

JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers

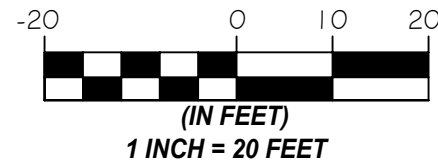
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MAP OF BOUNDARY SURVEY

826 OCEAN DRIVE, MIAMI BEACH, FLORIDA 33139

GRAPHIC SCALE



ABBREVIATIONS AND MEANINGS

- A = ARC
- A/C = AIR CONDITIONER PAD.
- A.E. = ANCHOR EASEMENT.
- AR = ALUMINUM ROOF.
- AS = ALUMINUM SHED.
- ASPH. = ASPHALT.
- B.C. = BLOCK CORNER.
- B.C.R. = BROWARD COUNTY RECORDS
- BFV. = BACK-FLOW PREVENT
- BLDG. = BUILDING.
- B.M. = BENCH MARK.
- B.O.B. = BASIS OF BEARINGS.
- B.S. = BUILDING SETBACK LINE
- C = CALCULATED
- C.B. = CATCH BASIN.
- C.B.S. = CONCRETE BLOCK STRUCTURE.
- CBW. = CONCRETE BLOCK WALL.
- CH = CHORD.
- CH.B. = CHORD BEARING.
- CL = CLEAR
- C.L.F. = CHAIN LINK FENCE.
- C.M.E. = CANAL MAINTENANCE EASEMENTS.
- CONC. = CONCRETE.
- C.P. = CONC. PORCH.
- C.S. = CONCRETE SLAB.
- C.U.P. = CONC. UTILITY POLE
- C.W. = CONCRETE WALK.
- D.E. = DRAINAGE EASEMENT
- D.M.E. = DRAINAGE MAINTENANCE EASEMENTS
- DRIVE = DRIVEWAY
- E = DEGREES
- EB = ELECTRIC BOX
- E.T.P. = ELECTRIC TRANSFORMER PAD.
- ELEV. = ELEVATION
- ENC. = 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.
- FR = FRAME.
- FT = FEET
- F.N.I. = FEDERAL NATIONAL INSURANCE
- F.N. = FOUND NAIL
- H = HIGH (HEIGHT)
- I.F. = IRON FENCE
- I.E. = INGRESS AND EGRESS EASEMENT.
- L.B. = Certificate of Authorization L.B.#7806
- L.P. = LIGHT POLE.
- L.F.E. = LOWEST FLOOR ELEVATION.
- L.M.L. = LAKE MAINTENANCE EASEMENT.
- M = MINUTES
- M. = MEASURED DISTANCE.
- MB = MAIL BOX
- M.D.C.R. = MIAMI DADE COUNTY RECORDS
- M.E. = MAINTENANCE EASEMENTS
- MON. = MONUMENT LINE.
- MH = MANHOLE.
- ML = MONUMENT LINE.
- N.A.P. = NOT A PART OF
- NGVD = NATIONAL GEODETIC VERTICAL DATUM.
- N. = NORTH.
- N.T.S. = NOT TO SCALE.
- #NO. = NUMBER.
- O/S = OFFSET
- O.H. = OVERHEAD
- O.H.L. = OVERHEAD UTILITY LINES
- O.R.B. = OFFICIAL RECORDS BOOK
- OVH = OVERHANG
- P.V.M.T. = PAVEMENT.
- PL = PLANTER.
- PL = PROPERTY LINE.
- P.C. = POINT OF COMPOUND CURVE.
- P.C. = POINT OF CURVE.
- PT. = POINT OF TANGENCY.
- POC = POINT OF COMMENCEMENT.
- POB = POINT OF BEGINNING.
- P.R.C. = POINT OF REVERSE CURVE
- P.B. = PLAT BOOK.
- PG. = PAGE.
- PRV. = PARKWAY
- PRM. = PERMANENT REFERENCE MONUMENT.
- P.L.S. = PROFESSIONAL LAND SURVEYOR.
- R. = RECORDED DISTANCE.
- RR = RAIL ROAD.
- RES. = RESIDENCE.
- PROP. COR. = PROPERTY CORNER.
- R.W. = RIGHT-OF-WAY.
- R.P. = RADIUS POINT.
- RGE = RANGE.
- SEC. = SECTION.
- STY. = STORY.
- SWK. = SIDEWALK.
- S.I.P. = SET IRON PIPE L.B.#7806.
- S.P. = SCREENED PORCH
- S. = SOUTH.
- " = SECONDS
- T = TANGENT
- TB = TELEPHONE BOOTH
- T.U.E. = TECHNOLOGY UTILITY EASEMENT
- TSB = TRAFFIC SIGNAL BOX
- T.S.P. = TRAFFIC SIGNAL POLE
- TWP = TOWNSHIP.
- UTL. = UTILITY.
- U.P. = UTILITY POLE.
- W.M. = WATER METER.
- W.F. = WOOD FENCE.
- W.R. = WOOD ROOF.
- W.M. = WATER METER.
- W.F. = WOOD FENCE.
- W.R. = WOOD ROOF.
- W.S. = WOOD SHED.
- W. = WEST.
- C = CENTER LINE.
- Δ = CENTRAL ANGLE.
- * = ANGLE.



LOCATION SKETCH
SCALE = N.T.S.

- #### 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.

