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

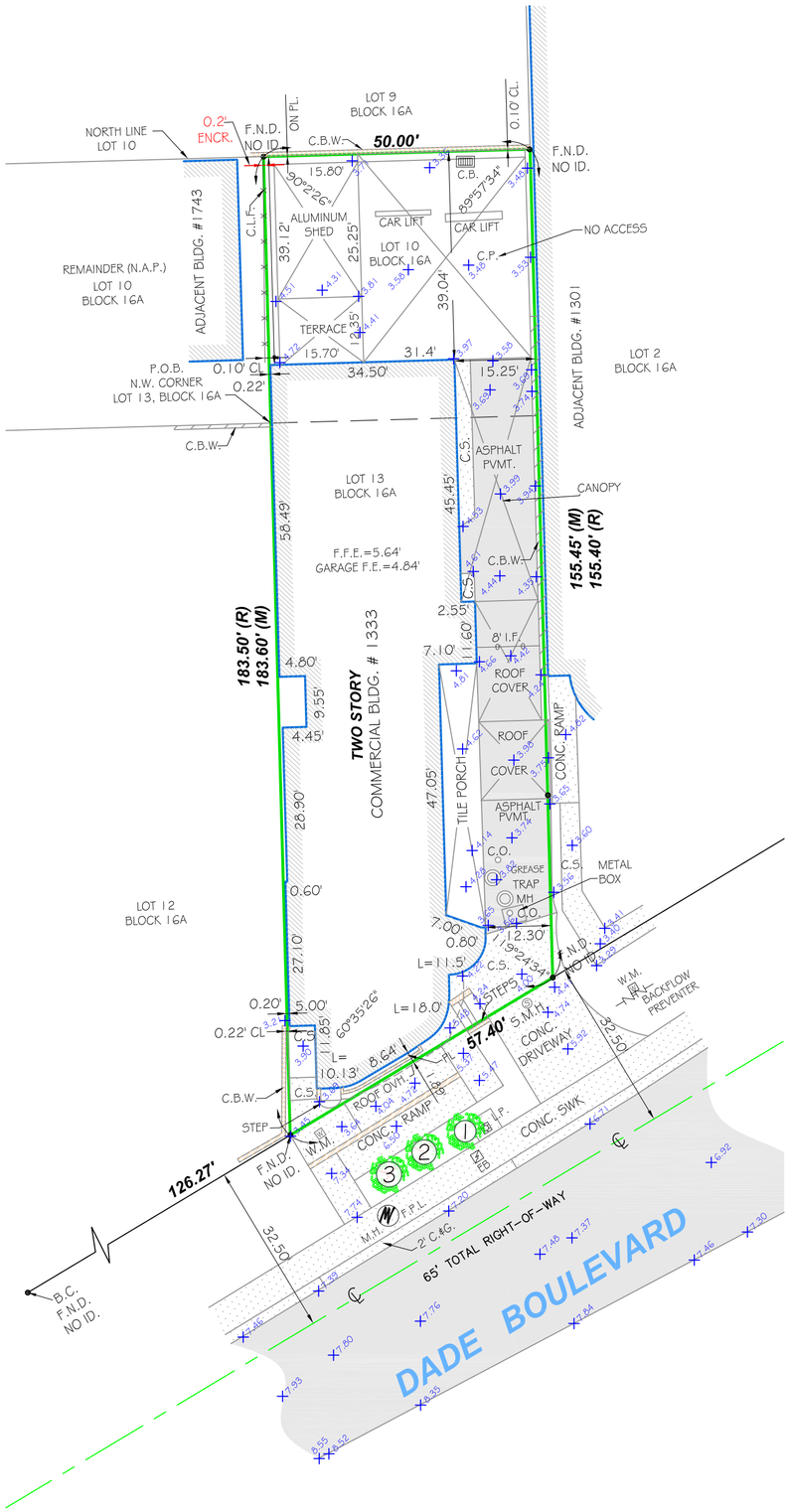
3725 DEL PRADO BLVD. S.
SUITE 823
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664

MAP OF BOUNDARY SURVEY
(TOPOGRAPHIC SURVEY WITH TREES)

GRAPHIC SCALE

-20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FEET



TREE TABLE				
No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
1	BLACK OLIVE	0.3	12	6
2	BLACK OLIVE	0.3	12	6
3	BLACK OLIVE	0.3	12	6



LOCATION SKETCH
SCALE = N.T.S.

