

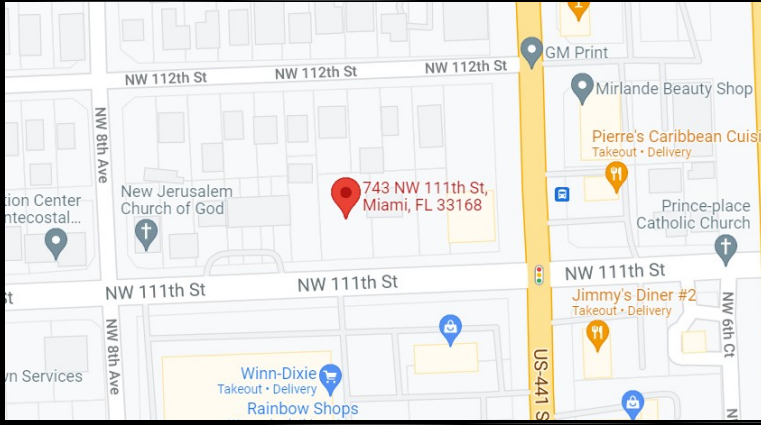
# JOHN IBARRA & ASSOCIATES, INC.

## Professional Land Surveyors & Mappers

WWW.IBARRALANDSURVEYORS.COM

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### LOCATION SKETCH

SCALE = N.T.S.

### VIEW OF SUBJECT PROPERTY

743 NW 111TH ST, MIAMI, FLORIDA 33168

### ABBREVIATIONS

A = ARC.	E.T.P. = ELECTRIC TRANSFORMER PAD	O.R.B. = OFFICIAL RECORDS BOOK	T = TANGENT
A/C = AIR CONDITIONER PAD	ELEV. = ELEVATION	O.V.H. = OVERHANG	TB = TELEPHONE BOOTH
A.E. = ANCHOR EASEMENT	ENC.R. = ENCROACHMENT	P.V.M.T. = PAVEMENT	T.B.M. = TEMPORARY BENCHMARK
A.R. = ALUMINUM ROOF	F.H. = FIRE HYDRANT	PL. = PLANTER	T.U.E. = TECHNOLOGY UTILITY EASEMENT
A.S. = ALUMINUM SHED	F.I.P. = FOUND IRON PIPE	P.L. = PROPERTY LINE	T.S.B. = TRAFFIC SIGNAL BOX
ASPH. = ASPHALT	F.I.R. = FOUND IRON ROD	P.C. = POINT OF COMPOUND CURVATURE	T.S.P. = TRAFFIC SIGNAL POLE
B.C. = BLOCK CORNER	F.F.E. = FINISHED FLOOR ELEVATION	P.O.T. = POINT OF CURVATURE	TWP. = TOWNSHIP
BLDG. = BUILDING	F.N.D. = FOUND NAIL & DISK	P.O.T. = POINT OF TANGENCY	UTIL. = UTILITY
B.M. = BENCH MARK	FT. = FEET	P.O.C. = POINT OF COMMENCEMENT	U.E. = UTILITY EASEMENT
B.C.R. = BROWARD COUNTY RECORDS	FNIP. = FEDERAL NATIONAL INSURANCE PROGRAM	P.O.B. = POINT OF BEGINNING	U.P. = UTILITY POLE
B.O.B. = BASIS OF BEARING	F.N. = FOUND NAIL	P.R.C. = POINT OF REVERSE CURVATURE	W.M. = WATER METER
B.S.L. = BUILDING SETBACK LINE	H. = HIGH OR (HEIGHT)	P.W.Y. = PARKWAY	W.F. = WOOD FENCE
(C) = CALCULATED	IN & EG. = INGRESS AND EGRESS EASEMENT	P.R.M. = PERMANENT REFERENCE MONUMENT	W.P. = WOOD PORCH
C.B. = CATCH BASIN	I.C.V. = IRRIGATION CONTROL VALVE	P.L.S. = PROFESSIONAL LAND SURVEYOR	W.R. = WOOD ROOF
C.B.S. = CONCRETE BLOCK STRUCTURE	I.F. = IRON FENCE	P.P. = POWER POLE	W.V. = WATER VALVE
C.B.W. = CONCRETE BLOCK WALL	L.B. = LICENSED BUSINESS	P.P.S. = POOL PUMP SLAB	M = MONUMENT LINE
CH. = CHORD	L.P. = LIGHT POLE	P.U.E. = PUBLIC UTILITY EASEMENT	CL = CENTER LINE
CH.B. = CHORD BEARING	L.F.E. = LOWEST FLOOR ELEVATION	(R) = RECORD DISTANCE	Δ = DELTA
CH.L. = CHORD LENGTH	L.M.E. = LAKE MAINTENANCE EASEMENT	R.R. = RAIL ROAD	
CL. = CLEAR	' = MINUTES	RES. = RESIDENCE	
C.O. = CLEAN OUT	(M) = MEASURED DISTANCE	R/W. = RIGHT-OF-WAY	
C.L.F. = CHAIN LINK FENCE	M.B. = MAIL BOX	RAD. = RADIUS OR RADIAL	
C.M.E. = CANAL MAINTENANCE EASEMENT	M.D.C.R. = MIAMI DADE COUNTY RECORDS	RGE. = RANGE	
CONC. = CONCRETE	M.E. = MAINTENANCE EASEMENT	R.O.E. = ROOF OVERHANG EASEMENT	
C.U.P. = CONCRETE UTILITY POLE	M.H. = MANHOLE	SEC. = SECTION	
C.P. = CONCRETE PORCH	N.A.P. = NOT A PART OF	STY. = STORY	
C.S. = CONCRETE SLAB	NGVD = NATIONAL GEODETIC VERTICAL DATUM	SWK. = SIDEWALK	
C.W. = CONCRETE WALK	N.T.S. = NOT TO SCALE	S.I.P. = SET IRON PIPE	
D.E. = DRAINAGE EASEMENT	# OR NO. = NUMBER	S. = SOUTH	
D.M.E. = DRAINAGE MAINTENANCE EASEMENT	O/S. = OFFSET	S.P. = SCREENED PORCH	
DRIVE. = DRIVEWAY	O.H. = OVERHEAD	S.V. = SEWER VALVE	
D. = DEGREES	O.H.L. = OVERHEAD UTILITY LINES	" = SECONDS	
EB = ELECTRIC BOX			

