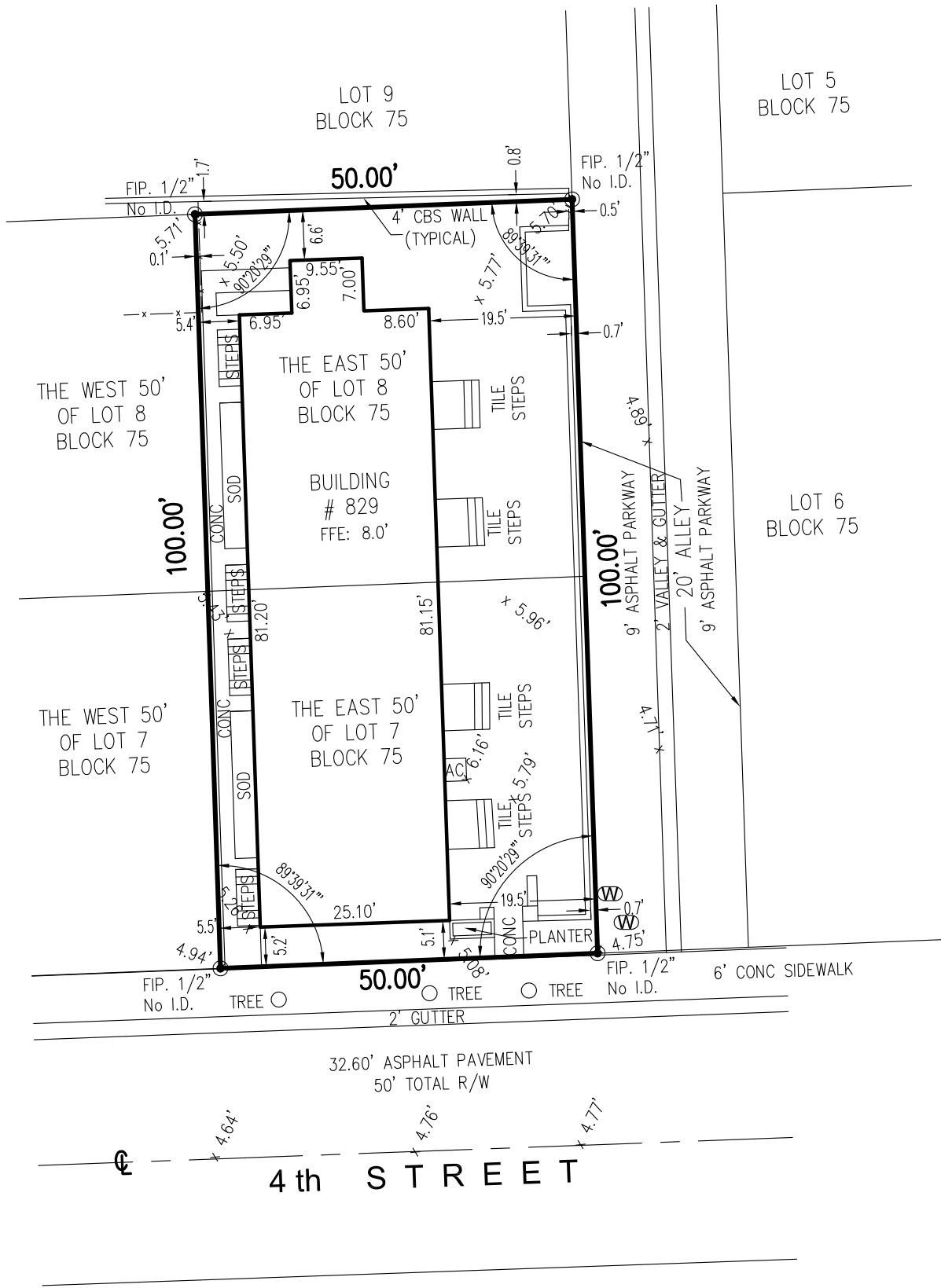
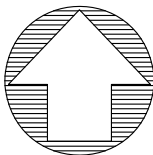
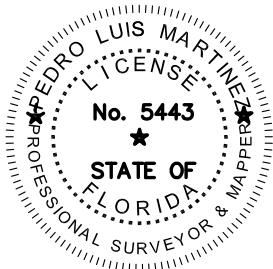


