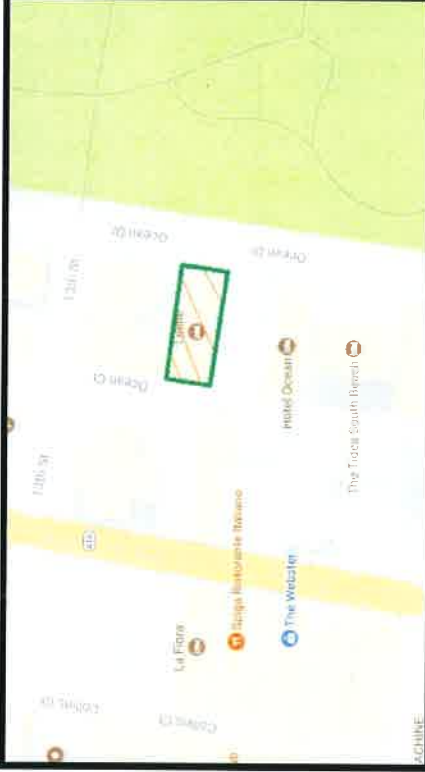


JOHN IBARRA & ASSOCIATES, INC.

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LOCATION SKETCH

SCALE = N.T.S.



VIEW OF SUBJECT PROPERTY

1244 OCEAN DRIVE MIAMI BEACH, FLORIDA 33139

- A = ARC
- AC = AIR CONDITIONER PAD
- AE = ANCHOR EASEMENT
- AL = ALUMINUM SHED
- ASPH. = ASPHALT
- BC = BLOCK CORNER
- BLOG = BENCH MARK
- BCR = BROWARD COUNTY RECORDS
- BOR = BASIS OF BEARING
- B.S.L. = BUILDING SETBACK LINE
- (C) = CALCULATED
- CB = 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 = DEGREES
- EB = ELECTRIC BOX

- ### ABBREVIATIONS
- E.T.P. = ELECTRIC TRANSFORMER PAD
 - ELEV. = ELEVATION
 - ENCROACHMENT = ENCROACHMENT
 - F.H. = FIRE HYDRANT
 - F.I.P. = FOUND IRON PIPE
 - F.I.R. = FINISHED FLOOR ELEVATION
 - F.F.E. = FOUND NAIL & DISK
 - F.I.N.D. = FEET
 - F.N.P. = FEDERAL NATIONAL INSURANCE PROGRAM
 - F.N. = FOUND NAIL
 - H. = HIGH OR (HEIGHT)
 - H.A.E.G. = EGRESS 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.V.M.T. = 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.T. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.R.C. = POINT OF REVERSE CURVATURE
- P.WY. = 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.R. = RECORD DISTANCE
- R.R. = RAIL ROAD
- RES. = RESIDENCE
- R.W. = RIGHT-OF-WAY
- R.A.D. = RADII OR RADIAL
- RGE. = ROOF OVERHANG EASEMENT
- R.O.E. = ROOF OVERHANG EASEMENT
- SEC. = SECTION
- STY. = STORY
- S.W.K. = SIDEWALK
- S.I.P. = SET IRON PIPE
- S. = SOUTH
- S.P. = SCREENED PORCH
- S.V. = SEWER VALVE
- . = SECONDS
- x 0.00

- ### LEGEND
- OVERHEAD UTILITY LINES
 - CONCRETE BLOCK WALL
 - CHAIN LINK FENCE
 - IRON FENCE
 - WOOD FENCE
 - BUILDING SETBACK LINE
 - UTILITY EASEMENT
 - LIMITED ACCESS RW
 - NON-VEHICULAR ACCESS RW
 - EXISTING ELEVATIONS

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. IT COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- THE FIELD NOTES AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- ARCHITECTS SHALL VERIFY ALL DIMENSIONS, 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" 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:  **CARLOS IBARRA** (DATE OF FIELD WORK) **08/09/17**

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)

FLOOD ZONE INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 8.00FT). THIS PROPERTY WAS FOUND IN CITY OF MIAMI BEACH, COMMUNITY NUMBER 120651, DATED 09/11/09.

REVISED ON: _____
REVISED ON: _____

| | |
|--------------------|-----------|
| DRAWN BY: | L.L. |
| FIELD DATE: | 8/9/2017 |
| SURVEY NO: | 17-003214 |
| SHEET: | 1 OF 2 |

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

