT
- T.S.B. = TRAFFIC SIGNAL BOX
- T.S.P. = TRAFFIC SIGNAL POLE
- TWP. = TOWNSHIP
- UTL. = 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
- W. = MONUMENT LINE
- E. = CENTER LINE
- Δ. = DELTA

LEGEND

- O—H— = OVERHEAD UTILITY LINES
- X—X—X—X— = CONCRETE BLOCK WALL
- X—X—X—X— = CHAIN LINK FENCE
- 0—0—0—0— = IRON FENCE
- ||—||—||—||— = WOOD FENCE
- ||—||—||—||— = BUILDING SETBACK LINE
- ||—||—||—||— = UTILITY EASEMENT
- ||—||—||—||— = LIMITED ACCESS R/W
- ||—||—||—||— = NON-VEHICULAR ACCESS R/W
- ||—||—||—||— = EXISTING ELEVATIONS



TREE TABLE				
No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
1	REMOVE	-	-	-
2	OAK	0.80	25	12
3	OAK	0.70	25	15
4	OAK	0.70	25	12
5	MANGO	3.00	45	30

DRAWN BY:	LEYVA / LK
FIELD DATE:	07/14/2022
SURVEY NO:	19-003258-2
SHEET:	1 OF 1