

# JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers

WWW.IBARRALANDSURVEYORS.COM

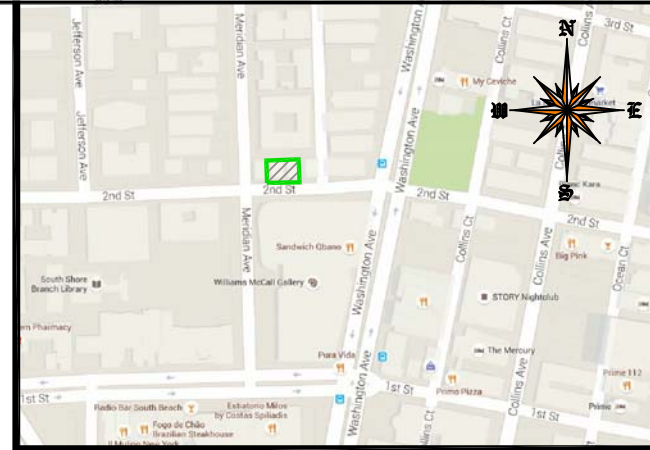
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SUITE NO. 202 UNIT 1  
CAPE CORAL, FL 33904  
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## MAP OF BOUNDARY SURVEY

735 2nd STREET, MIAMI, FL. 33139 (FOLIO No. 02-4203-009-2730)  
727 2nd STREET, MIAMI, FL. 33139 (FOLIO NO. 02-4203-009-2750)

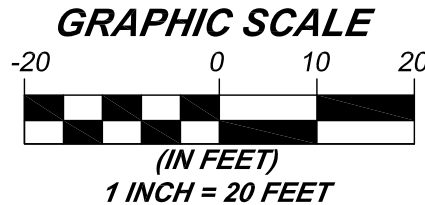
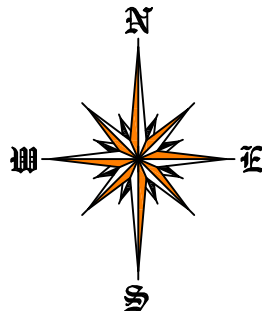


### LOCATION SKETCH

SCALE = N.T.S.

### LEGAL DESCRIPTION:

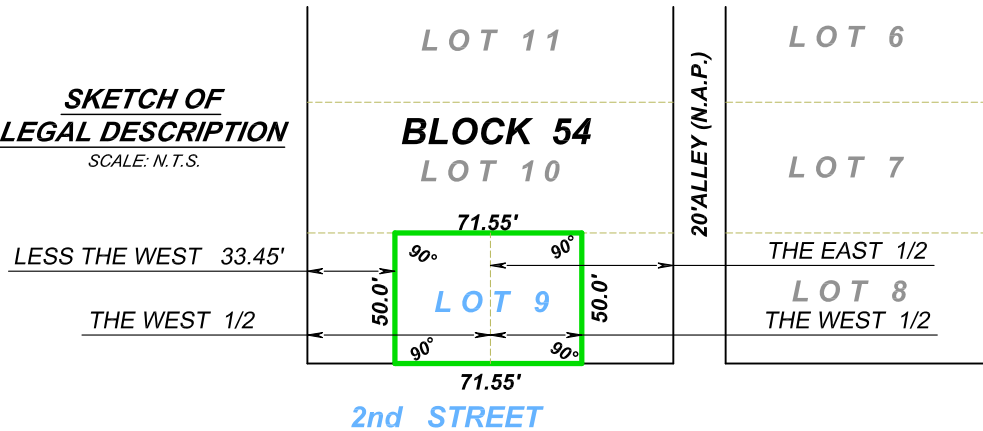
THE WEST 1/2 OF THE EAST 1/2 OF LOT 9, BLOCK 54, OF OCEAN BEACH, FLA. ADDITION No.3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (FOLIO No. 02-4203-009-2750)  
AND  
THE WEST ONE-HALF OF LOT 9, LESS THE WEST 33.45 FEET OF BLOCK 54, OF OCEAN BEACH, FLA. ADDITION NO.3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (FOLIO NO. 02-4203-009-2730)



