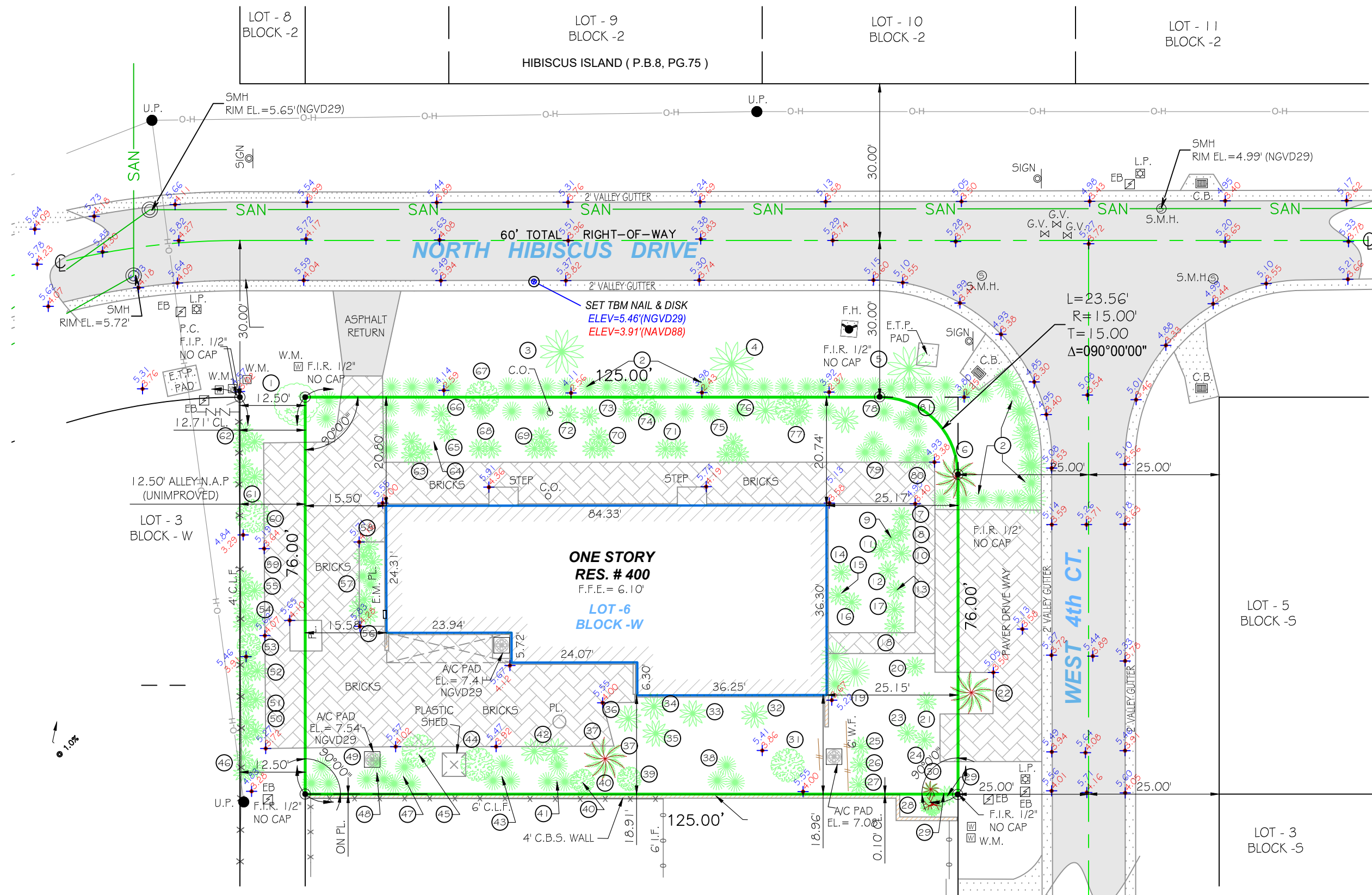




LOCATION SKETCH

SCALE = N.T.S.

(IN FEET)
1 INCH = 20 FEET



A = ARC
A/C = AIR CONDITIONER PAD
A.E. = ANCHOR EASEMENT
A.F. = ALUMINUM ROOF
A.S. = ALUMINUM SHEED
ASPH. = ASPHALT
B.C. = BLOCK CORNER
BLDG. = BUILDING
B.M. = BENCH MARK
B.C. = BROWN COUNTY RECORDS
B.O.B. = BEARS OF BEARING
B.O.S. = BOTTOM OF STRUCTURE
B.S. = BUILDING SETBACK LINE
C. = CALCULATED
C.B. = CATCH BASIN
C.B. = CEMENT BLOCK STRUCTURE
C.B.W. = CONCRETE BLOCK WALL
CH. = CHORD
CH.B. = CHORD BEARING
CH.L. = CHORD LENGTH
C.L. = CLEAR
C. = CLEAN OUT
C.L.F. = CHAIN LINK FENCE
C.M.E. = CURB MAINTENANCE EASEMENT
CONC. = CONCRETE
C.U.P. = CONCRETE UTILITY POLE
C.W. = CONCRETE PORCH
C.S. = CONCRETE SLAB
C.W. = CONCRETE WALK
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE MAINTENANCE EASEMENT
D.R. = DRIVEWAY
D. = DEGREES

400 N HIBISCUS DRIVE MIAMI BEACH,
FLORIDA 33139

ZEUS S HIBISCUS HOUSE LLC

THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS 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 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.

ADDITIONALS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.

THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.

ARCHITECTS SALT VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLAT 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 FOUNDATION.

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 NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: "AE"
BASE FLOOD ELEVATION: 10FT.
COMMUNITY: 120635
PANEL: 0316
SUFFIX: L
DATE OF FIRM: 09/11/2009
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

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. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI-DADE COUNTY BENCH MARK # CMBB 11041. LOCATION INTERSECTION OF W/ PALM MIDWAY & S. HIBISCUS DRIVE; ELEVATION IS 4.07' FEET OF N.A.V.D. OF 1988. CONVERTED TO NGVD (29) USING CORPSCON, USING CONVERSION FORMULA = $(4.07 + 1.55 = 5.62)$ RESULTS = 5.62' FEET NGVD 29.

HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE 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: 12/10/2021
JOHN IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA

REVISED ON: _____

REVISED ON: _____

DRAWN BY:	LK
FIELD DATE:	12/10/2021
SURVEY NO:	21-004151
SHEET:	1 OF 1

 ELEVATIONS DATUM
REFERS TO NATIONAL
GEODETIC VERTICAL DATUM OF
1929 (NGVD29)

ELEVATIONS DATUM
REFERS TO NORTH AMERICAN
VERTICAL DATUM OF 1988
(NAVD88)

ELEVATION CONVERSION NOTE:
NGVD 1929 TO NAVD 1988 =
SUBTRACT 1.55 FEET FROM NGVD
1929 = NAVD 1988;

