

**POINTS OF INTEREST:**  
 WALL CROSSES LOT LINE.

**MAP OF BOUNDARY SURVEY**

**Property Address:**  
 4410 ALTON RD  
 MIAMI BEACH, FL 33140



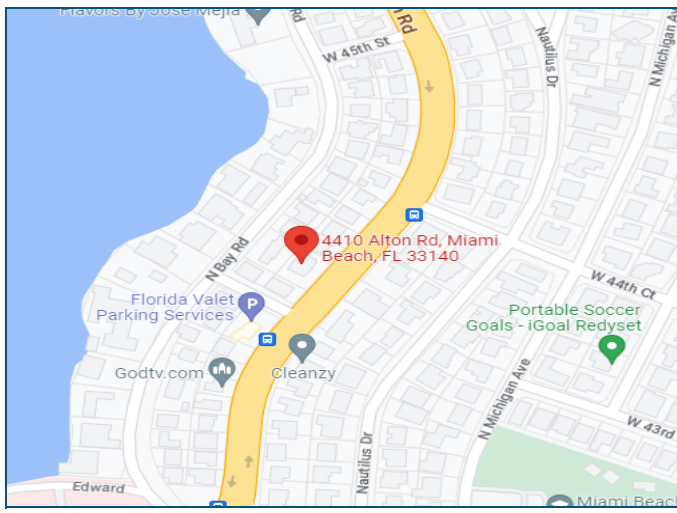
6175 NW 153rd St # 401,  
 Miami Lakes, FL 33014  
 www.OnlineLandSurveyors.Com

**SURVEYOR'S CERTIFICATION:** I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



**SIGNED** \_\_\_\_\_ **FOR THE FIRM**  
**GUILLERMO A. GUERRERO**  
**STATE OF FLORIDA** **P.S.M. No. 6453**

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.



**LOCATION MAP N.T.S.**



**PROPERTY FRONT VIEW**

**CERTIFIED TO:**

MAURICIO RIVERA KIRSCHNER  
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
 ITS SUCCESSORS AND/OR ASSIGNS AS THEIR  
 INTEREST MAY APPEAR.

**FLOOD INFORMATION:**

**Community Number:** CITY OF MIAMI BEACH 120651  
**Panel Number:** 12086C0309L  
**Suffix:** L  
**Date of Firm Index:** 9/11/2009  
**Flood Zone:** AE  
**Base Flood Elevation:** 7.0  
**Date of Survey:** 1/26/2023

