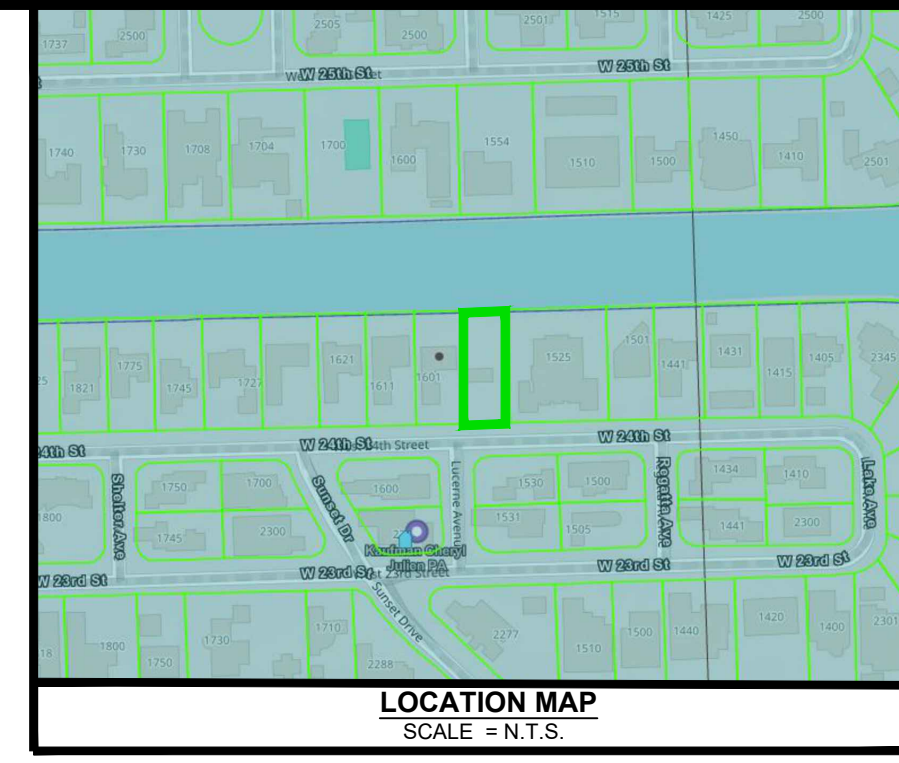
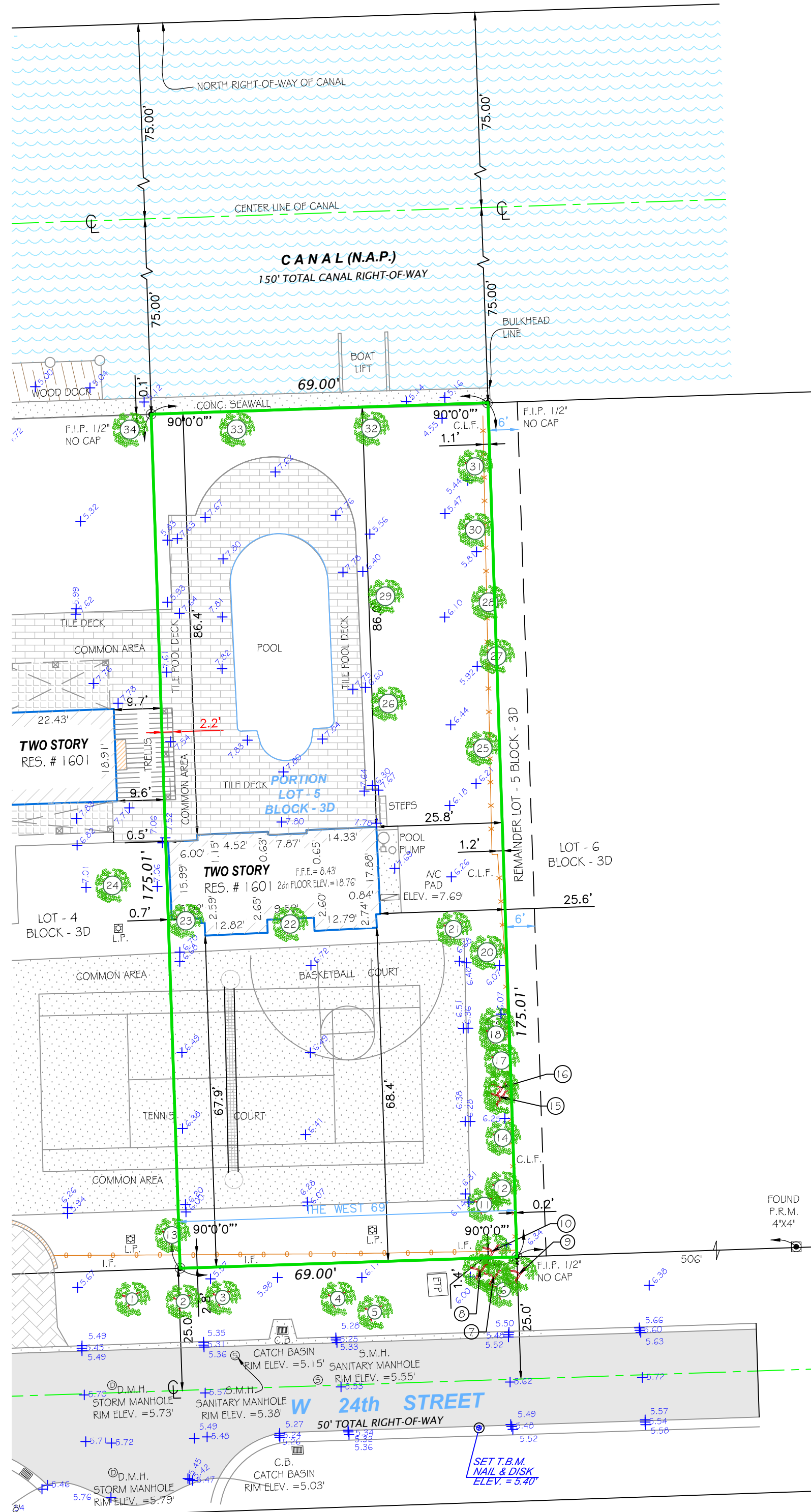


MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY SPECIFIC PURPOSE SURVEY THE WEST 69.00 FEET OF LOT 5



LOCATION MAP
 SCALE = N.T.S.



SURVEYOR'S NOTE:
 A CERTIFIED ARBORIST MUST CONFIRM ALL THE TREE NAMES, CONDITIONS AND SPECIES. TREES WERE IDENTIFIED TO THE BEST OF OUR ABILITIES.

TREE TABLE				
No.	Name	Diameter (feet)	Height (feet)	Spread (feet)
1	SEA GRAPE TREE	0.35	10	10
2	PALM	1.20	35	12
3	SEA GRAPE TREE	0.35	10	10
4	SEA GRAPE TREE	1.35	11	11
5	COCONUT	0.70	25	12
6	FICUS	0.50	16	12
7	PALM	0.30	20	10
8	PALM	0.30	20	11
9	FICUS	0.50	16	12
10	PALM	0.30	20	10
11	PALM	2.50	20	10
12	FICUS	1.50	12	8
13	TREE	0.35	10	8
14	FICUS	0.60	12	8
15	FICUS	0.40	10	8
16	FICUS	0.60	12	10
17	FICUS	0.30	10	8
18	FICUS	0.45	10	8
19	FICUS	0.70	12	8
20	FICUS	1.00	15	10
21	PALM	0.30	15	8
22	BUGAMBILIA TREE	0.70	15	12
23	BUGAMBILIA TREE	1.00	15	12
24	PALM	1.50	25	12
25	PALM	1.50	35	12
26	PALM	0.35	8	4
27	PALM	1.50	35	12
28	PALM	1.50	30	12
29	PALM	0.80	10	8
30	PALM	1.50	30	12
31	PALM	1.50	30	12
32	PALM	0.90	35	10
33	PALM	2.00	15	10
34	PALM	2.00	15	10

- ABBREVIATIONS**
- 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
 - 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 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
 - 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.W.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
 - 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:
 THE WEST 69 FEET OF LOT 5, 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

CERTIFICATION:
 Steinberg Garelek

AREA:
 ±12,076 SQ. FT
 OR ±0.28 ACRES

- 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 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:	BFT
COMMUNITY:	120651
PANEL:	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
 4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI BEACH BENCH MARK # CMB 54-02 @ S.E. COR. OF BRIDGE BET. SUNSET IS. 3 & 4, ELEVATION IS 7.04 FEET OF OF N.A.V.D. OF 1988, CONVERTED TO NGVD (29) BY USING CORPSCON, BY ADDING 1.55 FEET FROM 7.04 FEET NAVD 88, RESULTS ELEVATION = 8.59 FEET N.G.V.D. 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-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

Digitally signed by
JOHN A IBARRA
 Date: 2025.03.14
 16:23:45 -04'00'

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: _____

- LEGEND**
- CENTERLINE
 - MONUMENT LINE
 - OVERHEAD UTILITY LINES
 - CHAIN LINK FENCE
 - IRON FENCE
 - WOOD FENCE
 - BUILDING SETBACK LINE
 - LIMITED ACCESS R/W
 - NON-VEHICULAR ACCESS R/W
 - x 0.00 EXISTING ELEVATION

DRAWN BY:	LK	
SURVEY DATE:	03/13/2025	
SURVEY NO.:	25-000275-2	
SHEET:	1 OF 1	

Digitally signed by
JOHN A IBARRA
 Date: 2025.03.14
 16:24:09 -04'00'