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: 0319
SUFFIX: L
DATE OF FIRM: 09/11/2009
 THE SUBJECT PROPERTY LIES 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 NORTH AMERICAN VERTICAL DATUM OF 1988; CITY OF MIAMI BEACH BENCHMARK #: CMB 10 OD 12; LOCATION: INTERSECTION OF 10th ST & OCEAN DR; ELEVATION IS 5.64 FEET OF NAVD OF 1988, CONVERTED TO NGVD (29) BY ADDING 1.54 FEET TO 5.64 FEET NAVD (88) CONVERSION FORMULA = (5.64 + 1.54) = 7.18) RESULTS = 7.18 FEET NGVD 29.

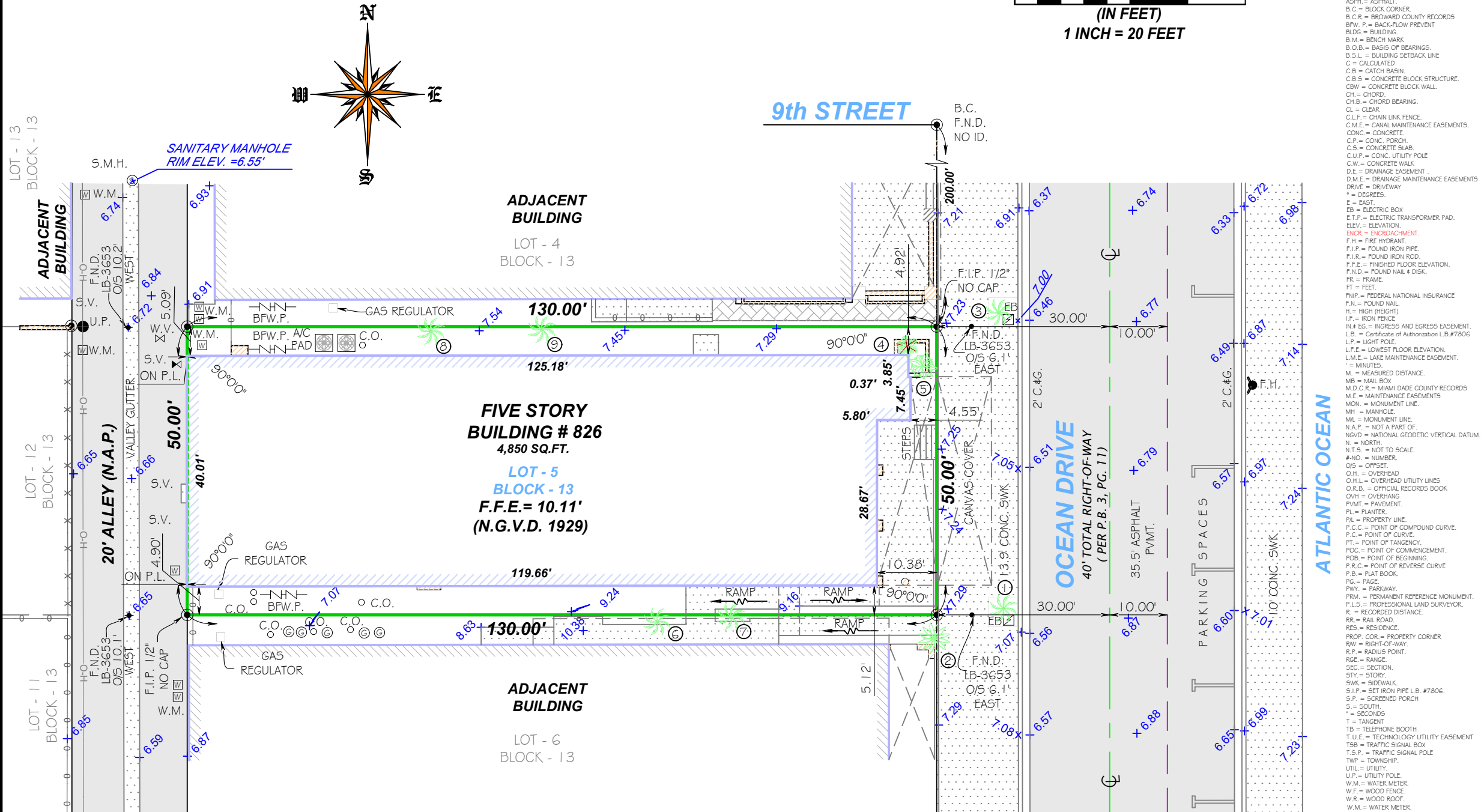
SURVEYOR'S CERTIFICATION:

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 53-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.






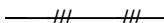
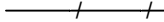



BY:  **04/18/2017**
CARLOS IBARRA (DATE OF FIELD WORK)

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: _____
 REVISED ON: _____



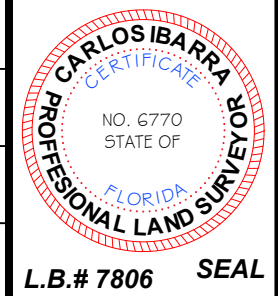
TREE TABLE				
No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
1	PALM	0.7	25	15
2	FICUS	0.5	15	8
3	FICUS	0.7	25	15
4	FICUS	0.7	20	8
5	PALM	1.5	23	8
6	PALM	1.5	60	10
7	PALM	1.5	60	10
8	PINE	1	60	10
9	TREE	1.5	50	10

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

CERTIFICATION:
 826 OCEAN DRIVE LLC

LEGAL DESCRIPTION:
 LOT 5, IN BLOCK 13, OF OCEAN BEACH, FLA. ADDITION NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, AT PAGE 11, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

DRAWN BY:	PM
FIELD DATE:	04/18/2017
SURVEY NO.:	17-001742-1
SHEET:	1 OF 1



L.B.# 7806 SEAL