BOUNDARY SURVEY



PEDRO L
MARTINEZ
EZ

Digitally signed by PEDRO L MARTINEZ
DN: c=US, o=MARTINEZ AND MARTINEZ ENTERPRISES INC, dnQualifier=A01410D0000018094F685AA000AFA1D, cn=PEDRO L MARTINEZ
Date: 2022.12.23 10:48:19 -05'00'



ABBREVIATIONS AND LEGEND:

- A/C =DENOTES AIR CONDITIONING UNIT
- B.C. =DENOTES BLOCK CORNER
- B.M. =DENOTES BENCH MARK
- C # G =DENOTES CURVE # GUTTER
- V.G. =DENOTES VALLEY GUTTER
- CL =DENOTES CENTERLINE
- M =DENOTES MONUMENT LINE
- F.F.E. =DENOTES FINISH FLOOR ELEVATION
- F. 1/2"IP =DENOTES FOUND IRON PIPE NOT IDENTIFIED
- E.M. =DENOTES ELECTRIC METER
- D.H. =DENOTES DRILL HOLE
- (M) =DENOTES MEASURE
- (R) =DENOTES RECORD
- R/W =DENOTES RIGHT-OF-WAY
- U.E. =DENOTES UTILITY EASEMENT
- P.B. =DENOTES PLAT BOOK
- PG. =DENOTES PAGE
- P.C.P. =DENOTES PERMANENT CONTROL POINT
- ☼ =DENOTES LIGHT POLE
- x 0.00' =DENOTES EXISTING ELEVATION
- ☼ =DENOTES CATCH BASIN
- W =DENOTES WATER METER
- /// =DENOTES WOOD FENCE
- x - =DENOTES CHAIN LINK FENCE
- - - =DENOTES IRON FENCE
- OH - =DENOTES OVERHEAD_LINE
- ⊙ =DENOTES FOUND IRON PIPE (NO ID.)
- ⊙ =DENOTES FOUND NAIL AND DISC
- ⊙ =DENOTES WOOD POWER POLE
- ⊙ =DENOTES MANHOLE SANITARY
- ⊙ =DENOTES MANHOLE STORM
- ASPHALT =DENOTES ASPHALT
- BRICK =DENOTES BRICK
- CONCRETE PAD =DENOTES CONCRETE PAD
- TILE =DENOTES TILE

GENERAL NOTES:

LEGAL DESCRIPTION PROVIDED BY OTHERS. EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECT THIS PROPERTY. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED. ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED. WALL TIES ARE THE FACE OF THE WALL. FENCE OWNERSHIP NOT DETERMINED. BEARINGS REFERENCED TO LINE NOTED AS B.R. BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED. NOT VALID UNLESS SEALED WITH THE SIGNINGS SURVEYORS EMBOSSED SEAL. DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN. ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED. THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED. THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

BOUNDARY SURVEY		
DATE	DRAWN BY	SCALE
12-30-2021	I.C.	1"=20'
REVISION / UPDATE OF SURVEY		
DATE	DESCRIPTION	
12-14-2022	ADD ELEVATIONS	

PROPERTY ADDRESS:

829 4 STREET, MIAMI BEACH, FLORIDA, 33139

LEGAL DESCRIPTION:

LOTS 7 AND 8, BLOCK 75, OF " OCEAN BEACH ADDITION NO. 3 " ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED TO:

13 JAN REAL ESTATE LLC

			ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.	
FIELD DATE OF SURVEY	12-30-2021	FLOOD ZONE:	COMMUNITY:	PANEL:
BENCH MARK:	D-116	AH	120651	0319
		ELEVATION:	DATE OF FIRM:	SUFFIX:
ELEVATION:	5.03'	8.0'	09-11-2009	L



MARTINEZ & MARTINEZ ENTERPRISES, INC.
LICENSE BUSINESS NO. 7702
7179 WEST 13 AVENUE, HIALEAH, FL 33014
PH: (786) 277-4851 PLSPSM@GMAIL.COM
WEBSITE: MARTINEZ AND MARTINEZ.COM

SIGNED 12-15-2022 FOR THE FIRM
PEDRO LUIS MARTINEZ, L5 NO. 5443-STATE OF FLORIDA NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.