**LEGAL DESCRIPTION:** LOTS 15 AND 16, BLOCK 5, OF NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

**Surveyor's Legend**

PROPERTY LINE	TREE	<b>L.M.E.</b> LAKE or LANDSCAPE MAINT. ESMT.	<b>ESMT.</b> EASEMENT
STRUCTURE	POWER POLE	<b>R.O.E.</b> ROOF OVERHANG EASEMENT	<b>D.E.</b> DRAINAGE EASEMENT
CONC. BLOCK WALL	CATCH BASIN	<b>P.P.</b> POOL PUMP	<b>L.B.E.</b> LANDSCAPE BUFFER ESMT.
CHAIN-LINK or WIRE FENCE	COUNTY UTILITY ESMT.	<b>PL</b> PLANTER OR PROPERTY LINE	<b>L.A.E.</b> LIMITED ACCESS EASEMENT
WOOD FENCE	INGRESS/ EGRESS ESMT.	<b>I.D.</b> IDENTIFICATION	<b>TEL.</b> TELEPHONE FACILITIES
IRON FENCE	UTILITY EASEMENT	<b>B.C.</b> BLOCK CORNER	<b>U.P.</b> UTILITY POLE
EASEMENT	FOUND IRON PIPE/ REBAR	<b>B.R.</b> BEARING REFERENCE	<b>E.U.B.</b> ELECTRIC UTILITY BOX
CENTER LINE	PIN AS NOTED ON PLAT	<b>Δ</b> CENTRAL ANGLE or DELTA	<b>SEP. T.</b> SEPTIC TANK
WOOD DECK	LICENSE # - BUSINESS	<b>R</b> RECORD OR RADIUS	<b>D.F.</b> DRAIN-FIELD
CONCRETE	LICENSE # - SURVEYOR	<b>RAD.</b> RADIAL	<b>AC</b> AIR CONDITIONER
ASPHALT	CALCULATED POINT	<b>N.R.</b> NON RADIAL	<b>CSW</b> CONC SIDEWALK
BRICK/TILE	SET MONUMENT	<b>TYP.</b> TYPICAL	<b>DRIVE</b> DRIVEWAY
WATER	CONTROL POINT	<b>I.R.</b> IRON ROD	<b>SCR.</b> SCREENED AREA
APPROXIMATE EDGE OF WATER	CONCRETE MONUMENT	<b>I.P.</b> IRON PIPE	<b>GAR.</b> GARAGE
COVERED AREA	ELEVATION	<b>N&amp;D</b> NAIL & DISK	<b>ENCL.</b> ENCLOSURE
	POINT OF TANGENCY	<b>PK NAIL</b> PARKER-KALON NAIL	<b>N.T.S.</b> NOT TO SCALE
	POINT OF CURVATURE	<b>D.H.</b> DRILL HOLE	<b>F.F.E.</b> FINISHED FLOOR ELEVATION
	PERMANENT REFERENCE MONUMENT	WELL	<b>T.O.B.</b> TOP OF BANK
	POINT OF COMPOUND CURVATURE	FIRE HYDRANT	<b>E.O.W.</b> EDGE OF WATER
	POINT OF REVERSE CURVATURE	MAN HOLE	<b>E/P or E.O.P.</b> EDGE OF PAVEMENT
	POINT OF BEGINNING	OVERHEAD LINES	<b>C.V.G.</b> CONCRETE VALLEY GUTTER
	POINT OF COMMENCEMENT	TRANSFORMER	<b>B.S.L.</b> BUILDING SETBACK LINE
	PERMANENT CONTROL POINT	CABLE TV. RISER	<b>S.T.L.</b> SURVEY TIE LINE
	FIELD MEASURED	WATER METER	CENTER LINE
	PLATTED MEASUREMENT	POOL EQUIPMENT	RIGHT OF WAY
	DEED	CONCRETE	<b>R/W</b> PUBLIC UTILITY EASEMENT
	CALCULATED	MONUMENT LINE	<b>P.U.E.</b> CANAL MAINTENANCE EASEMENT
			<b>C.M.E.</b> ANCHOR ESMT / ACCESS ESMT
			<b>A.E.</b>

**GENERAL NOTES:**

- LEGAL DESCRIPTION PROVIDED BY OTHERS.
- EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION, PERMITTING DESIGN, OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ONLINE LAND SURVEYORS INC.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- FENCE OWNERSHIP NOT DETERMINED.
- WALL TIES ARE TO THE FACE OF THE WALL.
- BEARINGS ARE BASE ON AN ASSUMED MERIDIAN.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED SEAL OR ELECTRONIC SEAL.
- DIMENSIONS SHOWN ARE PER PLAT AND MEASURED IN THE FIELD UNLESS OTHERWISE SHOWN.
- ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.
- THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
- THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON; THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
- THE EXISTENCE OF ADDITIONAL RECORDED OR UNRECORDED INSTRUMENTS, EASEMENTS AND /OR RESOLUTIONS NOT AVAILABLE TO SURVEYOR MAY EXIST AND ARE NOT DEPICTED IN THIS SKETCH.

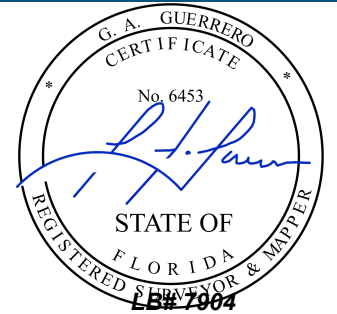
**Florida Land Title Association**  
**FLTA** Affiliate Member

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<b>FIELD WORK:</b>	<b>1/25/2023</b>
<b>DRAWN BY:</b>	<b>V.P.</b>
<b>CHECKED BY:</b>	<b>G.A.G.</b>
<b>FINAL REVISION:</b>	<b>01/26/2023</b>
<b>COMPLETED:</b>	<b>1/26/2023</b>
<b>SCALE:</b>	<b>1" = 20'</b>
<b>SURVEY CODE:</b>	<b>O-95138</b>



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