

JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers

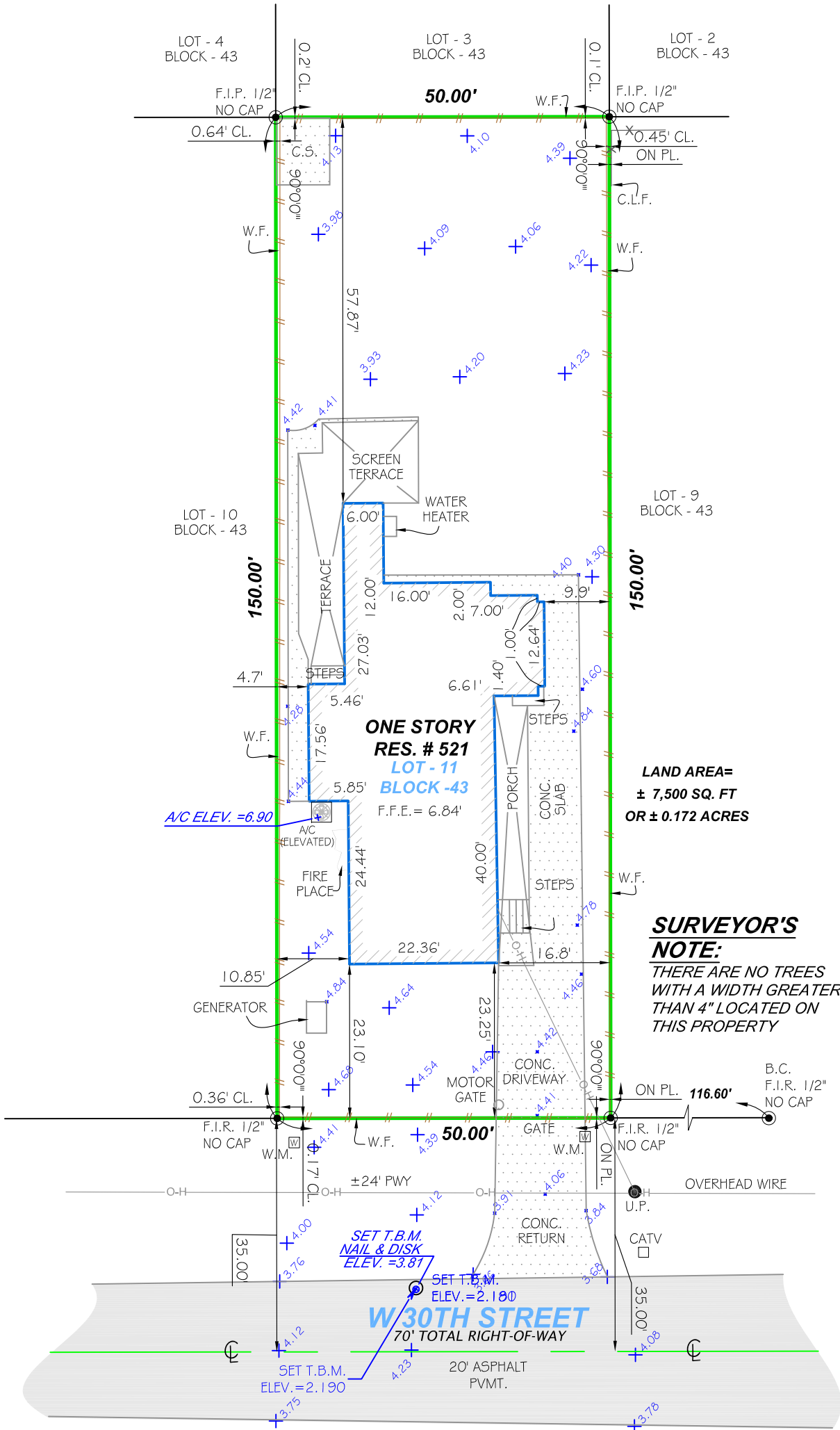
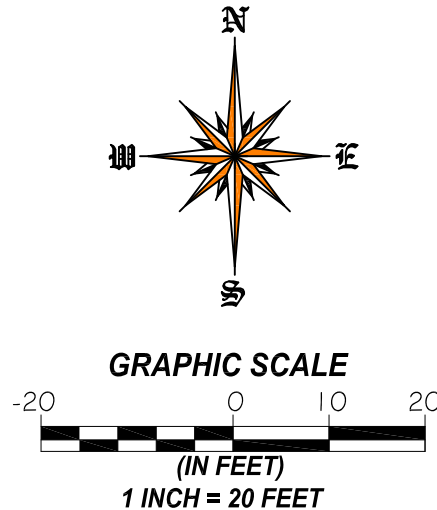
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MAP OF TOPOGRAPHIC SURVEY

