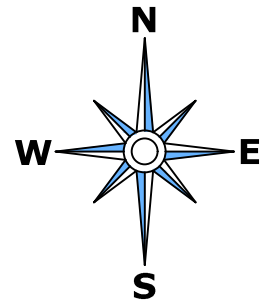


JOHN IBARRA & ASSOC., INC.

Professional Land Surveyors & Mappers

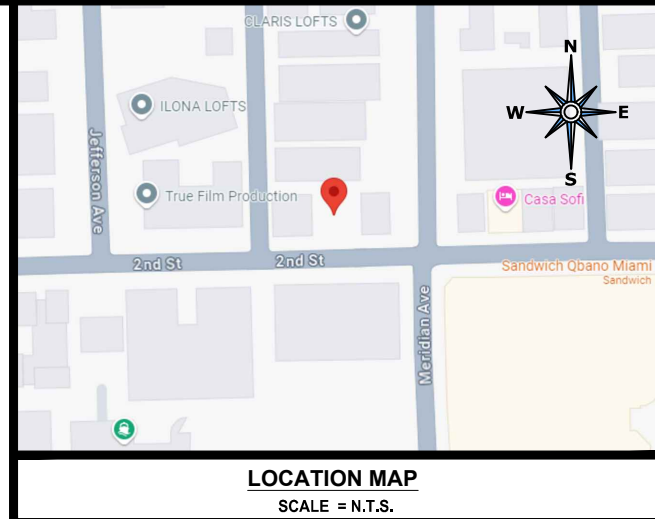
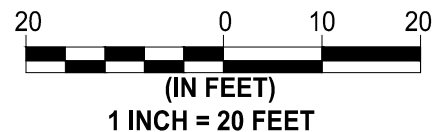
WWW.IBARRALANDSURVEYORS.COM
 777 N.W. 72nd AVENUE SUITE 3025 MIAMI, FLORIDA 33126
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TOPOGRAPHIC SURVEY

809 2ND STREET, MIAMI BEACH, FLORIDA 33139

GRAPHIC SCALE



LOCATION MAP
SCALE = N.T.S.

ABBREVIATIONS

- A ARC
- A/C AIR CONDITIONER PAD
- A.E. ANCHOR EASEMENT
- A/R ALUMINUM ROOF
- A/S ALUMINUM SHED
- ASPH. ASPHALT
- B.C. BLOCK CORNER
- B.M. BENCHMARK
- B.O.B. BASIS OF BEARINGS
- B.S.L. BUILDING SETBACK LINE
- (C) CALCULATED
- C.B. CATCH BASIN
- C.B.S. CONCRETE BLOCK STRUCTURE
- CBW CONCRETE BLOCK WALL
- CH. CHORD
- CH.B. CHORD BEARING
- CL. CLEAR
- C.L.F. CHAIN LINK FENCE
- C.M.E. CANAL MAINTENANCE EASEMENTS
- CONC. CONCRETE
- C.P. CONCRETE PORCH
- C.S. CONCRETE SLAB
- C.U.P. CONCRETE UTILITY POLE
- C.W. CONCRETE WALK
- D.E. DRAINAGE EASEMENT
- D.M.E. DRAINAGE MAINTENANCE EASEMENTS
- D.M.H. DRAINAGE MANHOLE
- E. EAST
- EB. ELECTRIC BOX
- E.T.P. ELECTRIC TRANSFORMER PAD
- EL. ELEVATION
- ENC. ENCROACHMENT
- F.H. FIRE HYDRANT
- F.I.P. FOUND IRON PIPE
- F.I.R. FOUND IRON ROD
- F.F.E. FINISHED FLOOR ELEVATION
- F.N.D. FOUND NAIL # DISK
- F.N. FOUND NAIL
- I.C.V. IRRIGATION CONTROL VALVE
- I.F. IRON FENCE
- LB LICENSE BUSINESS
- L.P. LIGHT POLE
- L.F.E. LOWEST FLOOR ELEVATION
- L.M.E. LAKE MAINTENANCE EASEMENT
- (M) MEASURED DISTANCE
- MB MAIL BOX
- MH MANHOLE
- ML MONUMENT LINE
- N.A.P. NOT A PART OF
- NGVD NATIONAL GEODETIC VERTICAL DATUM
- NAVD NORTH AMERICAN VERTICAL DATUM
- N.T.S. NOT TO SCALE
- O.H.L. OVERHEAD UTILITY LINES
- O.R.B. OFFICIAL RECORDS BOOK
- OVH OVERHANG
- P.V.M.T. PAVEMENT
- PL. PLANTER
- P/L PROPERTY LINE
- P.C. POINT OF CURVE
- P.T. POINT OF TANGENCY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.B. PLAT BOOK
- PG. PAGE
- P.W.Y. PARKWAY
- PRM PERMANENT REFERENCE MONUMENT
- P.L.S. PROFESSIONAL LAND SURVEYOR
- (R) RECORDED DISTANCE
- R.R. RAIL ROAD
- RES. RESIDENCE
- R.W. RIGHT-OF-WAY
- RGE. RANGE
- SEC. SECTION
- STY. STORY
- SWK. SIDEWALK
- S.I.P. SET IRON PIPE
- S.P. SCREENED PORCH
- T. TANGENT
- TB TELEPHONE BOOTH
- T.S.B. TRAFFIC SIGNAL BOX
- T.S.P. TRAFFIC SIGNAL POLE
- TWP. TOWNSHIP
- UTIL. UTILITY
- U.P. UTILITY POLE
- W.M. WATER METER
- W.V. WATER VALVE
- W.F. WOOD FENCE
- Δ DELTA

