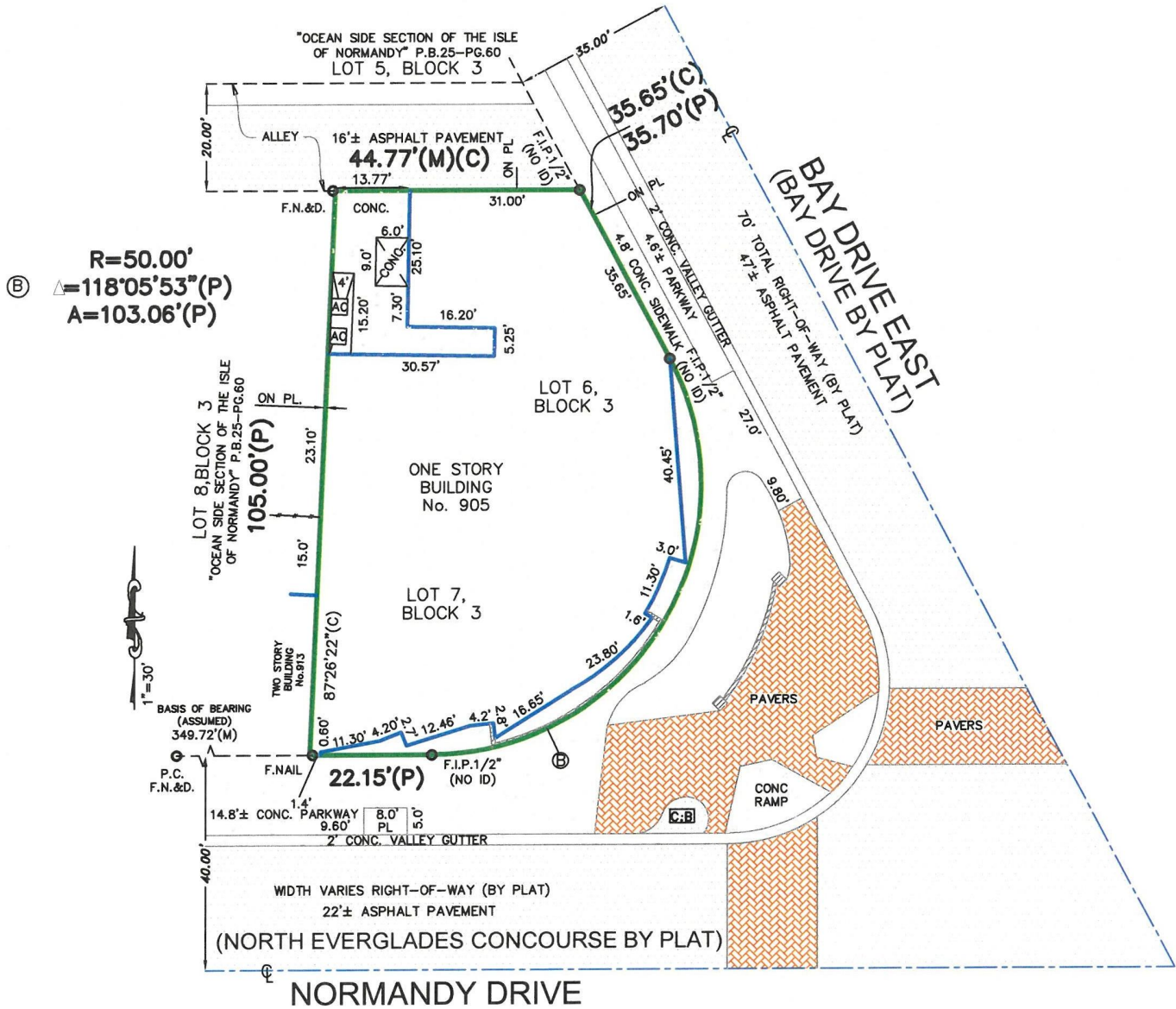




This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.



Accepted By: \_\_\_\_\_

Property Address:  
905 Bay Drive  
Miami Beach, FLORIDA 33141

Notes: **NO NOTES**

**SURVEYOR'S CERTIFICATION** I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION AND CONTROL IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 427-023 FLORIDA STATUTES.