### LEGEND

	= OVERHEAD UTILITY LINES
	= CONCRETE BLOCK WALL
	= CHAIN LINK FENCE
	= IRON FENCE
	= WOOD FENCE
	= BUILDING SETBACK LINE
	= UTILITY EASEMENT
	= LIMITED ACCESS R/W
	= NON-VEHICULAR ACCESS R/W
	= EXISTING ELEVATIONS

### 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.

### 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.

BY:  10/15/2021  
CARLOS IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 6770 STATE OF FLORIDA  
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: \_\_\_\_\_

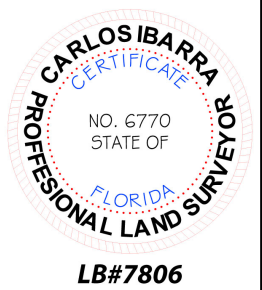
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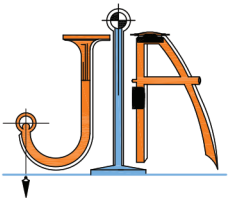
### TITLE COMPANY



<b>DRAWN BY:</b>	G.O.
<b>FIELD DATE:</b>	10/15/2021
<b>SURVEY NO:</b>	21-003571
<b>SHEET:</b>	1 OF 2

### UNDERWRITER





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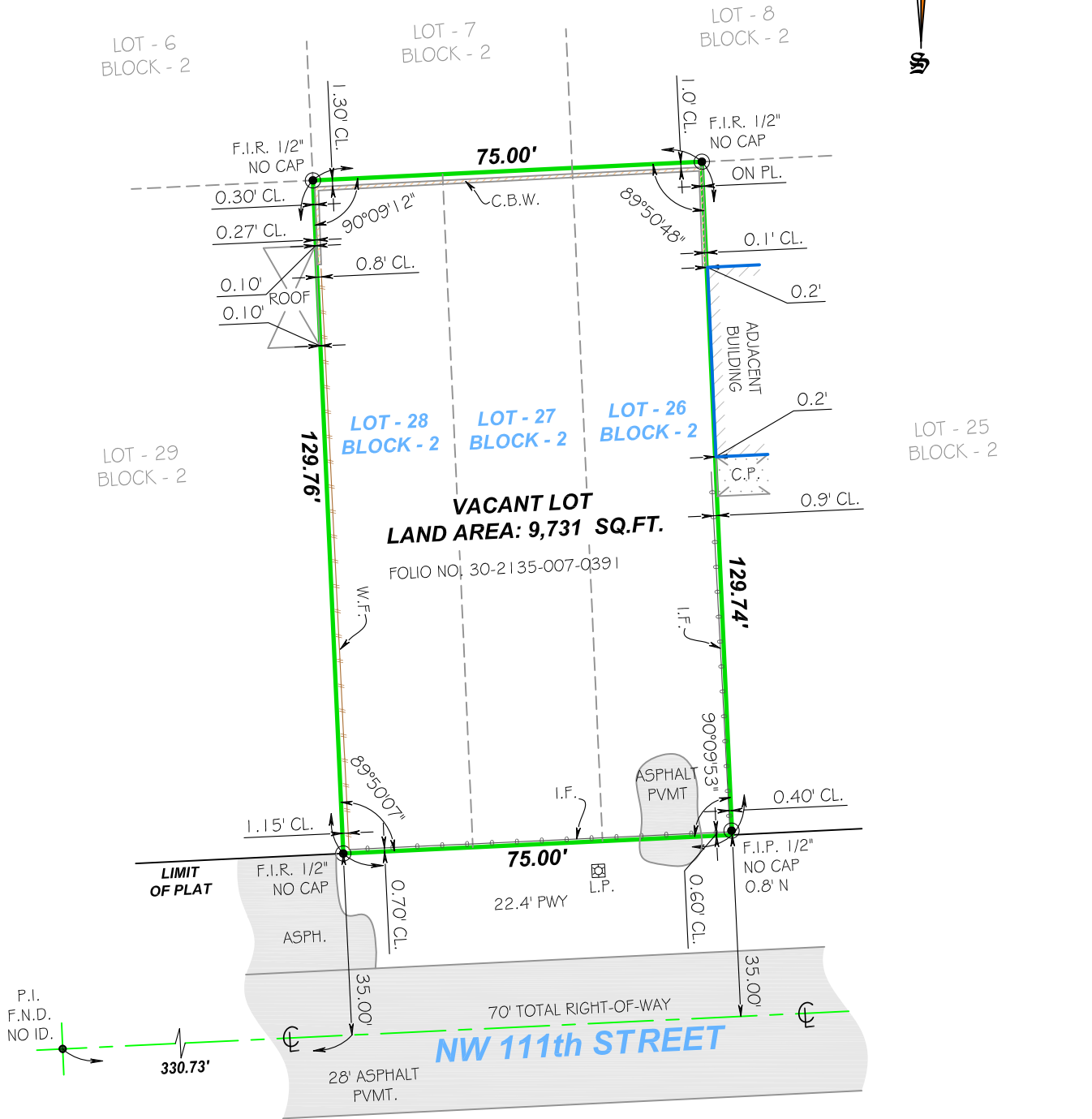
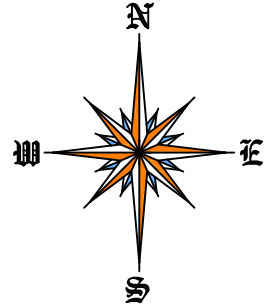


### MAP OF BOUNDARY SURVEY

743 NW 111TH ST, MIAMI, FLORIDA 33168  
(REV.1 3/30/2022) (REV.1 10/19/2021)

#### ENCROACHMENT NOTES:

NO NOTABLE CONDITIONS FOUND.

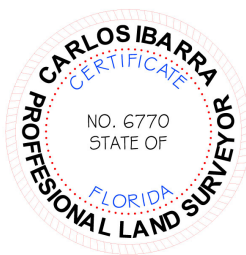


(P.B. 27, PG. 55)

#### GRAPHIC SCALE



(IN FEET)  
1 INCH = 30 FEET



LB#7806

**LEGAL DESCRIPTION:**  
LOT 26, 27 AND 28, BLOCK 2, FIRST ADDITION TO LAWDALE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGE 53 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**CERTIFICATION:**  
DEEPAK GANJU; CAPITAL TITLE GROUP, INC.; FIDELITY NATIONAL TITLE INSURANCE COMPANY

<b>DRAWN BY:</b>	G.O.
<b>FIELD DATE:</b>	10/15/2021
<b>SURVEY NO:</b>	21-003571
<b>SHEET:</b>	2 OF 2