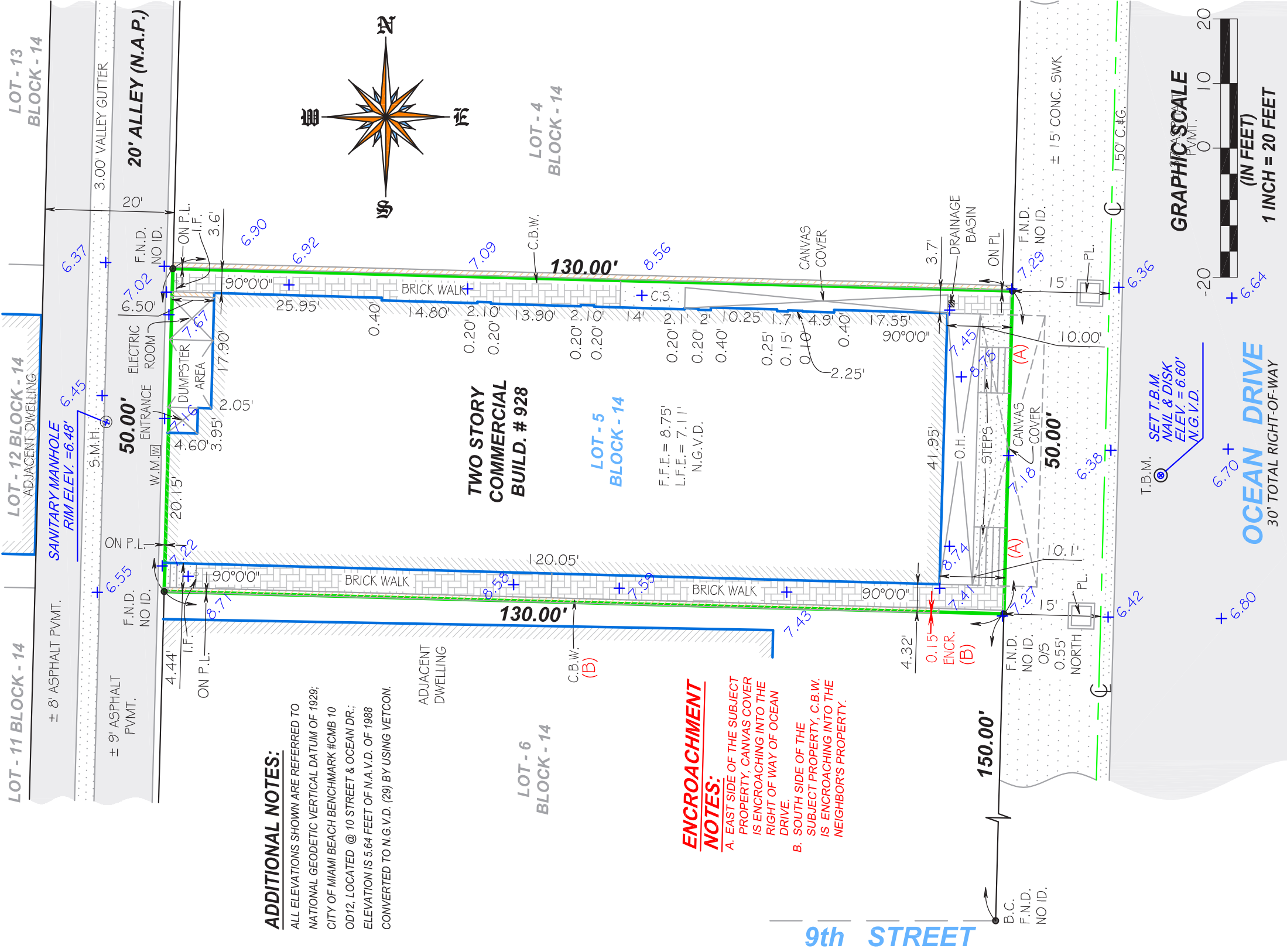


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MAP OF BOUNDARY SURVEY

928 OCEAN DR, MIAMI BEACH, FLORIDA 33139
 (REV. 10/31/2017)



ADDITIONAL NOTES:

ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929; CITY OF MIAMI BEACH BENCHMARK #CMB 10 OD12, LOCATED @ 10 STREET & OCEAN DR.; ELEVATION IS 5.64 FEET OF N.A.V.D. OF 1988 CONVERTED TO N.G.V.D. (29) BY USING VETCOM.

ENCROACHMENT NOTES:

A. EAST SIDE OF THE SUBJECT PROPERTY, CANVAS COVER IS ENCROACHING INTO THE RIGHT OF WAY OF OCEAN DRIVE.
 B. SOUTH SIDE OF THE SUBJECT PROPERTY, C.B.W. IS ENCROACHING INTO THE NEIGHBOR'S PROPERTY.

LEGAL DESCRIPTION:
 LOT 5, BLOCK 14 OCEAN BEACH ADDITION NO. 2 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 56 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFICATION:
 NANCY CALARA

DRAWN BY:	F.S.
FIELD DATE:	10/27/2017
SURVEY NO:	16-005239-2
SHEET:	2 OF 2

JOHN IBARRA
 CERTIFICATE
 NO. 5204
 STATE OF
 FLORIDA
 PROFESSIONAL LAND SURVEYOR
LB# 7806