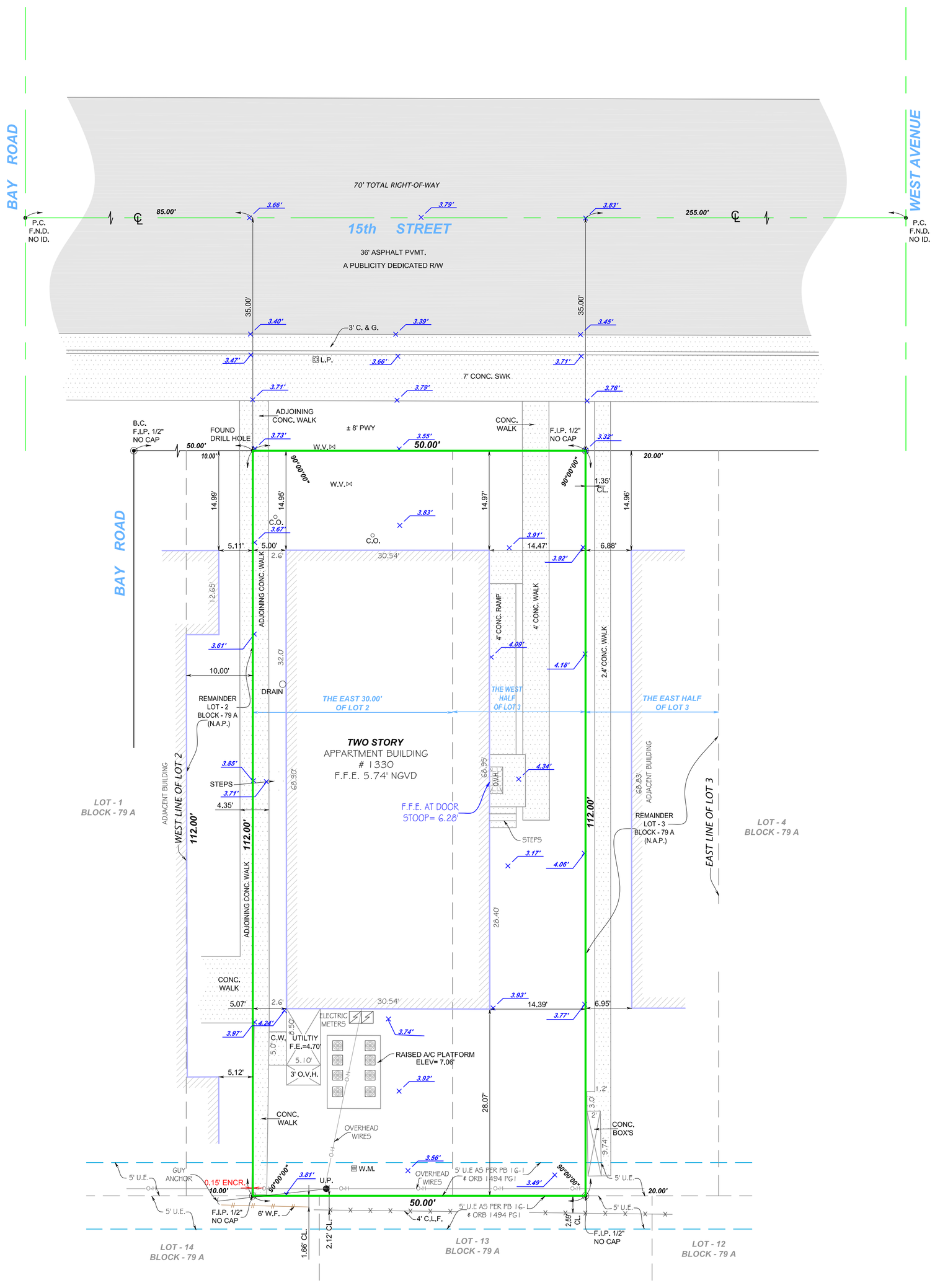
JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
777 N.W. 72nd AVENUE SUITE 3025, MIAMI, FLORIDA 33126
TELEPHONE: (305) 262-0400 | FAX : (305) 262-0401
WWW.IBARRALANDSURVEYORS.COM

