

Ш

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0

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WAY

OF

CATED RIGHT

ASPHALT

+33

4.0x

G

4.08

& DISC = 3.71

25.00'

S

0 ~

3

25.00'

## **JOHN IBARRA & ASSOCIATES, INC.**

# **Professional Land Surveyors & Mappers**

F.N.D. NO ID.

151

0

i

50

B.C.

F.N.D. NO ID. F.I.R. 1/2" NO CAP

3.820

90°00'00" 3.14

20.04

(PL)

BAY WINDOW

IN 1st FLOOR

2.5'X9.15'-

C.P. 15

2.6'X9.15'

BAY WINDOW-

IN 2nd FLOOR

PL

C.S. 20.10'

9000000 51+

INDIAN CREEK DRIVE

00

NON NO

TILE

777 N.W. 72nd AVENUE SUITE 3025. MIAMI, FLORIDA 33126 TELEPHONE: (305) 262-0400 | FAX: (305) 262-0401 WWW.IBARRALANDSURVEYORS.COM

71st STREET

LOT - 3

BLOCK - 14

125.00'

×2,

99.95

TWO STORY

APARTMENT BUILDING #697 I

F.F.E. = 8.07'

L.F.E = 5.02

LOT - 4

BLOCK - 14

ADJACENT APARTMENT BLDG. # 6961 LOT - 5

BLOCK - 14

99.90

1.85' CONC. WALK-

STAIRS

ASPHALT RARKING SPACES

3 C.B.W.

4' C.L.F

STAIRS

N. P.

C.L.F.



×.05

90°00'00"

90°00'00"

0.80' CL

ON

U.E.

5.0'

1.5°C.5'1

00

50

5.

0.10' CL (C.B.W.) ON P/L (C.L.F.)

ON P/L (C.L.F.)

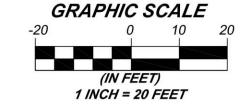
-F.I.P. 1/2"

NO CAP

LOT - 9

BLOCK - 14

## MAP OF BOUNDARY SURVEY 6971 CARLYLE AVE . MIAMI BEACH, FL . 33141



#### ABBREVIATIONS AND MEANINGS

A.E. = ANCHOR EASEMENT A/R = ALUMINUM ROOF. A/S = ALUMINUM SHED.

AS - ALUMINUM SHED.

AS - ALUMINUM SHED.

STH. IASMINIM SHED.

B.C. = BOOK CORNER.

B.C. = BOOK CORNER.

B.C. = BOOK CORNER.

B.D. = BUILDING.

B.M. = BENCH MARK.

B.O. B. = BASIS OF BEARINGS.

C. = CALCLIAIN CORNERS.

C.B. = CATCH BASIN.

C.B. = CATCH BASIN.

C.B. = CONCRETE BLOCK STRUCTURE.

CBW = CONCRETE BLOCK WALL,

T. = CHAIN LINK FRUCE.

C.M. = CANAM AMINITENINCE EASEMENT.

CONC. = CONCRETE.

CONCRETE SUAD.

C.J. = CONCRETE.

C.J. = CONCRETE.

C.J. = CONCRETE SUAD.

D. = DRAINAGE EASEMENT.

D.M.E.= DRAINAGE MAINTENANCE EASEMENTS DRIVE = DRIVEWAY

D.M.E. = DARMER MANIFEMENCE EXCENSIVE

PRIVE = DEVENOR

= DECREES.

= EAST.

ELF. = LECTRIC BOX

ELF. = LECTRIC TRANSFORMER PAD.

ELEV. = ELEVATION.

ENCR. = PUCROACHMENT.

F.H. = FIRE HOPEAST.

F.J. = FOUND IRON ROD.

F.F. = FOUND IRON ROD.

F.F. = FINSHED FLOOR ELEVATION.

F.N.D. = FOUND NAIL & DISK.

FR = FRAME.

FT = FEDERAL NATIONAL INSURANCE

F.N. = FOUND NAIL

H. = HIGH (HEIGHT)

I.F. = IRON PENCE

IN. # EG. = INGRESS AND EGRESS EASEMENT.

L. = Certificate of Authorization L.B.//FDOG

L.P. = LUGHT POLE.

L.P. = LOWER ST FLOOR ELEVATION.

