

ABBREVIATIONS
AND LEGEND

A	ARC
A/C	AIR CONDITIONER
BM	BENCHMARK
BRG	BEARING
(C)	CALCULATED
C.G	CONCRETE GUTTER OR VALLEYED GUTTER
C&G	CURB & GUTTER
CH	CHORD
CHBRG	CHORD BEARING
C.M.E.	CANAL MAINTENANCE EASEMENT
C.N.A.	CORNER NOT ACCESSIBLE
CONC.	CONCRETE
Δ	DELTA
D.E.	DRAINAGE EASEMENT
E.O.P.	EDGE OF PAVEMENT
F.C.	FENCE CORNER
F.D.H.	FOUND DRILL HOLE
F.E.	FENCE ENDS
F.F.E.	FINISHED FLOOR ELEVATION

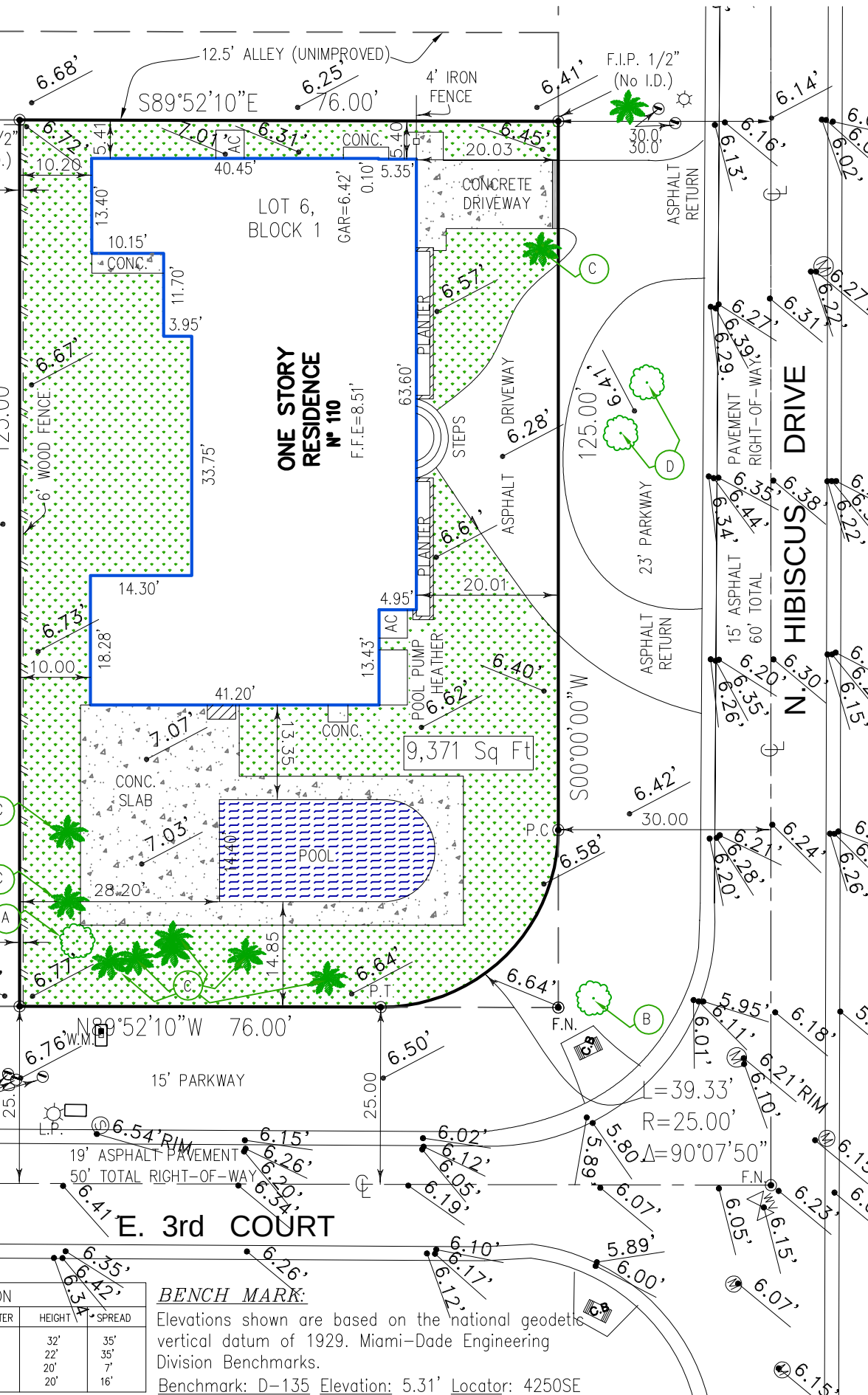
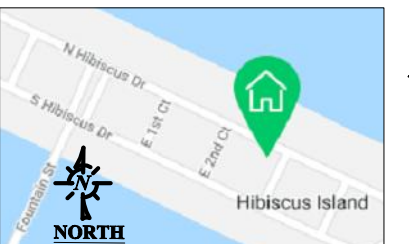
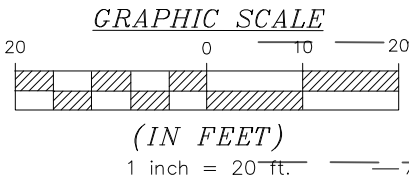
F.I.P./F.I.R.	FOUND IRON PIPE/ROD
F.N.	FOUND NAIL
F.N&D.	FOUND NAIL AND DISC
F.Pk.N.	FOUND PARKER KALON NAIL
GAR.	GARAGE
I.D.	SURVEYOR'S IDENTIFICATION
L	LENGTH
L.A.E.	LIMITED ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
(M)	MEASURED
O/S	OFFSET
(P)	PLATTED
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.T.	POINT OF TANGENCY

