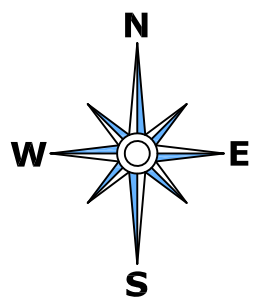


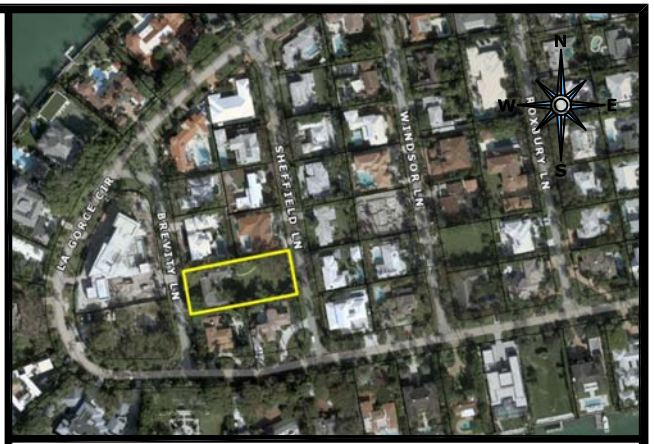
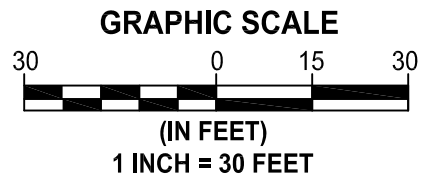
JOHN IBARRA & ASSOC., INC.
Professional Land Surveyors & Mappers

WWW.IBARRALANDSURVEYORS.COM
777 N.W. 72nd AVENUE SUITE 3025 MIAMI, FLORIDA 33126 PH: (305) 262-0400
3725 DEL PRADO BLVD. S. SUITE B CAPE CORAL, FL 33904 PHONE : (239) 540-2660



MAP OF BOUNDARY SURVEY

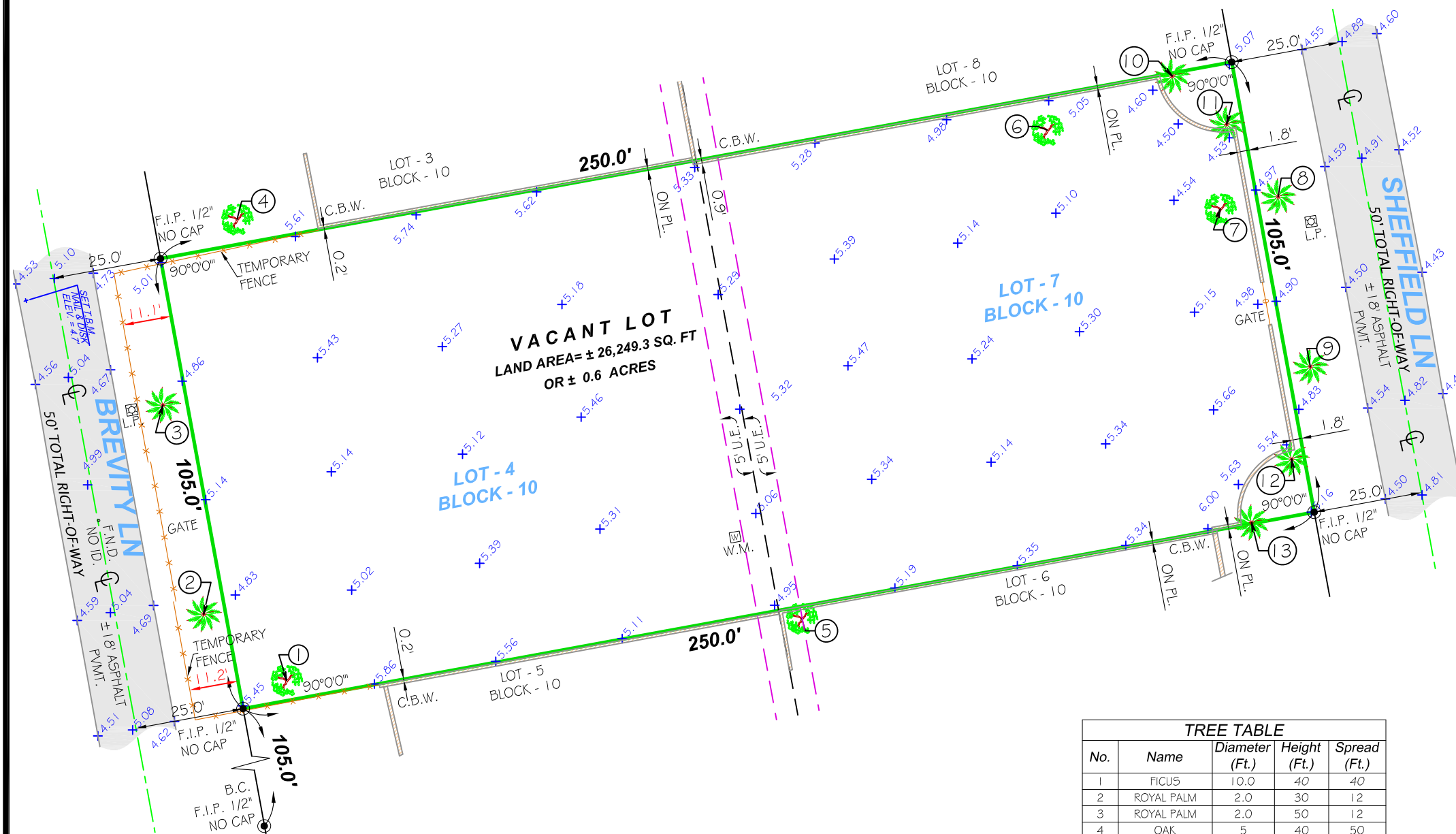
6625 BREVITY LANE, MIAMI BEACH, FLORIDA 33141



