

1355 NW 97 AV SUITE 200
MIAMI FLORIDA 33172
TELEPHONE: (305) 264-2660
FAX: (305) 264-0229

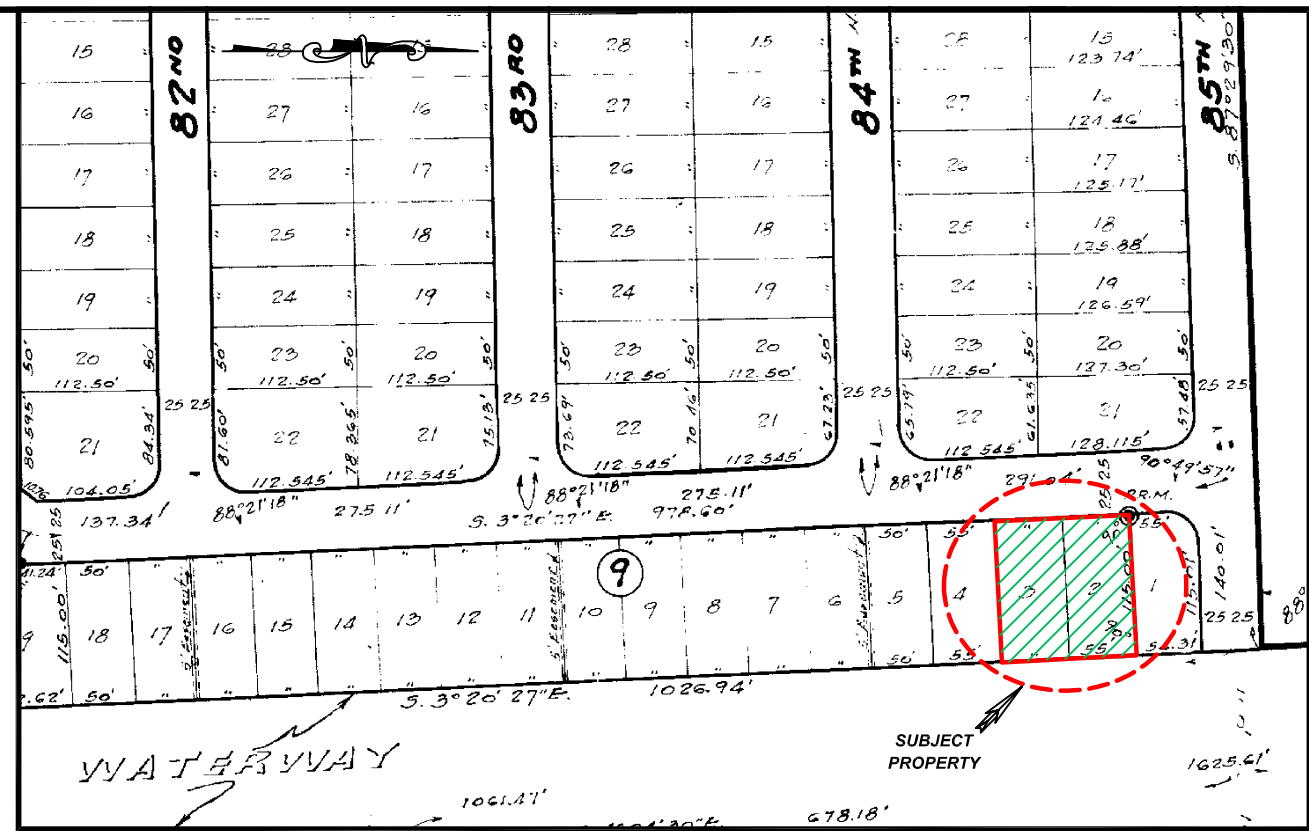
