

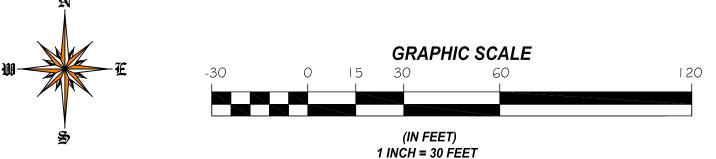
## **JOHN IBARRA & ASSOCIATES, INC.**

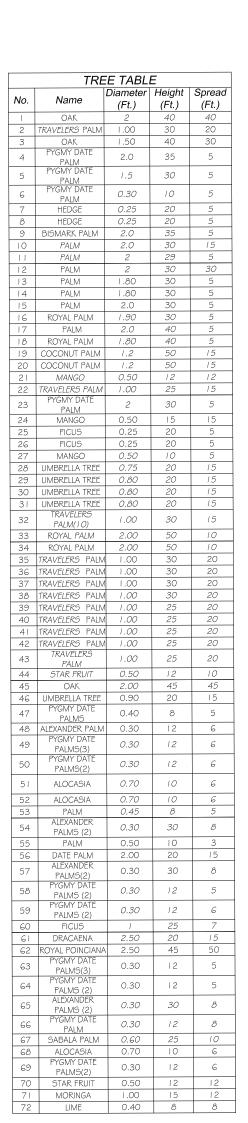
**Professional Land Surveyors & Mappers** 

777 N.W. 72nd AVENUE MIAMI, FLORIDA 33126

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# MAP OF BOUNDARY SURVEY TOPOGRAPHIC & TREES SURVEY









LOCATION SKETCH

**LEGAL DESCRIPTION:** 

BLOCK ALL OF BLOCK 4-E OF THIRD REVISED PLAT OF SUNSET ISLANDS ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 8 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

#### **ABBREVIATIONS**

A/C = AIR CONDITIONER PAD
A.E. = ANCHOR EASEMENT
A.R. = ALUMINUM ROOF
A.S. = ALUMINUM SHED
ASPH.
B.C. = BLOCK CORNER
BLDG. = BUILDING
B.M. = BENOH MARK
B.C.R. = BROWARD COUNTY RECORDS
B.S.B. = BASIS OF BEARING
B.S.L. = BUILDING SETBACK LINE
(C) = CALCULATED
C.B. = CATCH BASIN
C.B.S. = CONCRETE BLOCK WALL
CH. = CHORD
CH.B. = CHORD BEARING
CH.L. = CHORD
CH.B. = CHORD BEARING
C.C. = CLEAR
C.C. = CLEAR
C.C. = CLEAR
C.C. = CLEAR
C.C. = CONCRETE BLOCK WALL
CH. = CHORD BEARING
CH.L. = CHORD LENSTH
C.C. = CONCRETE BLOCK WALL
C.C. = CLEAR
C.O. = CLEAR
C.O. = CONCRETE BLOCK WALL
C.D. = CONCRETE BLOCK
C.W. = CONCRETE BLOCK
C.W. = CONCRETE BLOCK
C.W. = CONCRETE BLOCK
C.W. = CONCRETE BLOCK
D.W. = CONCRETE WALK
D.W. = DRAINAGE MAINTENANCE EASEMENT
D.M.E. = DRAINAGE BASEMENT
D.W.E. = DRAINAGE BASEMENT
D.W.E. = DRAINAGE BASEMENT
D.W.E. = DRAINAGE BASEMENT
D.W.E. = DRAINAGE MAINTENANCE EASEMENT
D.W.E. = DRAINAGE TRAINSFORMER PAD
ELECY. = ELECYTIC TRAINSFORMER PAD
ELECY. = ELECYTIC TRAINSFORMER PAD
ELECY. = ENCROACHMENT

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. = FEEDERAL NATIONAL INSURANCE PROGRAM
F.N. = FOUND NAIL
H. = HIGH OR (HEIGHT)

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
MB = MAIN FOY

' = MINUTES
(M) = MEASURED DISTANCE
M.B. = MAIL BOX
M.D. C.R. = MAMIL 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 UTILITY LINES
O.H. = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORDS BOOK
O.V.H. = OVERHEAD
PUMT. = PAVEMENT
PL. = PALANTER
P.L. = PROPERTY LINE
P.C. = POINT OF COMPOUND CURVATURE
P.C. = POINT OF COMPOUND CURVATURE
P.O.T. = POINT OF COMPOUND
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF COMMENCEMENT
P.O.B. = POINT OF DEGENONING
P.W. = PARKWAY
P. P. DEPEMBERT PEEPERCE MONIMENT

P.R.M. = PERMANENT REFERENCE MONUM.
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.P. = POWER POLE
P.P.S. = POBLE 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

SEC. = SECTION STY. = STORY SWK. = SIDEWALK S.I.P. = SET IRON PIPE S = SOUTH = SCREENED PORCH S.V. = SEWER VALVE = SECONDS = TANGENT

| Table | Tabl

PROPERTY ADDRESS:

1420 22ND STREET. MIAMI BEACH, FLORIDA, 33140

**CERTIFICATION:** DANIEL HERTZBERG

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: 8 FT.

COMMUNITY: 120651 PANEL: 0.317 SUFFIX:

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 MIAMI DADE COUNTY BENCH MARK #CMB- S4-02.LOCATOR NO. SE CORNER BRIDGE BET. SUNSET IS. 3 & 4; ELEVATION IS 7.04 FEET OF N.G.V.D. OF 1929

5. TOTAL LAND AREA = ±19,863 SQUARE FEET OR ±0.46 ACRES

### SURVEYOR'S CERTIFICATION:

Y 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 5 I-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472 027 FLORIDA STATLITES

#### 12/13/2021 JOHN IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA

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

#### **LEGEND**

- = OVERHEAD UTILITY LINES = CONCRETE BLOCK WALL X X X = CHAIN LINK FENCE 0 0 0 = IRON FENCE\_\_\_\_\_\_\_ = WOOD FENCE
- = BUILDING SETBACK LINE —— —— = UTILITY EASEMENT \_\_\_\_\_\_ = LIMITED ACCESS R/W
- \_\_\_\_\_\_ = NON-VEHICULAR ACCESS R/W  $\times 0.00$  = EXISTING ELEVATIONS

DRAWN BY:	CA	
FIELD DATE:	12/13/2021	
SURVEY NO:	10-002107-2	
SHEET:	1 OF 1	