M.E. Land Surveying, Inc.  
10665 SW 190th Street  
Suite 3110  
Miami, FL 33157  
Phone: (305) 740-3319  
Fax: (305) 669-3190  
LB#: 7989

**SIGNED**  
Efrain Lopez  
STATE OF FLORIDA

**FOR THE FIRM**  
P.S.M. No. 6792



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 LICENSED SURVEYOR AND MAPPER



# Surveyor's Legend

<p>—//—//— LIMITED ACCESS RIGHT-OF-WAY LINE</p> <p>— — — — — PROPERTY LINE</p> <p>— — — — — STRUCTURE LINE</p> <p>▬▬▬▬▬ CONCRETE BLOCK WALL</p> <p>— X — X — CHAIN LINK FENCE OR WIRE FENCE</p> <p>—//—//— WOOD FENCE</p> <p>—○—○— IRON FENCE</p> <p>- - - - - EASEMENT</p> <p>- - - - - CENTER LINE</p> <p>▬▬▬▬▬ WOOD DECK</p> <p>▬▬▬▬▬ ASPHALT</p> <p>▬▬▬▬▬ BRICK / TILE</p> <p>▬▬▬▬▬ WATER</p> <p>— — — — — APPROXIMATE EDGE OF WATER</p> <p>▬▬▬▬▬ COVERED AREA</p> <p>🌳 TREE</p> <p>⚡ POWER POLE</p> <p>🗑️ CATCH BASIN</p> <p><b>C.U.E. COUNTY UTILITY EASEMENT</b></p> <p><b>I.E./E.E. INGRESS / EGRESS EASEMENT</b></p> <p><b>U.E. UTILITY EASEMENT</b></p> <p>EP ELECTRIC POLE</p> <p>PG PAGE</p> <p>P.B. PLAT BOOK</p>	<p>FND FOUND IRON PIPE / PIN AS NOTED ON PLAT</p> <p>LB# LICENSE # - BUSINESS</p> <p>LS# LICENSE # - SURVEYOR</p> <p>CALC CALCULATED POINT</p> <p>SET SET PIN</p> <p>▲ CONTROL POINT</p> <p>■ CONCRETE MONUMENT</p> <p>⊕ BENCHMARK</p> <p>ELEV ELEVATION</p> <p>P.T. POINT OF TANGENCY</p> <p>P.C. POINT OF CURVATURE</p> <p>P.R.M. PERMANENT REFERENCE MONUMENT</p> <p>P.C.C. POINT OF COMPOUND CURVATURE</p> <p>P.R.C. POINT OF REVERSE CURVATURE</p> <p>P.O.B. POINT OF BEGINNING</p> <p>P.O.C. POINT OF COMMENCEMENT</p> <p>P.C.P. PERMANENT CONTROL POINT</p> <p>M FIELD MEASUREMENT</p> <p>D DEED</p> <p>C CALCULATED</p> <p>L.M.E. LAKE OR LANDSCAPE MAINTENANCE EASEMENT</p> <p>R.O.E. ROOF OVERHANG EASEMENT</p> <p>CONC. CONCRETE</p> <p>CSW CONCRETE SIDEWALK</p> <p>L CURVE LENGTH</p>	<p>B.R. BEARING REFERENCE</p> <p>CENTRAL ANGLE OR DELTA</p> <p>R RADIUS</p> <p>RAD RADIAL</p> <p>N.R. NON RADIAL</p> <p>TYP. TYPICAL</p> <p>I.R. IRON ROD</p> <p>I.P. IRON PIPE</p> <p>N&amp;D NAIL &amp; DISK</p> <p>PK NAIL PARKER-KALON NAIL</p> <p>D.H. DRILL HOLE</p> <p>⊕ WELL</p> <p>🔥 FIRE HYDRANT</p> <p>Ⓜ MANHOLE</p> <p>O.H.L. OVERHEAD LINES</p> <p>TRANS. TRANSFORMER</p> <p>CATV CABLE TV RISER</p> <p>Ⓜ WATER METER</p> <p>P/E POOL EQUIPMENT</p> <p>CONC. CONCRETE SLAB</p> <p><b>ESMT EASEMENT</b></p> <p><b>D.E. DRAINAGE EASEMENT</b></p> <p><b>L.B.E. LANDSCAPE BUFFER EASEMENT</b></p> <p><b>L.A.E. LIMITED ACCESS EASEMENT</b></p> <p>B.C.R. BROWARD COUNTY RECORDS</p> <p>F.I.R. FOUND IRON PIN / REBAR</p> <p>WF WOOD FENCE</p> <p>TEL. TELEPHONE FACILITIES</p> <p>U.P. UTILITY POLE</p> <p>E.U.B. ELECTRIC UTILITY BOX</p> <p>SEP. SEPTIC</p> <p>D.F. DRAINFIELD</p> <p>A/C AIR CONDITIONER</p> <p>S/W SIDEWALK</p> <p>DWY DRIVEWAY</p> <p>SCR. SCREENED</p> <p>GAR. GARAGE</p> <p>ENCL. ENCLOSURE</p> <p>N.T.S. NOT TO SCALE</p> <p>F.F. FINISHED FLOOR</p> <p>T.O.B. TOP OF BANK</p> <p>E.O.W. EDGE OF WATER</p> <p>E.O.P. EDGE OF PAVEMENT</p> <p>C.V.G. CONCRETE VALLEY GUTTER</p> <p>B.S.L. BUILDING SETBACK LINE</p> <p>S.T.L. SURVEY TIE LINE</p> <p>Ⓜ CENTER LINE</p> <p>R/W RIGHT-OF-WAY</p> <p><b>P.U.E. PUBLIC UTILITY EASEMENT</b></p> <p><b>C.M.E. CANAL MAINTENANCE EASEMENT</b></p> <p><b>A.E. ANCHOR EASEMENT</b></p> <p>ID IDENTIFICATION</p> <p>BC BLOCK CORNER</p>
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**Property Address:**