L.M.E. = LANE MANIFEMANCE EASEMENT.

L.M.E. = LANE MANIFEMANCE EASEMENT.

= MINUTES. M. = MEASURED DISTANCE.

M, = MAESURED DISTANCE.
MB = MAIL EXIST METERS AND ADDE COUNTY RECORDS
M.D.C.R. = MINIMIP MANCE EASEMENTS
MON. = MONUMENT LINE.
M. = MONUMENT LINE.
M.A.P. = MOT A PART OF,
NGVD = NATIONAL GEODETIC VERTICAL DATUM.

NGVD = NATIONAL GEODETIC VERTICA N. = NORTH. N.T.5: = 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 FVMT. = PAVEMENT. P. D. BAMER.

PL = FAMTER

PL = PROPERTY LINE.

P.C.C.= POINT OF COMPOUND CURVE.

P.C.C.= POINT OF COMPOUND CURVE.

P.C.T.= POINT OF CURVE.

P.C.T.= POINT OF CURVE.

P.C.T.= POINT OF DEGINNING.

P.C.C.= POINT OF BEGINNING.

P.C.C.= POINT OF REVERSE CURVE.

P.S.T.= PACE.

PWY. = PARKWAY.

PRM. = PERSWAY.

PRM. = PERSWAY.

R. = RECORDED DISTANCE.

R. = RESUDENCE.

PROP. COR. = PROPERTY CORNER

RES. = RESIDENCE.
PROP. COR. = PROPERTY CORNER
PROW = RIGHT.OP.WAY.
R.P. = RADIUS POINT.
RCE = RADIUS POINT.
RCE = RADIUS POINT.
SEC. = SECTION.
SUK. = SIDEVAUK.
S.I.P. = SET IRON RYPL LB. #780G.
S.F. = SOCREBED PORCH
S. = SOUTH.
B = TELEPHONE DOITH
T.U.E. = TECHNOLOGY UTILITY EASEMENT
TSB = TRAFFIC SIGNAL BOX
T.S.P. = TRAFFIC SIGNAL POIL
TUP = TOUNSHIP.
UTIL. = UTILITY.
UTIL. UTILITY.
UTIL. UTILITY.
UTIL. UTILITY.
UTIL. WATER METER.
W.M.F. WOOD PENCE.

W.F. = WOOD FENCE. W.R. = WOOD ROOF.

W.M. = WATER METER W.R.= WOOD ROOF W.S. = WOOD SHED

W.S. = WOOD SHED,

W = WEST.

\$\overline{\ove

+ 0.00 = NON-VEHICULAR ACCESS RW = EXISTING ELEVATIONS

JOB NO:

(934) Canyon Ranch Off Limits Hotel & Spa Fishing Charters Miami Beach **LOCATION SKETCH** 

### LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

SCALE = N.T.S.

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURV.
- 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.
- DOES NOT EXTEND TO ANY LINNAMED PARTY

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE BASE FLOOD ELEVATION: 8.0 FEET. COMMUNITY: 120651 0326 PANEL: SUFFIX: DATE OF FIRM:

THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

#### SURVEYOR'S NOTES:

I. 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 NORTH BASED ON PLAT NORTH.

5. ELEVATIONS ARE REFERRED TO CITY OF MIAMI BEACH BENCHMARK NO. CMB IC 6988, FLEVATION 4.26 FEFT OF N.G.V.D. OF 1929.

### 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

11/27/2013

CARLOS IBARRA

(DATE OF FIELD WORK)

SEAL

PROFESSIONAL LAND SURVEYOR NO.: 6770 STATE OF FLORIDA (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA

UPDATED 8-25-2016 REVISED ON: REVISED ON:

CARLOS IBARA MCH DRAWN BY: NO. 677. STATE OF 11/27/2013 FIELD DATE: 13-004175-2 SHEET: 1 OF 1 L.B.# 7806

CERTIFICATION: VEN CARLYLE, LLC, A FLORIDA LIMITED LIABILITY COMPANY

### LEGAL DESCRIPTION:

LOT 4, IN BLOCK 14, OF NORMANDY BEACH SOUTH, ACCORDING TO THE PLAT THEREOF. AS RECORDED IN PLAT BOOK 21. AT PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.