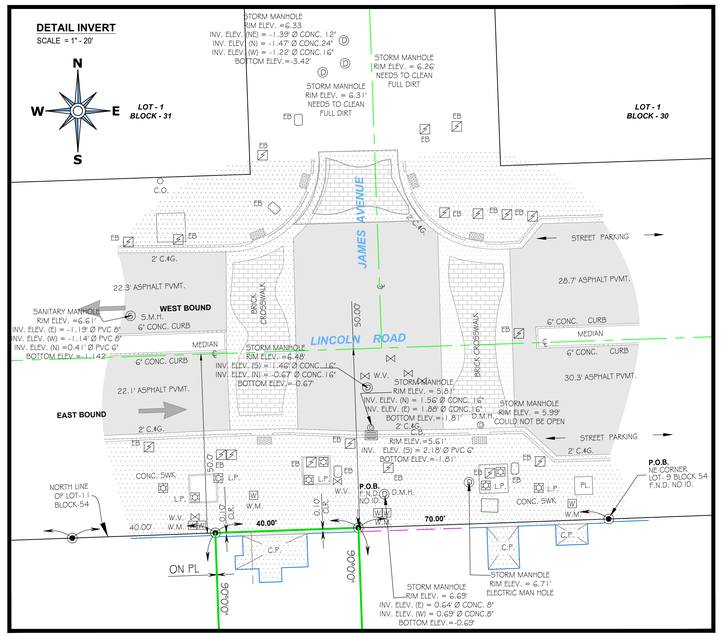
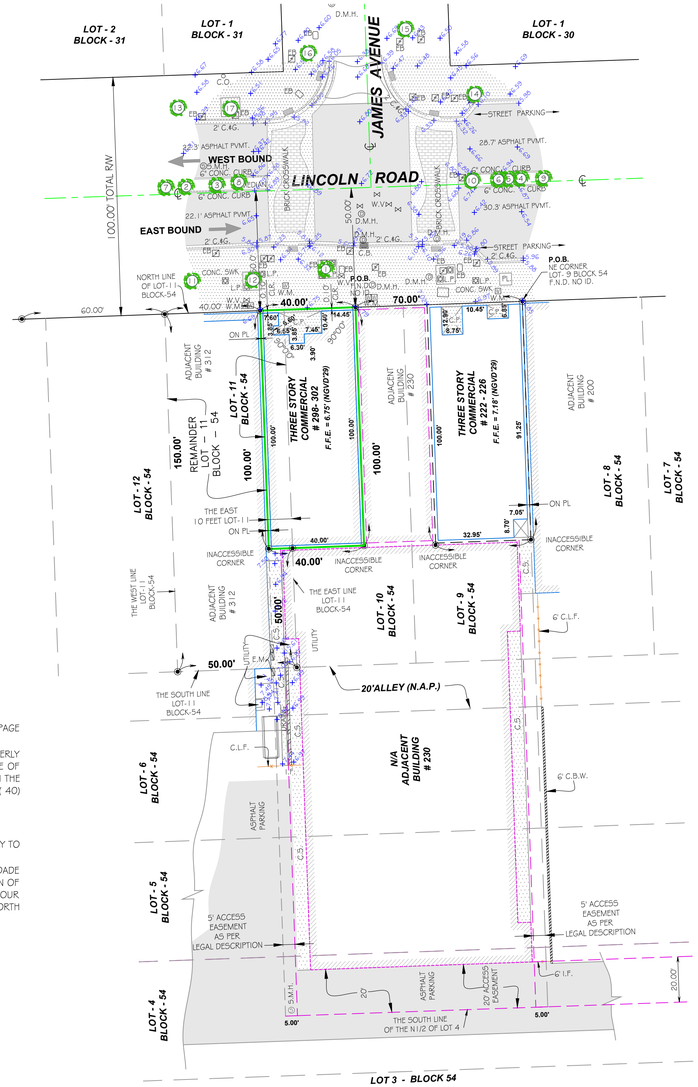
JOHN IBARRA & ASSOC., INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

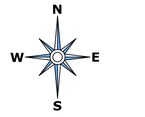
777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400

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

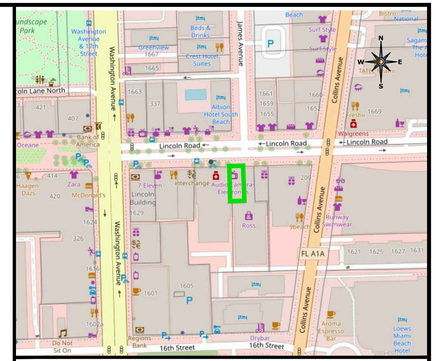
MAP OF BOUNDARY SURVEY







GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 INCH = 30 FEET



LOCATION MAP
SCALE = N.T.S.

PROPERTY ADDRESS:
298-300 LINCOLN ROAD MIAMI BEACH, FLORIDA 33139

FOLIO NUMBER:
02-3234-019-0870

CERTIFICATION:
AF BSP LINCOLN FUNDING LLC

SURVEYORS 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	TREE	0.60	25	18
2	PALM	0.35	15	6
3	PALM	0.35	15	6
4	PALM	0.35	15	6
5	PALM	0.35	15	6
6	PALM	0.35	15	6
7	PALM	0.80	30	12
8	PALM	0.80	30	12
9	PALM	0.80	30	12
10	PALM	0.80	30	12
11	PALM	1.00	35	12
12	PALM	1.00	35	12
13	PALM	1.00	35	12
14	PALM	1.00	35	12
15	TREE	0.65	25	15
16	TREE	0.80	25	18
17	TREE	0.65	22	15