905 Bay Drive  
Miami Beach, FLORIDA 33141

**Flood Information:**

**Community Number:** MIAMI BEACH/ 120651  
**Panel Number:** 12086C0307  
**Suffix:** L  
**Date of Firm Index:** 09/11/2009  
**Flood Zone:** AE  
**Base Flood Elevation:** 8.0'  
**Date of Field Work:** 01/19/2022  
**Date of Completion:** 01/21/2022

**General Notes:**

- 1.) The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership
- 2.) This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map
- 3.) The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measure to an estimated horizontal positional accuracy of 1/10 foot.
- 4.) If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
- 5.) Examination of the abstract of title will have to be made to determine recorded instruments, if any, affect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat.
- 6.) Wall ties are done to the face of the wall.
- 7.) Fence ownership is not determined.
- 8.) Bearings referenced to line noted B.R also are assumed.
- 9.) Dimensions shown are platted and measured unless otherwise shown.
- 10.) No identification found on property corners unless noted.
- 11.) Not valid unless sealed with the signing surveyors embossed seal.
- 12.) 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.
- 13.) Elevations if shown are based upon NGVD 1929 unless otherwise noted.
- 14.) This is a BOUNDARY SURVEY unless otherwise noted.
- 15.) This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.
- 16.) This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.

**Legal Description:**

Lot 6 and 7, Block 3, OCEAN SIDE SECTION OF THE ISLE OF NORMANDY, according to the plat thereof as recorded in Plat Book 25, Page 60, Public Records of Miami-Dade County, Florida.

**Printing Instructions:**

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper. Select ALL for Print Range, and the # of copies you would like to print out. Under the "Page Scaling" please make sure you have selected "None". Do not check the "Auto-rotate and Center" box. Check the "Choose Paper size by PDF" checkbox, then click OK to print.

**Certified To:**

**AB Rod Properties LLC, a Florida limited liability company**  
**Closings.com, Inc.**  
**Old Republic National Title Insurance Company**  
**US Century Bank, a Florida Banking Corporation**  
**Cefra Inc. a florida corporation and Francis Rodriguez**  
its successors and/or assigns as their interest may appear.

**Please copy below for policy preparation purposes only:**

*This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by Efrain Lopez, for M.E. Land Surveying Inc., dated 01/21/2022 bearing Job # B-107304 :*

a. NO NOTES

**M.E. Land Surveying, Inc.**

10665 SW 190th Street, Suite 3110 Miami, FL 33157  
Phone: (305) 740-3319  
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LB#: 7989

