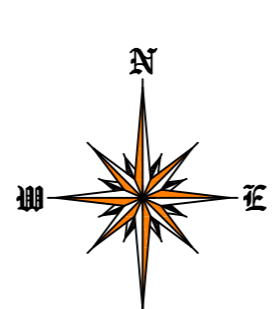
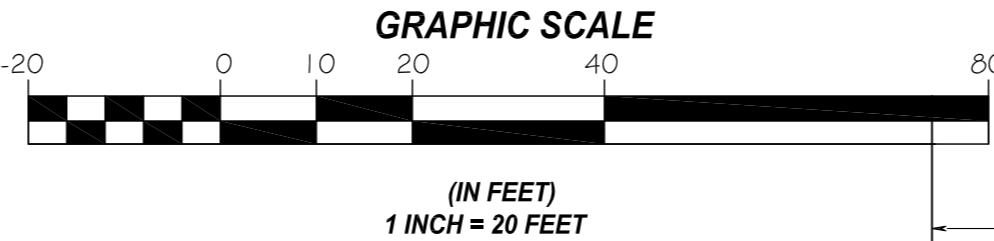




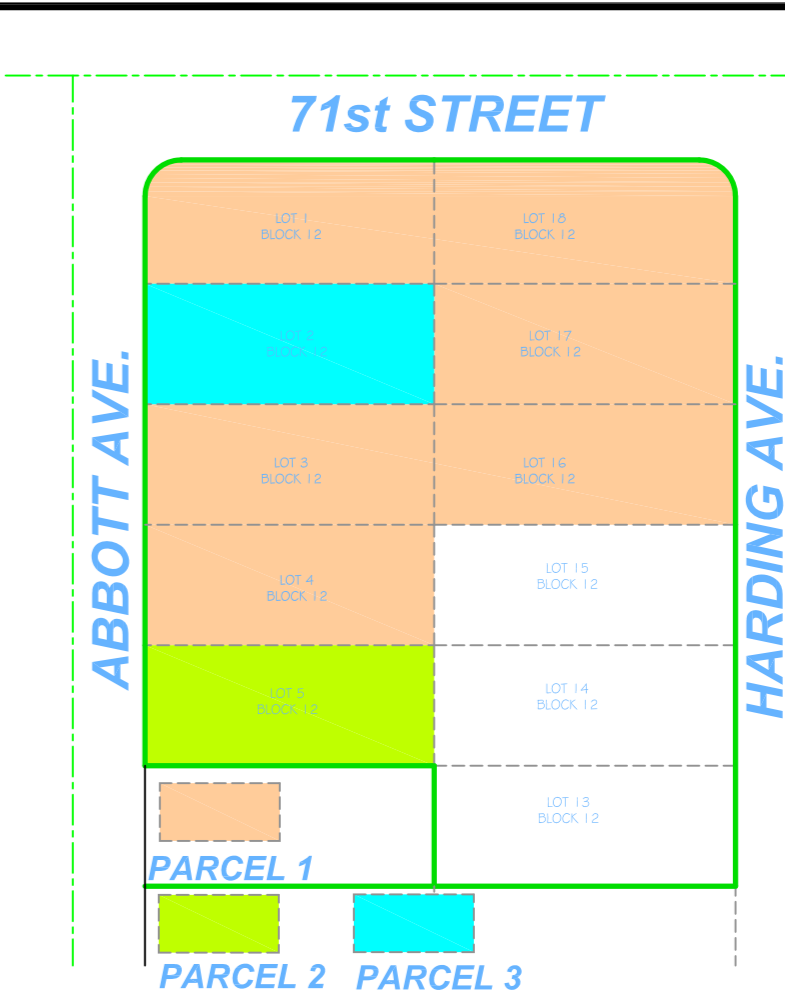
WWW.IBARRALANDSURVEYORS.COM	
777 N.W. 72nd AVENUE SUITE 3025 MIAMI, FLORIDA 33126 PH: (305) 262-0400 FAX : (305) 262-0401	2804 DEL PRADO BLVD SOUTH SUITE NO. 202 UNIT 1 CAPE CORAL, FL 33904 PH: (239) 540-2660 FAX: (239) 540-2664



MAP OF BOUNDARY SURVEY



PROPERTY ADDRESS:
326 71 ST
Miami Beach, FL 33141-3014
6985 ABBOTT AVE
Miami Beach, FL 33141-3104
326 71 ST
Miami Beach, FL 33141-0000
6961 ABBOTT AVE
Miami Beach, FL 33141-3187
6972 HARDING AVE
Miami Beach, FL 33141-3208
300 71 ST
Miami Beach, FL 33141-3038



LOCATION SKETCH
SCALE = M.T.S.

