

CERTIFIED TO:








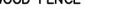




















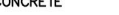














DIVA ESTATE, LLC, A FLORIDA LIMITED LIABILITY
COMPANY
SECURE TITLE AND TRUST LLC/ MORIS & ASSOCIATES
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
ATTORNEYS TITLE FUND SERVICES, LLC
ITS SUCCESSORS AND/OR ASSIGNS AS THEIR
INTEREST MAY APPEAR.

FLOOD INFORMATION:

Community Number: CITY OF MIAMI BEACH 120651
Panel Number: 12086C0307L
Suffix: L
Date of Firm Index: 9/11/2009
Flood Zone: AE
Base Flood Elevation: 8.0
Date of Survey: 2/1/2018

LEGAL DESCRIPTION: LOT 7, BLOCK 7, OF BISCAYNE BEACH SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 67, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

Surveyor's Legend

PROPERTY LINE		SURVEYOR'S LEGEND	
 STRUCTURE			
	CONC. BLOCK WALL	 TREE	L.M.E. LAKE or LANDSCAPE MAINT. ESMT.
	CHAIN-LINK or WIRE FENCE	 P.P. POWER POLE	R.O.E. ROOF OVERHANG EASEMENT
	WOOD FENCE	 C.B. CATCH BASIN	P.P. POOL PUMP
	IRON FENCE	 C.U.E. COUNTY UTILITY ESMT.	PL PLANTER OR PROPERTY LINE
	EASEMENT	 I.E./E.E. INGRESS/ EGRESS ESMT.	I.D. IDENTIFICATION
		 U.E. UTILITY EASEMENT	B.C. BLOCK CORNER
	CENTER LINE	 FND. OR F FOUND IRON PIPE/	B.R. BEARING REFERENCE
	WOOD DECK	 PIN AS NOTED ON PLAT	 CENTRAL ANGLE or DELTA
	CONCRETE	 LB# LICENSE # - BUSINESS	R RECORD OR RADIUS
	ASPHALT	 LS# LICENSE # - SURVEYOR	RAD. RADIAL
	BRICK/TILE	 CALC. CALCULATED POINT	N.R. NON RADIAL
	WATER	 SET SET MONUMENT	TYP. TYPICAL
	APPROXIMATE EDGE OF WATER	 ▲ CONTROL POINT	I.R. IRON ROD
	COVERED AREA	 ■ CONCRETE MONUMENT	I.P. IRON PIPE
		 ELEV. ELEVATION	N&D NAIL & DISK
		 P.T. POINT OF TANGENCY	PK NAIL PARKER-KALON NAIL
		 P.C. POINT OF CURVATURE	D.H. DRILL HOLE
		 P.R.M. PERMANENT REFERENCE MONUMENT	☉ WELL
		 P.C.C. POINT OF COMPOUND CURVATURE	☼ M.H. FIRE HYDRANT
		 P.R.C. POINT OF REVERSE CURVATURE	○ M.H. MAN HOLE
		 P.O.B. POINT OF BEGINNING	O.H.L. OVERHEAD LINES
		 P.O.C. POINT OF COMMENCEMENT	TX TRANSFORMER
		 P.C.P. PERMANENT CONTROL POINT	CATV CABLE TV. RISER
		 M FIELD MEASURED	W.M. WATER METER
		 P PLATTED MEASUREMENT	P/E POOL EQUIPMENT
		 D DEED	CONC CONCRETE SLAB
		 C CALCULATED	
			ESMT. EASEMENT
			D.E. DRAINAGE EASEMENT
			L.B.E. LANDSCAPE BUFFER ESMT.
			L.A.E. LIMITED ACCESS EASEMENT
			TEL. TELEPHONE FACILITIES
			U.P. UTILITY POLE
			E.U.B. ELECTRIC UTILITY BOX
			SEP. SEPTIC TANK
			D.F. DRAIN FIELD
			AC AIR CONDITIONER
			CSW CONC SIDEWALK
			DWY DRIVEWAY
			SCR. SCREEN
			GAR. GARAGE
			ENCL. ENCLOSURE
			N.T.S. NOT TO SCALE
			F.F. FINISHED FLOOR
			T.O.B. TOP OF BANK
			E.O.W. EDGE OF WATER
			E/P or E.O.P. EDGE OF PAVEMENT
			C.V.G. CONCRETE VALLEY GUTTER
			B.S.L. BUILDING SETBACK LINE
			S.T.L. SURVEY TIE LINE
			C. CENTER LINE
			R/W RIGHT OF WAY
			R.O.E. PUBLIC UTILITY EASEMENT
			C.M.E. CANAL MAINTENANCE EASEMENT
			A.E. ANCHOR EASEMENT

GENERAL NOTES:

- 1) **LEGAL DESCRIPTION PROVIDED BY OTHERS.**
- 2) **EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY.**
- 3) **THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.**
- 4) **THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION, PERMITTING DESIGN, OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ONLINE LAND SURVEYORS INC.**
- 5) **UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.**
- 6) **ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.**
- 7) **FENCE OWNERSHIP NOT DETERMINED.**
- 8) **WALL TIES ARE TO THE FACE OF THE WALL.**
- 9) **BEARINGS ARE BASE ON AN ASSUMED MERIDIAN.**
- 10) **BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.**
- 11) **NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.**
- 12) **NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED OR ELECTRONIC SEAL.**
- 13) **DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.**
- 14) **ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.**
- 15) **THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.**
- 16) **THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.**



Printing to Scale:

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Page Handling

Copies: 1 ☐ Collate

Page Scaling: ① None

② ☐ Auto-Rotate and Center

③ ☒ Choose paper source by PDF page size

☐ Use custom paper size when needed

FIELD WORK:	1/25/2018
DRAWN BY:	C.S.
CHECKED BY:	M.E.
FINAL REVISION:	02/01/2018
COMPLETED:	2/1/2018
SCALE:	1" = 20'
SURVEY CODE:	O-40132

