

LOCATION SKETCH

SCALE: NTS



JOB No. 22-08505 CLIENT: JACK VINCENT ZAHRA

PROPERTY ADDRESS 505 S SHORE DR MIAMI BEACH, FL 33141

LEGAL DESCRIPTION: (FURNISHED BY CLIENT)

LOT 7 BLOCK 53

SUBDIVISION NORMANDY GOLF COURSE SUB

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44 AT PAGE 62

OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT-OF-WAY OF RECORD, UNDERGROUND ENCROACHMENTS IF ANY, NOT LOCATED.

SURVEYOR'S NOTES:

- 1-) IF SHOWN, BEARINGS AND ANGLES ARE REFEREED TO SAID PLAT IN LEGAL DESCRIPTION.
- 2-) THE RELATIVE CLOSURE IN THE FIELD MEASURED BOUNDARY IS BETTER THAN: 1 FOOT IN 7,500 FEET; LINEAR (SUBURBAN).
- 3-) A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY. THEREFORE, THERE MAY BE RESTRICTIONS ON THIS PARCEL THAT ARE NOT SHOWN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. NO EXPRESSED OR IMPLIED DETERMINATION OF TITLE OR OWNERSHIP TO THE LAND DESCRIBED IS MADE.
- 4-) THERE MAY BE UNDERGROUND UTILITY LOCATIONS AND SUBSURFACE FEATURES WITHIN THE PARCEL THAT ARE NOT SHOWN. THERE IS NO VISIBLE SURFACE OR OVERHEAD ENCROACHMENT, OTHER THAN SHOWN ON THIS SURVEY.
- 5-) IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY DRAWING WITHOUT THE PRIOR WRITTEN CONSENT OF THE SURVEYOR.
- 6-) INFORMATION OF TREE IF PROVIDED: DIAMETER (Ø), HEIGHT (H), CANOPY SHADE (CS). ALL NAMES ARE NOTED TO SURVEYORS ABILITY. SURVEYOR IS NOT AN ARBORIST AND CANNOT PROVIDE SCIENTIFIC NAMES OF TREE AND OR PLANTS.
- 7-) SURVEYOR DOES NOT DETERMINE OWNERSHIP OF FENCE, ONLY EXISTING LOCATION IS REPRESENTED.
- 8-) FLOOD ZONE DETERMINATION MUST BE CONFIRMED BY AUTHORIZED OFFICIAL PRIOR TO CONSTRUCTION AND/OR DESIGN.
- 9-) ENCROCHMENTS/EASEMENTS LIST:
-NO EASEMENT(S) ON RECORDED PLAT

ELEVATION INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED OR

REVISED ON 09-11-09 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN ZONE AE

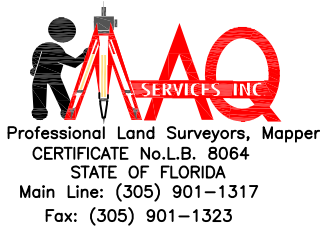
BASE FLOOD ELEVATION 8.00 COMMUNITY 120651 PANEL NUMBER 0307 SUFFIX L

ELEVATIONS(WHEN SHOWN) REFER TO N.G.V.D., 1929 DATUM,

COUNTY BENCHMARK USED A-24 ELEVATIONS 6.00 FEET B.M. LOCATION 79 ST CSWY
BAY DR WAY

CERTIFIED TO:

JACK VINCENT ZAHRA



BY: _____

LEONARDO MAQUEIRA, P.S.M
CERTIFICATE No.L.S.-6992
STATE OF FLORIDA

SURVEY DATE: 08-15-2022

"NOT VALID WITHOUT THE SIGNATURE, DATE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS DIGITALLY SIGNED WITH
SIGNATURE & CERTIFICATE"