LOCATION MAP
SCALE = N.T.S.

ABBREVIATIONS

- AVC AIR CONDITIONER PAD
- A.E. ANCHOR EASEMENT
- AVR ALUMINUM ROOF
- AVS 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
- CHB CHORD BEARING
- CL CLEAR
- C.L.F. CHAIN LINK FENCE
- C.M.E. CANAL MAINTENANCE EASEMENTS
- CONC. CONCRETE
- C.P. CONCRETE PORCH
- C.B. CONCRETE SLAB
- C.U.P. CONCRETE UTILITY POLE
- C.W. CONCRETE WALK
- D.E. DRAINAGE EASEMENT
- D.M.H. DRAINAGE MANHOLE
- E EAST
- EB ELECTRIC BOX
- E.T.P. ELECTRIC TRANSFORMER PAD
- ELEV. OR EL. ELEVATION
- ENCN. ENCROACHMENT
- F.D.H. FOUND DRILL HOLE
- F.H. FIRE HYDRANT
- F.I.P. FOUND IRON PIPE
- F.I.R. FOUND IRON ROD
- F.F.E. FINISHED FLOOR ELEVATION
- F.N. FOUND NAIL
- F.N.D. FOUND NAIL # DISK
- I.C.V. IRRIGATION CONTROL VALVE
- I.F. IRON FENCE
- L.F. LENGTH OF CURVE
- 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
- M.F. METAL FENCE
- 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
- F.O.C. POINT OF COMMENCEMENT
- F.O.B. POINT OF BEGINNING
- P.B. PLAT BOOK
- P.G. PAGE
- P.W. PARKWAY
- PRM PERMANENT REFERENCE MONUMENT
- PLS PROFESSIONAL LAND SURVEYOR
- (R) RECORDED DISTANCE
- R.R. RAIL ROAD
- RES. RESIDENCE
- RAW RIGHT-OF-WAY
- RGE. RANGE
- SEC. SECTION
- STY. STORY
- SWK. SIDEWALK
- S.I.R. SET IRON REBAR
- 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: 0307
SUFFIX: L
DATE OF FIRM: 09/11/2009

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 NAME D-187, LOCATOR NO. 2312 S @ BREVITY LANE & LA GORE CIRCLE ; ELEVATION IS 4.23 FEET 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 STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-1.7, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: CARLOS IBARRA 05/02/2025
(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: _____

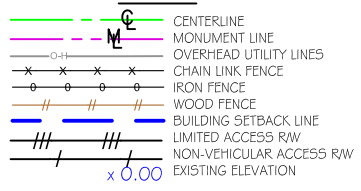
CERTIFICATION:
JAROSZ ARCHITECT P.A.

LEGAL DESCRIPTION:
LOTS 4 AND 7, BLOCK 10, LA GOREE ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE(S) 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TREE TABLE

No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
1	FIGUS	10.0	40	40
2	ROYAL PALM	2.0	30	12
3	ROYAL PALM	2.0	50	12
4	OAK	5	40	50
5	LOQUAT TREE	2.0	40	25
6	OAK	2.50	40	30
7	OAK	2.50	35	30
8	ROYAL PALM	2.0	50	12
9	ROYAL PALM	2.0	50	12
10	ALEXANDER PALM	0.30	12	5
11	ALEXANDER PALM	0.30	12	5
12	ALEXANDER PALM	0.30	12	5
13	ALEXANDER PALM	0.30	12	5

LEGEND



DRAWN BY:	KLP
SURVEY DATE:	05/02/2025
SURVEY NO:	25-000603-1
SHEET:	1 OF 1

LB 7806 SEAL