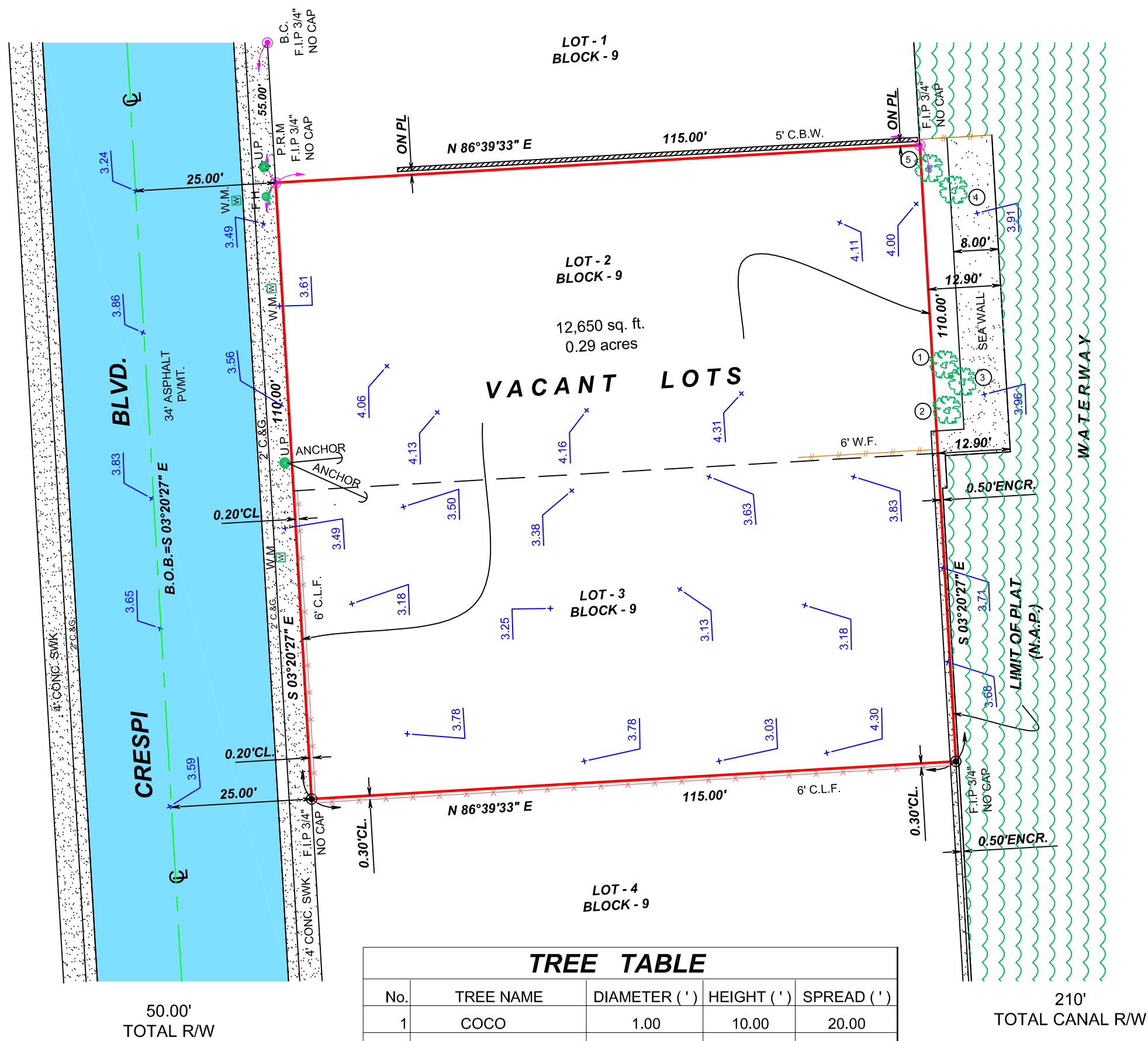
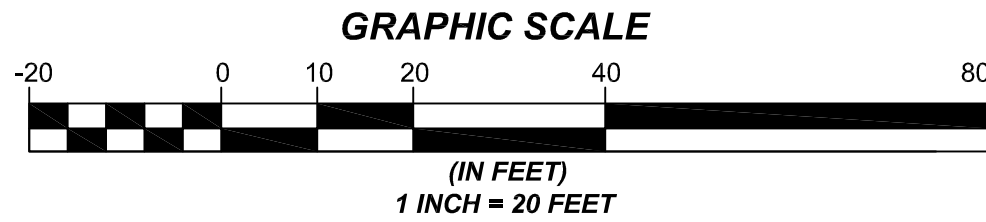
Nova Surveyors Inc. LAND SURVEYORS

