



**MARTINEZ & MARTINEZ ENTERPRISES, INC.**  
Business License # 7702  
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**Property Address:**

1800-1820 BAY ROAD, MIAMI BEACH, FL. 33139

**LEGAL DESCRIPTION:**

The East ½ of Lots 1, 2 and 3, in Block 14, 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.

**SURVEYOR'S NOTES:**

- 1) The above captioned Property was surveyed and described based on the above Legal Description: **Provided by Client.**
- 2) This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. **ABSTRACT NOT REVIEWED.**
- 3) There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of **ABSTRACT OF TITLE** will have to be made to determine recorded instruments, if any affecting this property.
- 4) **Accuracy:**  
The expected use of the land, as classified in the Standards of Practice, is "Residential High Risk". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- 5) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- 6) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- 7) Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described.
- 8) The surveyor does not determine fence and/or wall ownership.
- 9) Ownership subject to **OPINION OF TITLE.**
- 10) Type of Survey: **BOUNDARY SURVEY.**
- 11) Elevations shown are relative to the National Geodetic Vertical datum of 1929.
- 12) Flood Zone: **AE** Base Flood Elev.: **8.00'** as per map community **120651**, Suffix **L**, Panel **0317**  
Date of Panel 9-11-09
- 13) A complete list of abbreviations used in this survey are shown on the back of this sheet.
- 14) Survey # 17-88B
- 15) 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:**

- A.) Bank of America, N.A. and its successors and assigns
- B.) Old Republic National Title Insurance Company
- C.) 1800 Bay Road Investors, LLC

Field Date: 05-19-2017

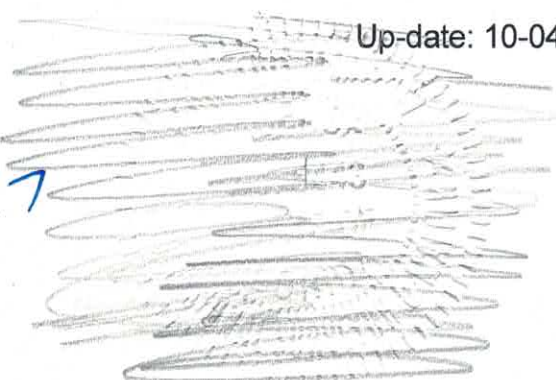
Up-date: 10-04-2017

For the firm:

**Pedro Luis Martinez P.S.M.**

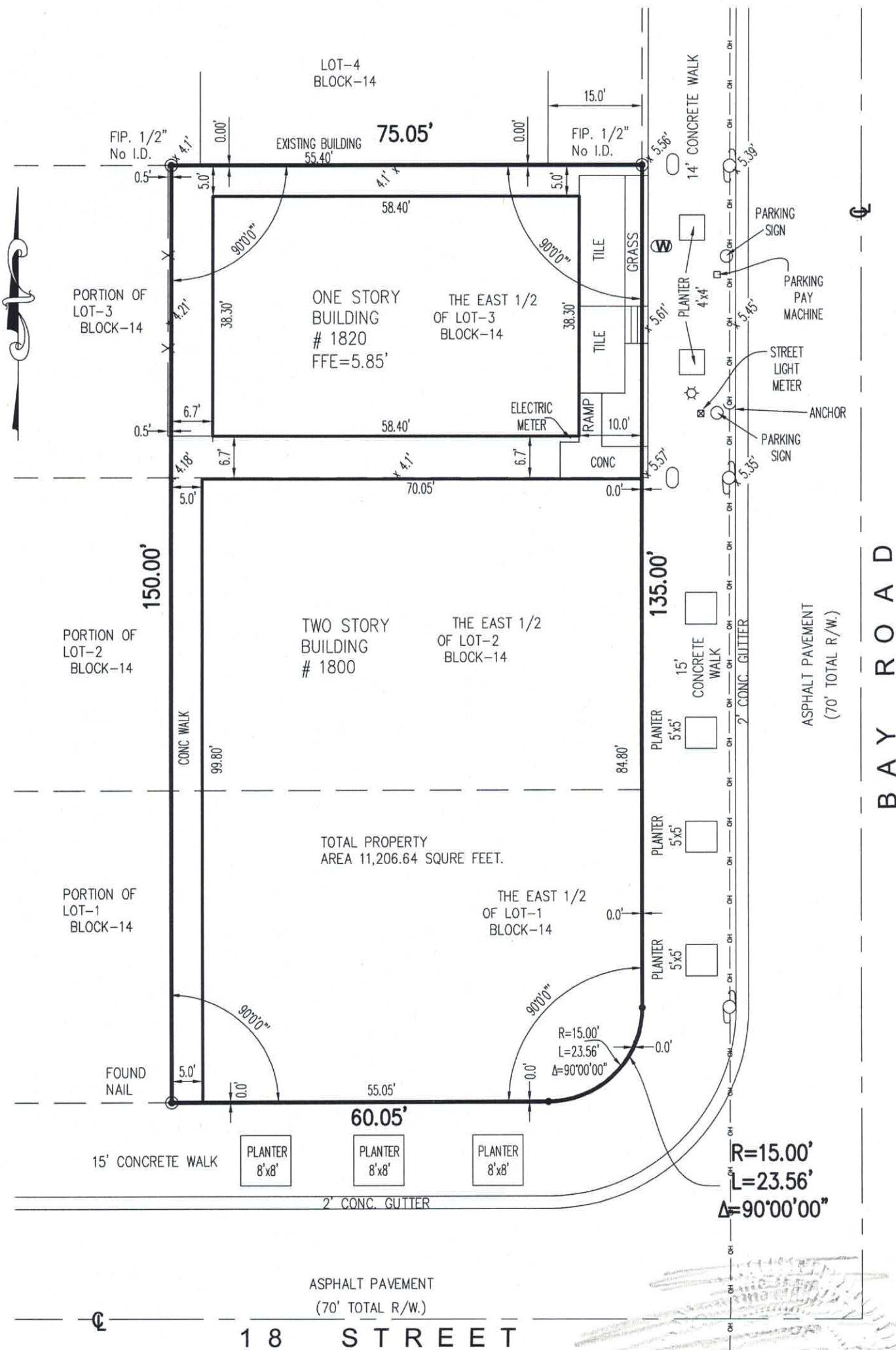
Professional Surveyor & Mapper

State of Florida Reg. No.5443



# SKETCH OF SURVEY

SCALE: 1" = 20'



LEGEND			
	Aluminum Fence		Existing Elevations
	Over Head Wire Line		Water Meter
	Wood Fence		Fire Hydrant
	Chain Link Fence		Power Pole
	Electric Meter		Light Pole
	Found Drill Hole		Found Nail & Disc
	Found Iron Rebar		

THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

*10-4-2017*