### ABBREVIATIONS AND MEANINGS

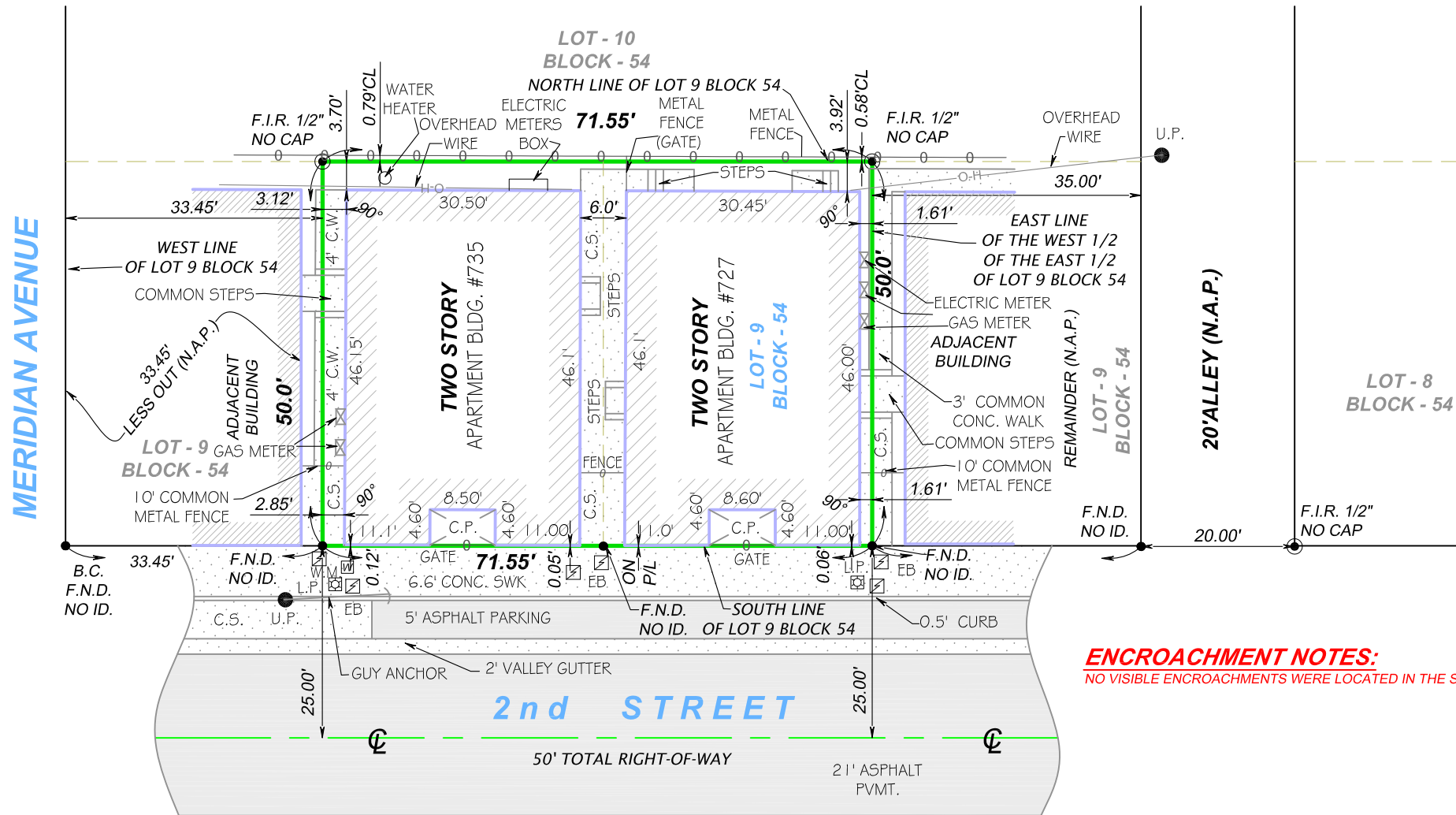
A = ARC  
A.C. = AIR CONDITIONER PAD.  
A.E. = ANCHOR EASEMENT.  
AR = ALUMINUM ROD.  
AS = ALUMINUM SHED.  
ASPH. = ASPHALT.  
B.C. = BLOCK CORNER.  
B.C.R. = BROWARD COUNTY RECORDS  
BLDG. = BUILDING.  
B.M. = BENCH MARK.  
B.O.B. = BASIS OF BEARINGS.  
B.S.L. = BUILDING SETBACK LINE  
C = CALCULATED.  
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  
° = DEGREES.  
E = EAST.  
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.P. = FEDERAL NATIONAL INSURANCE.  
F.N. = FOUND NAIL.  
H. = HIGH (HEIGHT).  
I.F. = IRON FENCE.  
IN. & EG. = INGRESS AND EGRESS EASEMENT.  
L.B. = Certificate of Authorization L.B.#7806  
L.P. = LIGHT POLE.  
L.F.E. = LOWEST FLOOR ELEVATION.  
L.M.E. = LAKE MAINTENANCE EASEMENT.  
' = 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.C. = POINT OF COMPOUND CURVE.  
P.C. = POINT OF CURVE.  
PT. = POINT OF TANGENCY.  
P.O.C. = POINT OF COMMENCEMENT.  
P.O.B. = POINT OF BEGINNING.  
P.R.C. = POINT OF REVERSE CURVE.  
P.B. = PLAT BOOK.  
PG. = PAGE.  
P.W. = 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  
T.S.B. = TRAFFIC SIGNAL BOX  
T.S.P. = TRAFFIC SIGNAL POLE  
TWP = TOWNSHIP.  
UTIL. = 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.  
O.H. = OVERHEAD UTILITY LINES  
CONC. BLOCK WALL = CONCRETE BLOCK WALL  
CHAIN LINK FENCE = CHAIN LINK FENCE  
IRON FENCE = IRON FENCE  
WOOD FENCE = WOOD FENCE  
BUILDING SETBACK LINE = BUILDING SETBACK LINE  
UTILITY EASEMENT = UTILITY EASEMENT  
LIMITED ACCESS RW = LIMITED ACCESS RW  
NON-VEHICULAR ACCESS RW = NON-VEHICULAR ACCESS RW  
EXISTING ELEVATIONS = EXISTING ELEVATIONS