SURVEY No. 15-0001468-2

SHEET No. 1 OF 1

DRAWN BY: AL.(LG.)

BOUNDARY SURVEY



LEGAL DESCRIPTION:

SURVEY OF LOT 2&3, BLOCK 9, OF BISCAVNE BEACH SUBDIVISION
ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 44,
PAGE 67, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

8421-27 CRESPI BLVD
MIAMI BEACH, FL 33141

CERTIFICATIONS:

8421 CRESPI LLC

SURVEYOR'S NOTES:

- IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
- NORTH ARROW BASED ON PLAT
- ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 DADE COUNTY. BENCH MARK # D-177. LOCATOR : No. 3210 SE

- ELEVATION 3.77 FEET OF N.G.V.D.
- THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.

I HEREBY CERTIFY, THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: _____ 10/06/2015
GEORGE IBARRA (DATE OF FIELD WORK)
PROFESSIONAL LAND SURVEYOR NO. :2534
STATE OF FLORIDA
FIRM L.B. # 6044

(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

REVISED ON: UP-DATED- 07-25-2016

REVISED ON: _____

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (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 DESCRIPTION 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.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.
- THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS, 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.
- THE FNP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN: ZONE: "AE" COMMUNITY/PANEL/SUFFIX: 120651/0307/L DATE OF FIRM: 09/11/2009 BASE FLOOD ELEVATION: 8 FEET.

ABBREVIATIONS AND MEANINGS

A = ARC	CONC. = CONCRETE.	PROP. COR. = PROPERTY CORNER	O.H. = OVERHEAD	RR. = RAIL ROAD.
A/C = AIR CONDITIONER PAD.	C.P. = CONC. PORCH.	FNIP. = FEDERAL NATIONAL INSURANCE	O.H.L. = OVERHEAD UTILITY LINES	RES. = RESIDENCE.
A.E. = ANCHOR EASEMENT.	C.S. = CONCRETE SLAB.	F.N. = FOUND NAIL.	OVH = OVERHANG	R/W = RIGHT-OF-WAY.
A/R = ALUMINUM ROOF.	D.E. = DRAINAGE EASEMENT.	H. = HIGH (HEIGHT)	PVMT. = PAVEMENT.	R.P. = RADIUS POINT.
A/S = ALUMINUM SHED.	D.M.E. = DRAINAGE MAINTENANCE EASEMENTS	IN. & EG. = INGRESS AND EGRESS EASEMENT.	PL. = PLANTER.	RGR. = RANGE.
ASPH. = ASPHALT.	DRIVE = DRIVEWAY	L.B. = LICENSED BUSINESS	P/L = PROPERTY LINE.	SEC. = SECTION.
B.C. = BLOCK CORNER.	E = EAST.	L.P. = LIGHT POLE.	P.C.C. = POINT OF COMPOUND CURVE.	STY. = STORY.
BLDG. = BUILDING.	E.T.P. = ELECTRIC TRANSFORMER PAD.	L.F.E. = LOWEST FLOOR ELEVATION.	P.C. = POINT OF CURVE.	SWR. = SIDEWALK.
B.M. = BENCH MARK	ELEV. = ELEVATION.	L.M.E. = LAKE MAINTENANCE EASEMENT.	PT. = POINT OF TANGENCY.	S.I.P. = SET IRON PIPE L.B. #6044.
B.M.H. = BELLSOUTH MANHOLE	ENCR. = ENCROACHMENT.	M. = MEASURED DISTANCE.	POC. = POINT OF COMMENCEMENT.	S. = SOUTH.
B.O.B. = BASIS OF BEARINGS.	F.H. = FIRE HYDRANT.	MON. = MONUMENT LINE.	POB. = POINT OF BEGINNING.	" = SECONDS
C = CALCULATED	F.I.P. = FOUND IRON PIPE.	M/H = MANHOLE.	P.R.C. = POINT OF REVERSE CURVE	T = TANGENT.
C.B. = CATCH BASIN.	F.I.R. = FOUND IRON ROD.	M/L = MONUMENT LINE.	P.B. = PLAT BOOK.	TWP. = TOWNSHIP.
C.B.S. = CONCRETE BLOCK STRUCTURE.	F.F.E. = FINISHED FLOOR ELEVATION.	N.A.P. = NOT A PART OF.	PG. = PAGE.	U.P. = UTILITY POLE.
CBW = CONCRETE BLOCK WALL.	F.N.D. = FOUND NAIL & DISK.	NGVD = NATIONAL GEODETIC VERTICAL DATUM.	P.W. = PARKWAY.	W.M. = WATER METER.
CH. = CHORD.	FR = FRAME.	N. = NORTH.	P.L.S. = PROFESSIONAL LAND SURVEYOR.	W.F. = WOOD FENCE.
CH.B. = CHORD BEARING.	FT = FEET.	N.T.S. = NOT TO SCALE.	R. = RECORDED DISTANCE.	
CL = CLEAR		#-NO. = NUMBER.		
C.L.F. = CHAIN LINK FENCE.		Q/S = OFFSET.		
C.M.E. = CANAL MAINTENANCE EASEMENTS.				