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- 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.
- 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 NAMED HEREON, THE CERTIFICATE
- DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:

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

FLOOD ZONE:	"AE"
BASE FLOOD ELEVATION:	8.0 FT.
COMMUNITY:	120651
PANEL:	0319
SUFFIX:	L
DATE OF FIRM:	09/11/2009

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

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. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929; MIAMI DADE COUNTY BENCHMARK # D-142-R, LOCATOR NO. 4221W; ELEVATION IS 3.87 FEET OF N.G.V.D. OF 1929.

SURVEYOR'S CERTIFICATION:

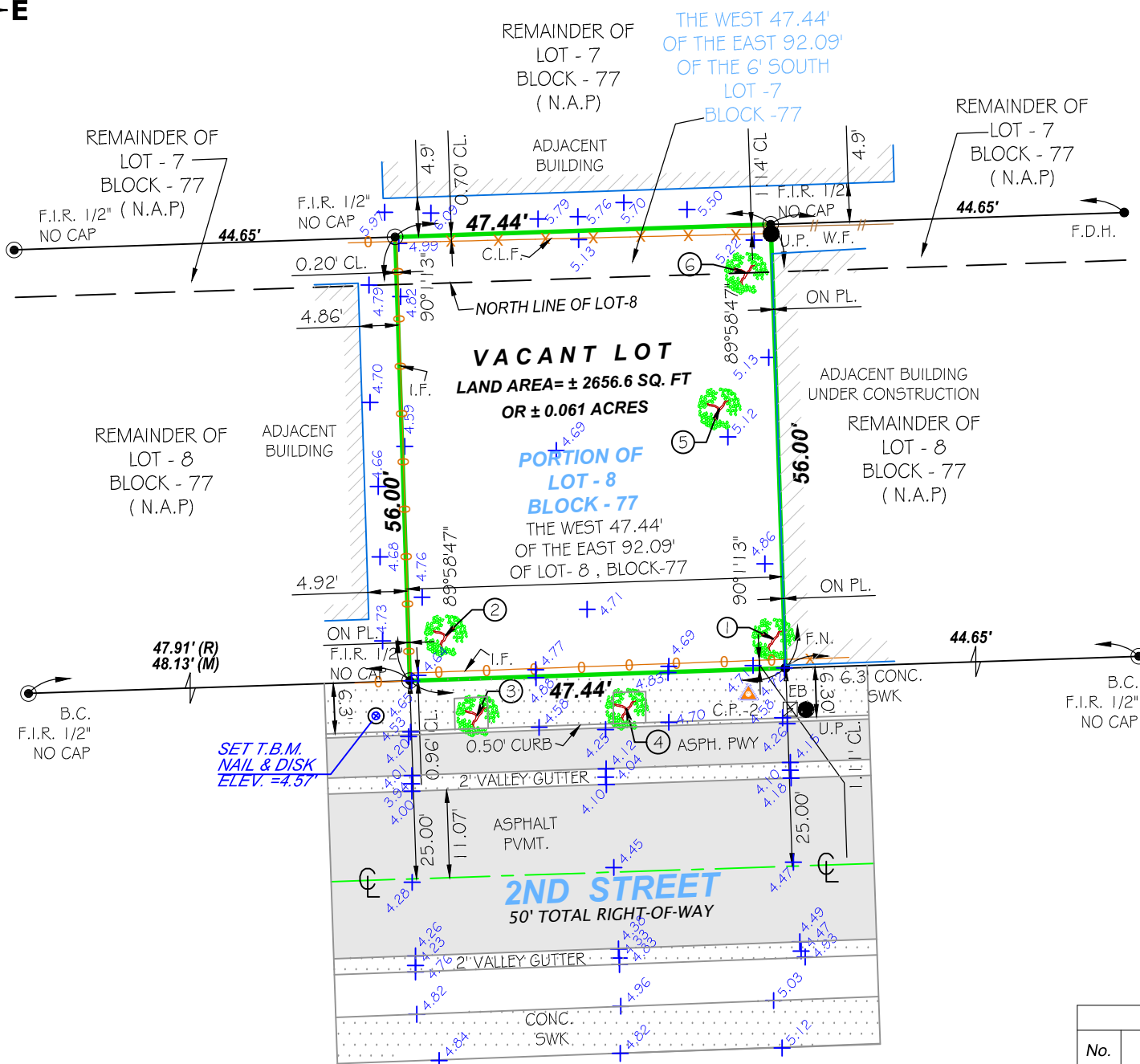
I HEREBY CERTIFY: THIS "TOPOGRAPHIC SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: CARLOS IBARRA 06/27/2025
(DATE)

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