No.	SPECIES		DBH (Hinchs)	Height (Ft.)	Spread (Ft.)	Canopy (Ft.)
1	ROYAL PALM	ROYSTONEA ELATA	15.5	35	12	113
2	ROYAL PALM	ROYSTONEA ELATA	15.5	35	12	113
3	ROYAL PALM	ROYSTONEA ELATA	15.5	40	12	113
4	MADAGASCAR OLIVE	NORONHIA EMARGINATA	13	30	16	201
5	PYGMY DATE PALM	PHOENIX ROEBELINII	54.4	20	12	113
6	MADAGASCAR OLIVE	NORONHIA EMARGINATA	10.5	30	16	201
7	CHRISTMAS PALM	VEITCHIA MERRILLII	4.5	16	8	50
8	ROYAL PALM	ROYSTONEA ELATA	19	35	12	113
9	MEDJOOI DATE PALM	PHOENIX DACTYLIFERA	20	28	14	153
10	SABAL PALM	SABAL PALMETTO	11.5	20	12	113
11	SABAL PALM	SABAL PALMETTO	12	20	12	113
12	CLUSIA	CLUSIA ROSEA	8.6	20	20	314
13	CLUSIA	CLUSIA ROSEA	6.7	20	20	314
14	CLUSIA	CLUSIA ROSEA	4.5	20	14	153

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.

CERTIFICATION:

NORTH BEACH TOWN CENTER DEVELOPMENT LLC

SURVEYOR'S NOTES:

1. 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.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.
4. ELEVATIONS ARE REFERRED TO CITY OF MIAMI BEACH BENCHMARK # CMB 7201, ELEVATION 4.10 FEET OF N.G.V.D. OF 1929.

ABBREVIATIONS AND MEANINGS

[illegible]

O.H. = OVERHEAD
O.H.L. = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORDS BOOK
O.V.H. = OVERHANG
P.V.M.T. = PAVEMENT,
PL. = PLANTER,
P.L. = PROPERTY LINE,
P.C.C. = POINT OF COMPOUND CURVE
P.C. = POINT OF CURVE,
P.T. = POINT OF TANGENCY,
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING,
P.B.C. = POINT OF REVERSE CURVE
P.B. = PLAT BOOK,
PG. = PAGE,
P.W.Y. = PARKWAY,
PRM. = PERMANENT REFERENCE MARK
P.L.S. = PROFESSIONAL LAND SURVEYOR
R. = RECORDED DISTANCE,
RR. = RAIL ROAD,
RES. = RESIDENCE.

PROP. COR. = PROPERTY CORNER	W.M. = WATER METER
RW = RIGHT-OF-WAY	W.F. = WATER FENCE
R.P. = RADIIUS POINT	W.R. = WOOD RAKE
RGE. = RANGE	W.S. = WOOD SHED
SEC. = SECTION	W. = WEST
ST. = STOKY	
SWC. = SICKLE	☆ = CENTER LINE
S.P. = SET POINT RPT LBL #700G	☆ = CENTRAL ANGLE
S.P. = SPOKEN PORCH	★ = ANGLE
S. = SOUTH	
S. = SECONDS	
T. = TANGENT	
T. = TELEPHONE BOOTH	
T.U.E. = TECHNOLOGY UTILITY EASEMENT	
T.S. = TRAFFIC SIGNAL BOX	
T.S.P. = TRAFFIC SIGNAL POLE	
TWP. = TOWNSHIP	
UT. = UTILITY	
U.P. = UTILITY POLE	
W. = WATER	
W.F. = WATER FENCE	
W.R. = WOOD RAKE	

SURVEYOR'S CERTIFICATION:

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: JOHN IBARRA (DATE OF FIELD WORK) 08/22/2019

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: _____

REVISED ON: _____

DRAWN BY: DP

FIELD DATE: 08/22/2019

SURVEY NO:	18-001604
------------	-----------

JOHN IBARRA
CERTIFICATE
NO. 5204
STATE OF

