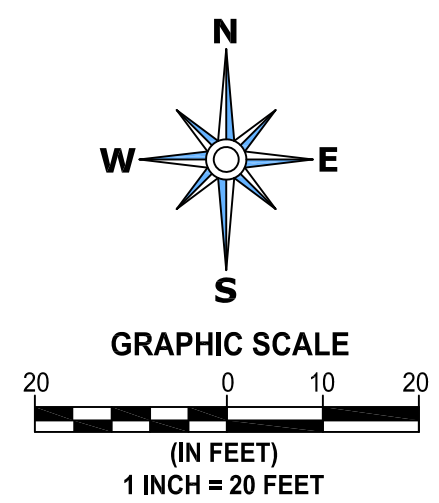
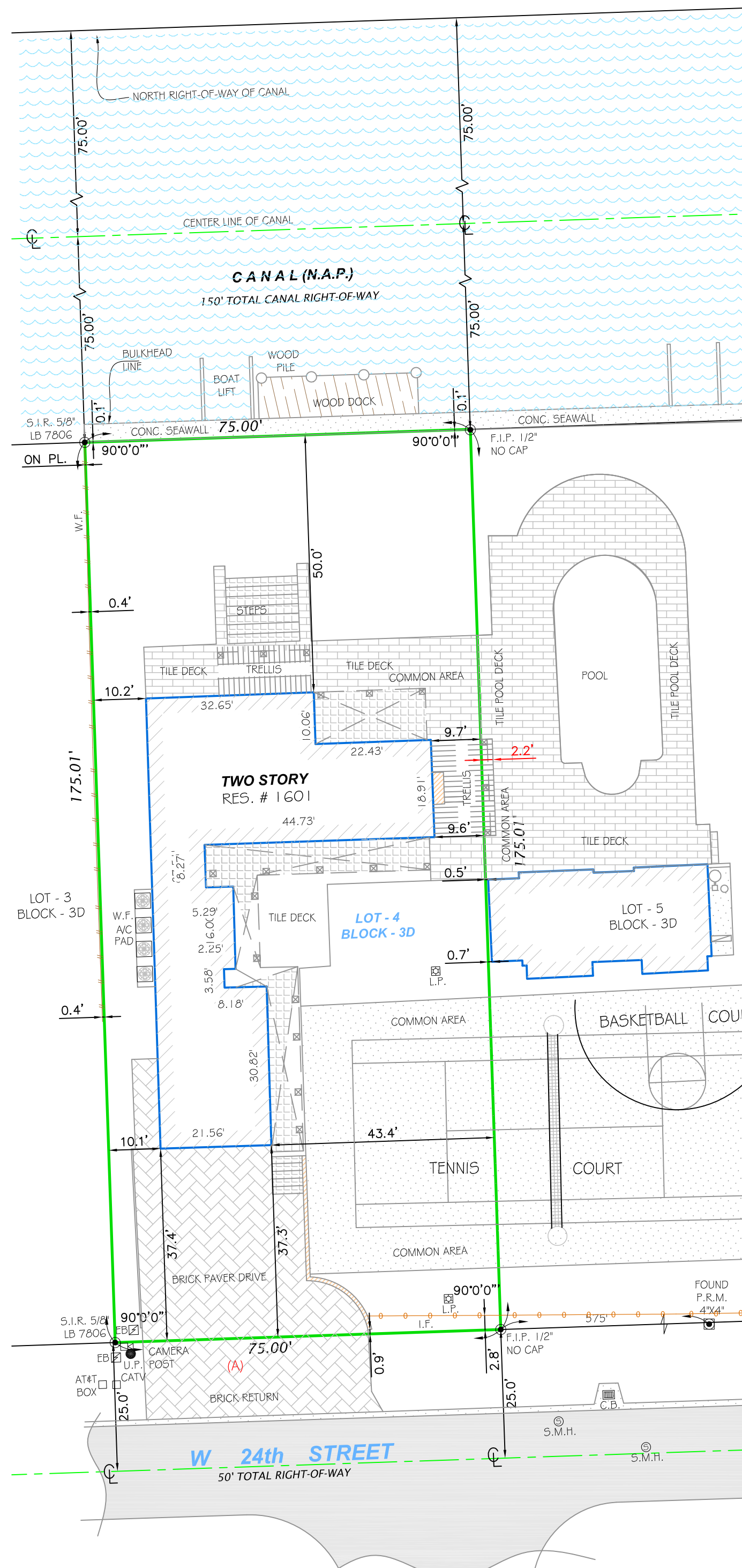


JOHN IBARRA & ASSOC., INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400

3725 DEL PRADO BLVD. S.
SUITE 823
CAPE CORAL, FL 33904
PH: (239) 540-2660

MAP OF BOUNDARY SURVEY SPLITTING LOT 4 FROM THE WEST 69.00 FEET OF LOT 5



- ABBREVIATIONS**
- A/C AIR CONDITIONER PAD
 - A.E. ANCHOR EASEMENT
 - AR ALUMINUM ROOF
 - AS 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.S. CONCRETE SLAB
 - C.U.P. CONCRETE UTILITY POLE
 - C.W. CONCRETE WALL
 - 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
 - ELEV. OR EL. ELEVATION
 - ENCR. 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.D. FOUND NAIL & DISK
 - F.N. FOUND NAIL
 - I.C.V. IRRIGATION CONTROL VALVE
 - I.F. IRON FENCE
 - L. 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. FLANTER
 - 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
 - P.G. PAGE
 - P.W.Y. PARKWAY
 - PRM PERMANENT REFERENCE MONUMENT
 - PLS 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.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 DESCRIPTION:
LOT 4, BLOCK 3-D OF SUNSET ISLANDS, 3RD REVISED PLAT ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 8 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:
1601 W 24TH STREET MIAMI BEACH, FLORIDA 33140

FOLIO NUMBER:
02-3228-001-1420 - TO SPLIT LOT 4 FROM THE WEST 69.00 OF LOT 5

AREA:
± 13,126 SQ. FT
OR ± 0.30 ACRES

CERTIFICATION:
FRANCK COHEN AND AGNES COHEN, HUSBAND AND WIFE
FIRST AMERICAN TITLE INSURANCE COMPANY

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- 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 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 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: 8FT.
COMMUNITY: 120651
FIRM: 0317
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.

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-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

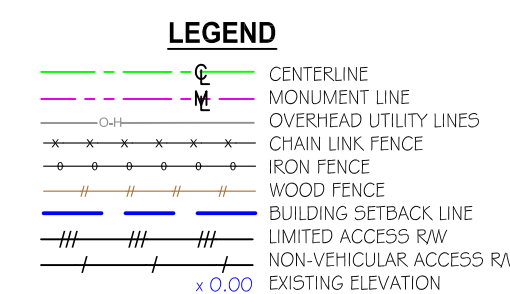
Digitally signed by JOHN A IBARRA
Date: 2025.02.20 11:25:15 -05'00'

BY: JOHN IBARRA (DATE)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA
(NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: _____
REVISED ON: _____

ENCROACHMENT NOTES:
A. SOUTH SIDE OF THE SUBJECT PROPERTY, BRICK RETURN IS ENCROACHING INTO THE RIGHT OF WAY OF W 24th STREET.



DRAWN BY:	LK	
SURVEY DATE:	02/13/2025	
SURVEY NO.:	25-000274-1	
SHEET:	1 OF 1	

Digitally signed by JOHN A IBARRA
Date: 2025.02.20 11:25:30 -05'00'

LB 7806 SEAL