REVISED ON: _____
REVISED ON: _____

DRAWN BY:	TD
SURVEY DATE:	06/27/2025
SURVEY NO:	15-004552-2
SHEET:	1 OF 1



CERTIFICATION:
STUDIO DE LA VEGA

LEGAL DESCRIPTION:
THE WEST 47.44 FEET OF THE EAST 92.09 FEET OF LOT 8 AND THE WEST 47.44 FEET OF THE EAST 92.09 FEET OF THE SOUTH 6 FEET OF LOT 7, BLOCK 77, OCEAN BEACH FLA. ADDITION NO.3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 81, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TREE TABLE

No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
1	AUTGRAPH	0.35	15	10
2	AUTGRAPH	0.35	15	10
3	CREPE MYRTLE	1.00	17	15
4	CREPE MYRTLE	0.70	17	15
5	ROYAL POINCIANA	1.00	25	15
6	KUROGAN HOLLY	0.40	25	5

LEGEND

- CENTERLINE
- MONUMENT LINE
- - - OVERHEAD UTILITY LINES
- x-x- CHAIN LINK FENCE
- o-o- IRON FENCE
- ||-||- WOOD FENCE
- ||-||- BUILDING SETBACK LINE
- ||-||- LIMITED ACCESS RW
- ||-||- NON-VEHICULAR ACCESS RW
- x 0.00 EXISTING ELEVATION