521 W 30TH 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	OVH = OVERHANG
ASPH. = ASPHALT	P.V.M.T. = PAVEMENT
B.C. = BLOCK CORNER	PL = PLANTER
B.C.R. = BROWARD COUNTY RECORDS	PL = PROPERTY LINE
B.D.G. = BUILDING	P.C.C. = POINT OF COMPOUND CURVE
B.M. = BENCH MARK	P.C. = POINT OF CURVE
B.O.D. = 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 L.B. #7806
* = DEGREES	S.P. = SCREENED PORCH
E = EAST	S. = SOUTH
EB = ELECTRIC BOX	T = TANGENT
E.T.P. = ELECTRIC TRANSFORMER PAD	T.B. = TELEPHONE BOOTH
ELEV. = ELEVATION	T.U.E. = TECHNOLOGY UTILITY EASEMENT
ENC. = ENCROACHMENT	T.S.B. = TRAFFIC SIGNAL BOX
F.H. = FIRE HYDRANT	T.S.P. = TRAFFIC SIGNAL POLE
F.I.P. = FOUND IRON PIPE	TWP. = TOWNSHIP
F.I.R. = FOUND IRON ROD	UTL. = UTILITY
F.F.E. = FINISHED FLOOR ELEVATION	U.P. = UTILITY POLE
F.N.D. = FOUND NAIL & DISK	W.M. = WATER METER
FR = FRAME	W.F. = WOOD FENCE
FT = FEET	W.R. = WOOD ROOF
FNIP = FEDERAL NATIONAL INSURANCE	W.M. = WATER METER
F.N. = FOUND NAIL	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.B. = 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	
MH = MANHOLE	
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: "AE"
BASE FLOOD ELEVATION: 8 FT
COMMUNITY: 120651
PANEL: 0317
SUFFIX: E
DATE OF FIRM: 09/11/2009
THE SUBJECT PROPERTY DOES 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.
- ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929; MIAMI DADE COUNTY BENCH MARK NAME D-183. LOCATOR NO. 4324 W @ W 29 STREET & PRAIRIE; ELEVATION IS 3.17 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-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: **05/18/2022**
CARLOS IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 6770 STATE OF FLORIDA

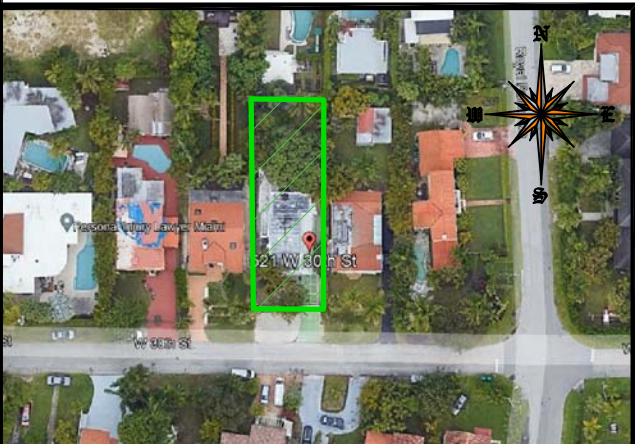
REVISED ON:
REVISED ON:

DRAWN BY: CARLOS D.

FIELD DATE: 05/18/2022

SURVEY NO: 22-001535-1

SHEET: 1 OF 1



LOCATION SKETCH
SCALE = N.T.S.

LEGAL DESCRIPTION:

LOT 11, BLOCK 43 MIAMI BEACH
IMPROVMENT CO'S PLAT OF ORCHARD
SUBDIVISION # 1 ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN PLAT BOOK 6,
PAGE 111 OF THE PUBLIC RECORDS OF
MIAMI-DADE COUNTY, FLORIDA.