PROPERTY ADDRESS:
1333 DADE BOULEVARD,
MIAMI BEACH, FLORIDA, 33139

CERTIFICATION:
QRIAR OFFICE LLC, A FLORIDA LIMITED LIABILITY COMPANY
KELLERMANN VARELA PL
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LEGAL DESCRIPTION:
ALL OF LOT 13, IN BLOCK 16-A OF ISLAND VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 115, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA; AND BEGINNING AT THE NORTHWEST CORNER OF LOT 13, IN BLOCK 16-A OF ISLAND VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 115, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, RUN NORTHERLY ALONG A PROLONGATION OF THE WEST LINE OF SAID LOT 13, A DISTANCE OF 50 FEET MORE OR LESS, TO A POINT IN THE NORTH LINE OF LOT 10 IN SAID BLOCK 16-A OF SAID SUBDIVISION; THENCE RUN EASTERLY ALONG THE SAID NORTH LINE OF SAID LOT 10, WHICH IS THE SAME AS THE EAST LINE OF SAID LOT 13 PROJECTED NORTHERLY, FOR A DISTANCE OF 50 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF SAID LOT 10, WHICH IS THE SAME AS THE EAST LINE OF SAID LOT 13 PROJECTED NORTHERLY, FOR A DISTANCE OF 50 FEET, MORE OR LESS , TO THE SOUTHEAST CORNER OF SAID LOT 10, WHICH SAID POINT IS THE SAME AS THE NORTHEAST CORNER OF SAID LOT 13; THENCE RUN WESTERLY ALONG THE SOUTH LINE OF SAID LOT 10, WHICH IS THE SAME AS THE NORTH LINE OF SAID LOT 13 OF THE POINT OF BEGINNING.

CONVERSION:
NAVD 1988 + 1.55' = NGVD 1929
NGVD 1929 - 1.55' = NAVD 1988

AREA:
GROSS LOT AREA = ± 8,476 SQ. FT
= ± 0.194 ACRES

ABBREVIATIONS

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
B.S.L.	= BUILDING SETBACK LINE
(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
P/MT.	= 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
T.S.P.	= TRAFFIC SIGNAL POLE
TWP.	= TOWNSHIP
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
ℳ	= MONUMENT LINE
℄	= CENTER LINE
△	= DELTA

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE:	"AE"
BASE FLOOD ELEVATION:	8.00 FT.
COMMUNITY:	120651
PANEL:	0317
SUFFIX:	L
DATE OF FIRM:	09/11/2009

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 # C-100. LOCATOR NO. 3235 S @ DADE BLVD - 25' SOUTH OF C/L OF EASTBOUND LANE AND WEST AVE - BRIDGE OVER COLLINS CANAL; ELEVATION IS 11.05 FEET OF N.G.V.D. OF 1929*

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.*

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "BOUNDARY SURVEY (TOPOGRAPHIC SURVEY WITH TREES)" 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.

Digitally signed by CARLOS M IBARRA
Date: 2024.02.21 15:18:17 -05'00'

BY: **CARLOS IBARRA** (DATE OF FIELD WORK) **06/15/2023**

PROFESSIONAL LAND SURVEYOR NO.: 6770 STATE OF FLORIDA

REVISED ON: **UPDATE SURVEY 06/15/2023**
REVISED ON: **UPDATE SURVEY 02/07/2023**
REVISED ON: **UPDATE SURVEY 12/11/2019**
REVISED ON: **ORIGINAL SURVEY 04/27/2012**

LEGEND

- O-H = OVERHEAD UTILITY LINES
- = CONCRETE BLOCK WALL
- X X X X = CHAIN LINK FENCE
- 0 0 0 0 = IRON FENCE
- // // // // = WOOD FENCE
- = BUILDING SETBACK LINE
- = UTILITY EASEMENT
- = LIMITED ACCESS R/W
- = NON-VEHICULAR ACCESS R/W
- × 0.00 = EXISTING ELEVATIONS

DRAWN BY:	**DP/TD/IG**
FIELD DATE:	**06/15/2023**
SURVEY NO:	**12-001136-4**
SHEET:	**1 OF 1**

CARLOS IBARRA STATE OF FLORIDA NO. 6770 REGISTERED PROFESSIONAL LAND SURVEYOR
LB#7806

Digitally signed by CARLOS M IBARRA
Date: 2024.02.21 15:18:50 -05'00'