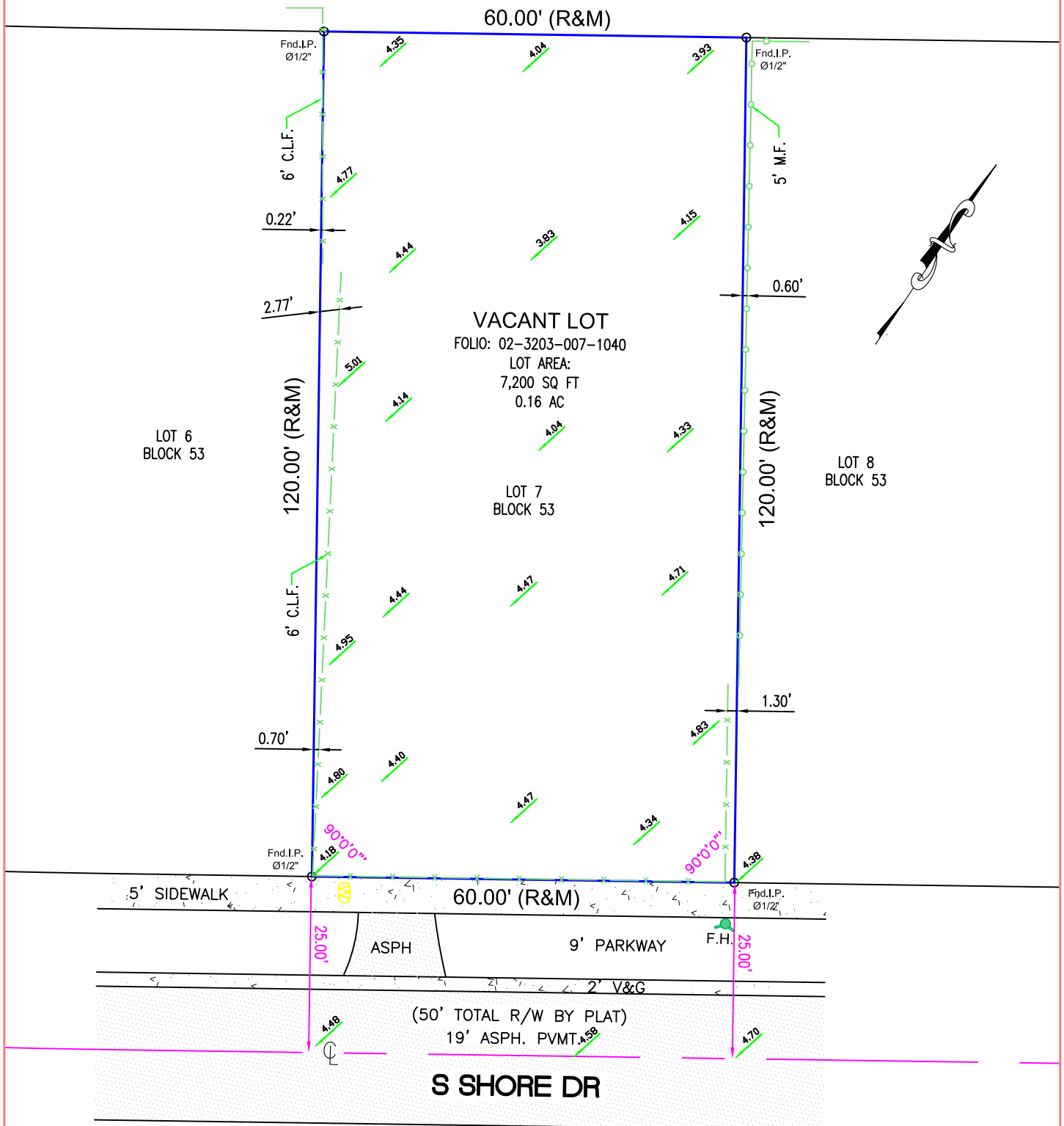


MAQ SERVICES, INC.
Professional Land Surveyors, Mapper
CERTIFICATE No.L.B. 8064
STATE OF FLORIDA
Main Line: (305) 901-1317
Fax: (305) 901-1323

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NOT VALID WITHOUT PAGE 1 OF 2
JOB No. 22-08505
SCALE: 1" = 20'

BOUNDARY SURVEY

MIAMI BEACH MUNICIPAL GOLF COURSE



LEGEND AND ABBREVIATIONS

0.00 = ELEVATION	F.N. = FOUND NAIL	E.M. = ELECTRIC METER	= CONCRETE FOUNDATION
DRWY. = DRIVEWAY	P.O.C. = POINT OF COMMON-CEMENT	P.I. = POINT OF INTERSECTION	= CENTRAL ANGLE
U.P. = UTILITY POLE	F.D.H. = FOUND DRILL HOLE	P.R.C. = POINT OF REVERSE CURVE	= WOOD FENCE
B.O.B. = BASIS OF BEARINGS	P.T. = POINT OF TANGENCY	P.C. = POINT OF CURVATURE	= CHAIN LINK FENCE
A/C = AIR CONDITIONING PAD	E.N.C. = ENCROACHMENT	F.N.D. = FOUND NAIL/DISK	= C.B.S. WALL
A = ARC DISTANCE	F.H. = FIRE HYDRANT	P.C.C. = POINT OF COMPOUND CURVE	B/C = BLOCK CORNER
BLDG. = BUILDING	F.I.P. = FOUND IRON PIPE	M/L = MONUMENT LINE	R = RADIAL
C.B. = CATCH BASIN	F.I.R. = FOUND REBAR	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	RAD. = RADIAL
C.B.S. = CONCRETE BLOCK STRUCTURE	I.F.E. = LOWEST FLOOR ELEVATION	O.E. = OVERHEAD ELECTRIC LINE	RES. = RESIDENCE
CH. = CHORD DISTANCE	I.P. = LIGHT POLE	P.B. = PLAT BOOK	R/W = RIGHT OF WAY
CL. = CLEAR	(M) = MEASURED	P.C.P. = PERMANENT CONTROL POINT	SEC. = SECTION
C/L = CENTER LINE	(R) = RECORD	P.G. = PAGE	S.I.P. = SET IRON PIPE
CONC. = CONCRETE	(R & M) = RECORD & MEASURED	P.O.B. = POINT OF BEGINNING	STY = STORY
		P/L = PROPERTY LINE	SWK = SIDEWALK
		N.T.S. = NOT TO SCALE	UE. = UTILITY EASEMENT
			= OVERHEAD ELECTRIC
			= UTILITY CONC. POLE
			= WATER METER
			= METAL FENCE