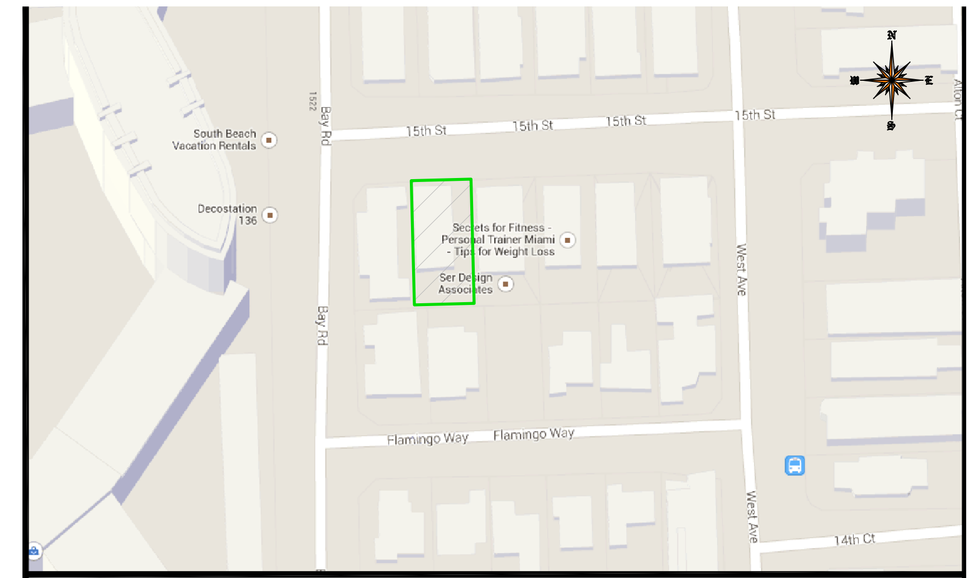
MAP OF BOUNDARY SURVEY

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 INCH = 10 FEET





LOCATION SKETCH
SCALE = N.T.S.

LEGAL DESCRIPTION:

EAST 30.00 FEET OF LOT 2 AND THE WEST HALF OF LOT 3, BLOCK 79 A, A RESUBDIVISION OF BLOCK 67 AND 79 ALTON BEACH REALTY COS. BAY FRONT SUBDIVISION MIAMI BEACH FLA., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

1330 15th STREET,
MIAMI FL , 33139

CERTIFICATION:

NOTUS, LLC., A FLORIDA LIMITED LIABILITY COMPANY
BAUR & KLEIN, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

ABBREVIATIONS

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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
(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
PVMT.= 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
TSP = TRAFFIC SIGNAL POLE
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
℄ = MONUMENT LINE
℄ = CENTER LINE
Δ = DELTA
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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.
- THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE: "AE", COMMUNITY 120651 / PANEL 0317 / SUFFIX: L, DATE OF FIRM: 09/11/2009 BASE FLOOD ELEVATION: 8 FT.
  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. *ELEVATIONS ARE REFERRED TO CITY OF MIAMI BEACH BENCHMARK NO. 15-06, ELEVATION 2.26 FEET OF N.A.V.D. OF 1988, ELEVATION IS 3.81 FEET OF N.G.V.D. OF 1929; CONVERTED TO NGVD (29) BY USING CORPSCON.*

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 MINIMUM TECHNICAL STANDARDS 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: _____ **02/20/2018**
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: UPDATED SURVEY 02/20/2018
REVISED ON: UPDATED SURVEY 04/08/2016
REVISED ON: ORIGINAL SURVEY 09/25/2013

LEGEND

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

DRAWN BY:	**TB**
FIELD DATE:	**02/20/2018**
JOB NO:	**13-003496-3**
SHEET:	**1 OF 1**

CARLOS IBARRA CERTIFICATE NO. 6770 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR

L.B.# 7806 **SEAL**