### SKETCH OF LEGAL DESCRIPTION SCALE: N.T.S.



### CERTIFICATION:

OVIEDO INVESTMENTS LLC



### ENCROACHMENT NOTES:

NO VISIBLE ENCROACHMENTS WERE LOCATED IN THE SUBJECT PROPERTY.

### 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 FEET.  
COMMUNITY: 120651  
PANEL: 0319  
SUFFIX: L  
DATE OF FIRM: 9/11/09  
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

### SURVEYOR'S NOTES:

- 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.
- THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
- CERTIFICATE OF AUTHORIZATION LB # 7806.
- NORTH BASED ON PLAT NORTH.

### 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 MINIMUM TECHNICAL STANDARDS 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:  08/25/2017  
JOHN IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA  
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

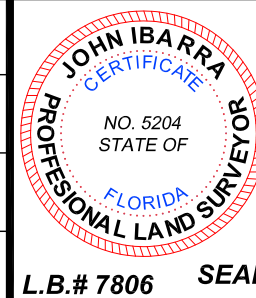
REVISED ON: ORIGINAL SURVEY 06-15-2016  
REVISED ON: UPDATE 08-25-2017

DRAWN BY: YELENIS

FIELD DATE: 08/25/2017

SURVEY NO: 16-002488-2

SHEET: 1 OF 1



L.B.# 7806 SEAL