R	RADIUS
(R)	RECORD
R/W	RIGHT-OF-WAY
R.E.E.	ROOF ENCROACHMENT EASEMENT
S.I.R./S.I.P.	SET 1/2" IRON ROD/PIPE
S.N.D.	SET NAIL AND DISC
TAN	TANGENT
(TYP.)	TYPICAL
U.E.	UTILITY EASEMENT
W.E.	WATER'S EDGE

OH	OVERHEAD WIRE LINE
#	WOOD FENCE
X	CHAIN LINK FENCE
o	IRON/ALUMINUM FENCE
M	MONUMENT LINE
C	CENTERLINE
P	PROPERTY LINE
▬	STRUCTURE LINE

⊠	=AIR CONDITIONER	⚡	=FLORIDA POWER & LIGHT BOX
⦿	=BELLSOUTH BOX	♿	=HANDICAP SPACE
TV	=CABLE BOX	⦶	=INLET
⊞	=CATCH BASIN	☀	=LIGHT POLE
⊞	=CONTROL VALVE BOX	⚙	=METAL LIGHT POLE
⊞	=ELECTRIC BOX	⦿	=SANITARY MANHOLE
⊞	=ELECTRIC METER	⦿	=SATELLITE DISH
⊞	=ELECTRIC SERVICE BOX	⦿	=WATER METER
+	=EXISTING ELEVATIONS	⦿	=WATER VALVE
⦿	=FIRE HYDRANT	⦿	=WOOD POLE

WATER	
SOD	
CONCRETE	
---	UTILITY EASEMENT (U.E.)



CERTIFY TO:

A) ROSARIA VARRA
B) NEW PENN FINANCIAL LLC., ISAOA/ATIMA
C) FREDERIC BARTHE, P.A.
D) OLD REPUBLIC NATIONAL TITLE INSURANCE CO.

FOLIO NO.
02-3232-005-0160

LEGAL DESCRIPTION

Lot 6, in Block 1 of "RE-SUBDIVISION OF BLOCKS "C" AND "D" OF HIBISCUS ISLAND" according to the Plat hereof recorded at Plat Book 34, Page 87 of the Public Records Records of MIAMI-DADE County, Florida

FLOOD ELEVATION INFORMATION

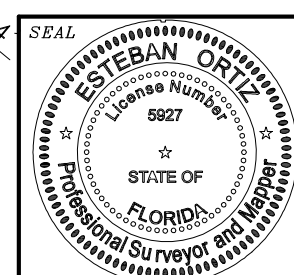
This property appears to be located in Flood Zone AE Base Flood Elevation 10.00' as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651 (CITY OF MIAMI BEACH), 12086 C Map No. 0316 Suffix L, Effective Date: September 11, 2009

SURVEYOR'S NOTES:

- 1) The above captioned property was surveyed and based on the above legal description provided by the client.
- 2) Foundations and/or footings that may cross the boundary line of the parcel herein described are not shown. Underground utilities are not depicted hereon.
- 3) The lands shown hereon were not adstracted for easement or other recorded encumbrances not shown on the plat and the same if any may not be shown on this section
- 4) Wall ties are to face to the wall
- 5) Ownership subject to opinion of the Title.
- 6) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 7) Elevations shown hereon are based on a closed level loop using third order procedures and are relative to the National Geodetic Vertical Datum 1929.
- 8) Survey map and report copies thereof are not valid without the signature and raised seal of the Florida Licensed Surveyor.
- 9) The surveyor does not determine Ownership of fences or/and walls.
- 10) This survey has been prepared for the exclusive use of entities named hereon this Certification does not extend to any unnamed party or parties.
- 11) The purpose of this survey is for use in obtaining Title Insurance and Financing and should not be used for Construction.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, ALSO THAT THERE ARE NO VISIBLE ENCROACHMENTS UNLESS SHOWN, AND THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET BY THE FLORIDA BOARD OF LAND SURVEYORS, AS SET FORTH IN CHAPTER 472.027 (F.S) AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.



ESTEBAN ORTIZ
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA
NO. 5927

NOTE: NOT VALID UNLESS SIGNED AND SEALED

RECORD OF REVISION

NO.	DATE	DESCRIPTION
1	01/08/2016	GRADE ELEVATIONS & LOCATE TREES
2	08/16/2016	UP-DATE 08/16/2016
3	06/20/2018	UP-DATE & RE CERTIFY 06-15-2018
4	12/04/2020	NEW GRADE ELEV. (ASPHALT PAVING RESURFACE) ADD UTILITIES

SCALE: 1"=20'

DATE: 10/05/2015

UPDATE: 06/15/2018

DRAWN BY: I. CORDOVA

PROJECT NO: ASI 3856-15

SHEET: 1 of 1 SHEETS

BOUNDARY SURVEY

PROJECT LOCATION: 110 N HIBISCUS DRIVE

CITY, STATE & ZIP CODE: MIAMI BEACH, FLORIDA 33139-5120

ENCROACHMENT NOTES: ASPHALT DRIVEWAY AND RETURN ENCROACHES INTO THE RIGHT OF WAY OF N. HIBISCUS DRIVE.

INFO@AUTHENTICSURVEYORS.COM

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AUTHENTIC SURVEYORS, INC.

LAND SURVEYORS • LAND PLANNERS • MAPPERS LB # 7555