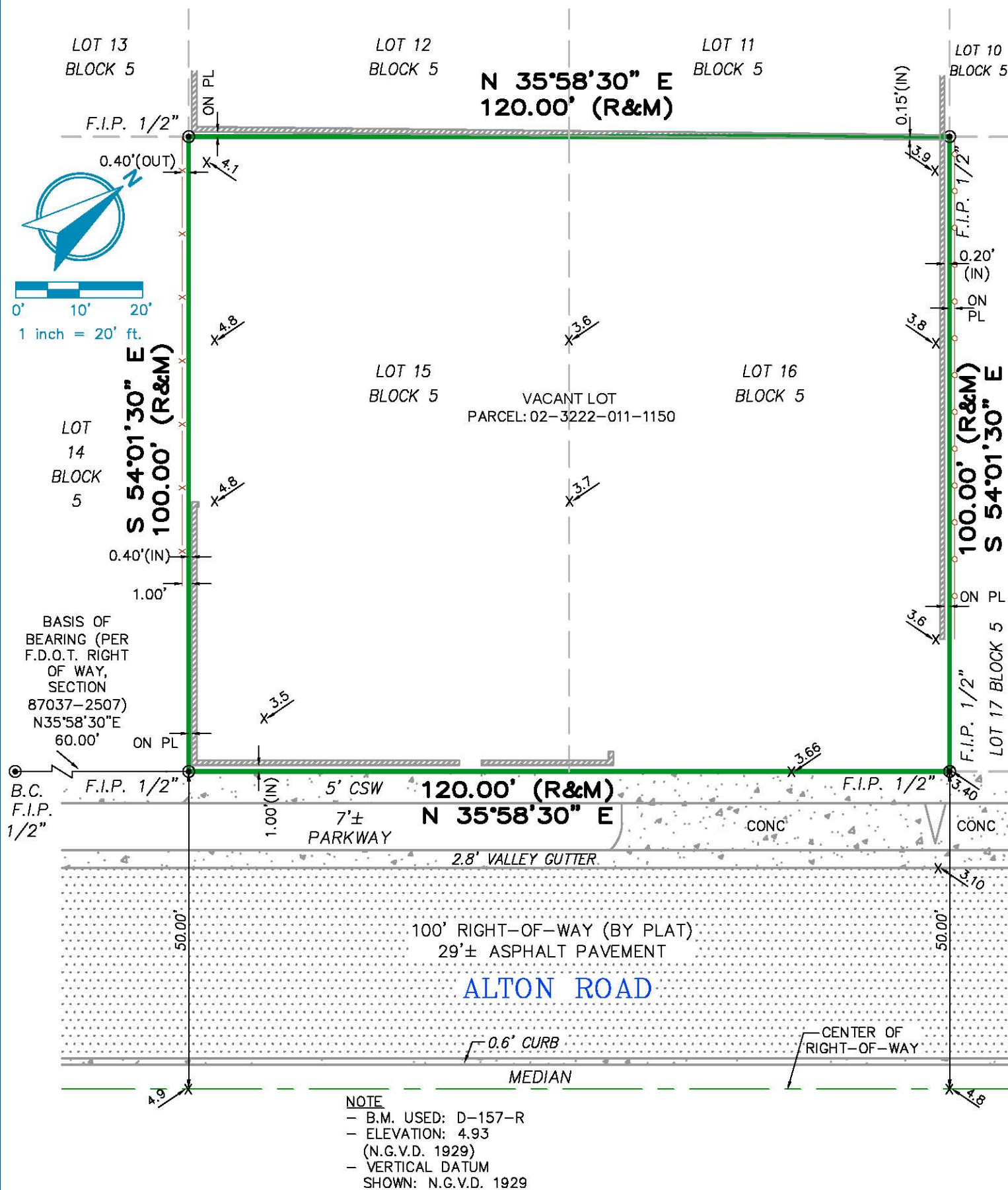
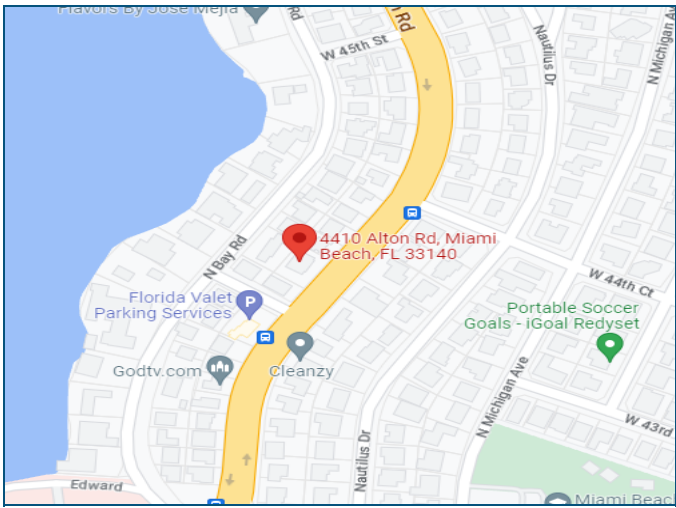






LOCATION MAP N.T.S.