SURVEYOR'S NOTE:
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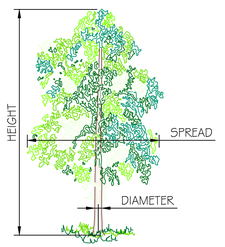


TREE LEGEND:

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
BLDG.	BUILDING
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.O.	CLEANOUT
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
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
FT.	FEET
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.	OVERHEAD UTILITY
O.R.B.	OFFICIAL RECORDS BOOK
OVH	OVERHANG
PVMT.	PAVEMENT
PLT.	PLANTER
PL.	PROPERTY LINE
P.B.	PLAT BOOK
P.C.	POINT OF CURVE
P.T.	POINT OF TANGENCY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
PG.	PAGE
PWY.	PARKWAY
PRM	PERMANENT REFERENCE MONUMENT
PLS	PROFESSIONAL LAND SURVEYOR
(R)	RECORDED DISTANCE
RAD	RADIAL
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.I.P.	SET IRON PIPE
S.P.	SCREENED PORCH
S.M.H.	SANITARY SEWER MANHOLE
S.V.	SEWER VALVE
T	TANGENT
TB	TELEPHONE BOOTH
T.S.B.	TRAFFIC SIGNAL BOX
T.S.P.	TRAFFIC SIGNAL POLE
T.B.M.	TEMPORARY BENCHMARK
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:	8FT.
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 (NGVD'29); MIAMI-DADE COUNTY BENCHMARK #A=371, LOCATOR NO. 3225 SW @ 17 STREET & WASHINGTON AVENUE; ELEVATION IS 5.38 FEET OF N.G.V.D. OF 1929.

LEGAL DESCRIPTION:

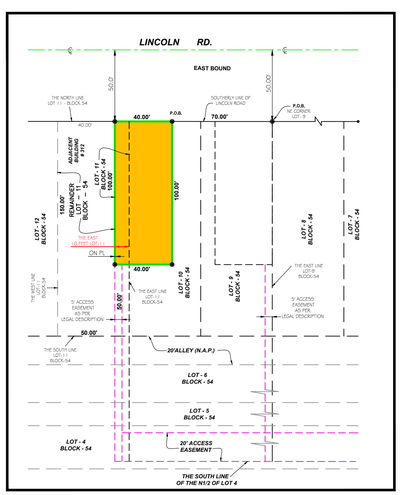
PARCEL 1(A)

THAT PART OF LOTS 10 AND 11 OF BLOCK FIFTY-FOUR (54) IN FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, AT PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, WHICH PART IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF LINCOLN ROAD AT A DISTANCE OF SEVENTY (70) FEET WEST FROM THE NORTHEAST COMER OF LOT 9 OF BLOCK 54 (THE NORTHERLY LINE OF COTS 9, 10 AND 11 AND THE SOUTHERLY LINE OF LINCOLN ROAD BEING IDENTICAL), THENCE RUN WESTERLY ALONG THE SOUTHERLY LINE OF LINCOLN ROAD A DISTANCE OF FORTY (40) FEET MORE OR LESS, TO A POINT DISTANT TEN (10) FEET WESTERLY FROM THE NORTHEAST COMER OF LOT 11; THENCE RUN SOUTHERLY ALONG THE LINE PARALLEL WITH THE EASTERLY LINE OF LOT 11, ONE HUNDRED (100) FEET TO A POINT: THENCE RUN EASTWARDLY AND PARALLEL WITH THE SOUTHERLY LINE OF LINCOLN ROAD A DISTANCE OF FORTY (40) FEET MORE OR LESS, TO A POINT; THENCE RUN NORTHERLY AND PARALLEL WITH THE EASTERLY LINE OF LOT 11 ONE HUNDRED (100) FEET TO A POINT AT THE PLACE OF BEGINNING.

PARCEL 1(A) (EASEMENT INTEREST):

TOGETHER WITH A NON-EXCLUSIVE EASEMENT OVER THAT CERTAIN FIVE (5) FOOT STRIP OF LAND EXTENDING FROM THE SOUTH LINE OF THE ABOVE DESCRIBED PROPERTY SOUTHERLY TO THE SOUTH LINE OF A TWENTY (20) FOOT EASEMENT DESCRIBED AS THE SOUTH TWENTY (20) FEET OF THE NORTH HALF OF LOT FOUR (4), BLOCK FIFTY-FOUR (54) IN FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, AT PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THE SAID FIVE (5) FOOT STRIP OF LAND HEREIN REFERRED TO BEING BOUNDED ON THE WEST BY A LINE WHICH IS A CONTINUATION IN..THE SOUTHERLY DIRECTION OF THE WEST LINE OF THE TRACT OF LAND HERE IN ABOVE DESCRIBED TO A POINT WHERE IT INTERSECTS WITH THE SOUTH LINE OF THE NORTH HALF OF LOT FOUR (4), BLOCK FIFTY-FOUR (54) AFORESAID; ON THE EAST BY A LINE PARALLEL TO AND FIVE (5) FEET EAST FROM THE SAID WEST LINE AS HEREIN DESCRIBED; ON THE SOUTH BY THE SOUTH LINE OF THE SAID NORTH HALF OF LOT FOUR (4), BLOCK FIFTY-FOUR (54) AFORESAID AND ON THE NORTH BY THE SOUTH LINE OF THE LANDS CONVEYED UNDER THIS DEED.



DETAIL OF LEGAL DESCRIPTION
SCALE 1" = 50'

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: 2025.12.09 17:55:42 -05'00'

BY: _____ 12/04/2025
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
- C — CENTERLINE
- M — MONUMENT LINE
- OH — 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:	12/04/2025
SURVEY NO:	25-001595-1
SHEET:	1 OF 1

Digitally signed by JOHN A IBARRA
Date: 2025.12.09 17:56:04 -05'00'

LB 7806 SEAL