PROPERTY FRONT VIEW

CERTIFIED TO:

MAURICIO RIVERA KIRSCHNER
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
ITS SUCCESSORS AND/OR ASSIGNS AS THEIR
INTEREST MAY APPEAR.

FLOOD INFORMATION:

Community Number: CITY OF MIAMI BEACH 120651
Panel Number: 12086C0309L
Suffix: L
Date of Firm Index: 9/11/2009
Flood Zone: AE
Base Flood Elevation: 7.0
Date of Survey: 1/26/2023

LEGAL DESCRIPTION: LOTS 15 AND 16, BLOCK 5, OF NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

Surveyor's Legend

	PROPERTY LINE		TREE		L.M.E.		LAKE or LANDSCAPE MAINT. ESMT.		ESMT.
	STRUCTURE		P.P.		R.O.E.		ROOF OVERHANG EASEMENT		D.E.
	CONC. BLOCK WALL		C.B.		PL		PLANTER OR PROPERTY LINE		L.B.E.
	CHAIN-LINK or WIRE FENCE		C.U.E.		I.D.		IDENTIFICATION		L.A.E.
	WOOD FENCE		I.E./E.E.		B.C.		BLOCK CORNER		TEL
	IRON FENCE		U.E.		B.R.		BEARING REFERENCE		U.P.
	EASEMENT		FND. OR F		CENTRAL ANGLE or DELTA		RECORD OR RADIUS		E.U.B.
	CENTER LINE		LB#		RAD.		NON RADIAL		SEP. T.
	WOOD DECK		LS#		TYP.		TYPICAL		D.F.
	CONCRETE		CALC		I.R.		IRON ROD		AC
	ASPHALT		SET		N&D		NAIL & DISK		CSW
	BRICK/TILE		ELEV		PK NAIL		PARKER-KALON NAIL		DRIVE
	WATER		P.T.		D.H.		DRILL HOLE		SCR.
	APPROXIMATE EDGE OF WATER		P.C.		WELL		WELL		GAR.
	COVERED AREA		P.R.M.		M.H.		MAN HOLE		ENCL.
			P.C.C.		O.H.		OVERHEAD LINES		N.T.S.
			P.R.C.		TX		TRANSFORMER		F.F.E.
			P.O.B.		CATV		CABLE TV, RISER		T.O.B.
			P.O.C.		W.M.		WATER METER		E.O.W.
			P.C.P.		P/E		POOL EQUIPMENT		E/P OR E.O.P.
			M		CONC		CONCRETE		C.V.G.
			P		ML		MONUMENT LINE		B.S.L.
			D						S.T.L.
			C						C
									R/W
									P.U.E.
									C.M.E.
									A.E.

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS.
- EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 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.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- FENCE OWNERSHIP NOT DETERMINED.
- WALL TIES ARE TO THE FACE OF THE WALL.
- BEARINGS ARE BASE ON AN ASSUMED SURFACE.
- 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.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED SEAL OR ELECTRONIC SEAL.
- DIMENSIONS SHOWN ARE PER PLAT AND MEASURED IN THE FIELD UNLESS OTHERWISE SHOWN.
- ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.
- THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
- THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON; THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
- THE EXISTENCE OF ADDITIONAL RECORDED OR UNRECORDED INSTRUMENTS, EASEMENTS AND/OR RESOLUTIONS NOT AVAILABLE TO SURVEYOR MAY EXIST AND ARE NOT DEPICTED IN THIS SKETCH.



Florida Land Title Association

Affiliate Member

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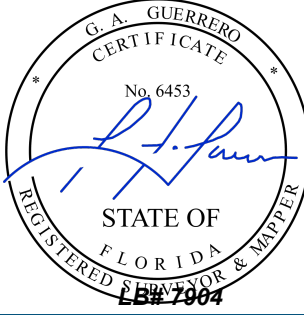
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FIELD WORK:	1/25/2023
DRAWN BY:	V.P.
CHECKED BY:	G.A.G.
FINAL REVISION:	01/26/2023
COMPLETED:	1/26/2023
SCALE:	1" = 20'
SURVEY CODE:	O-95138



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