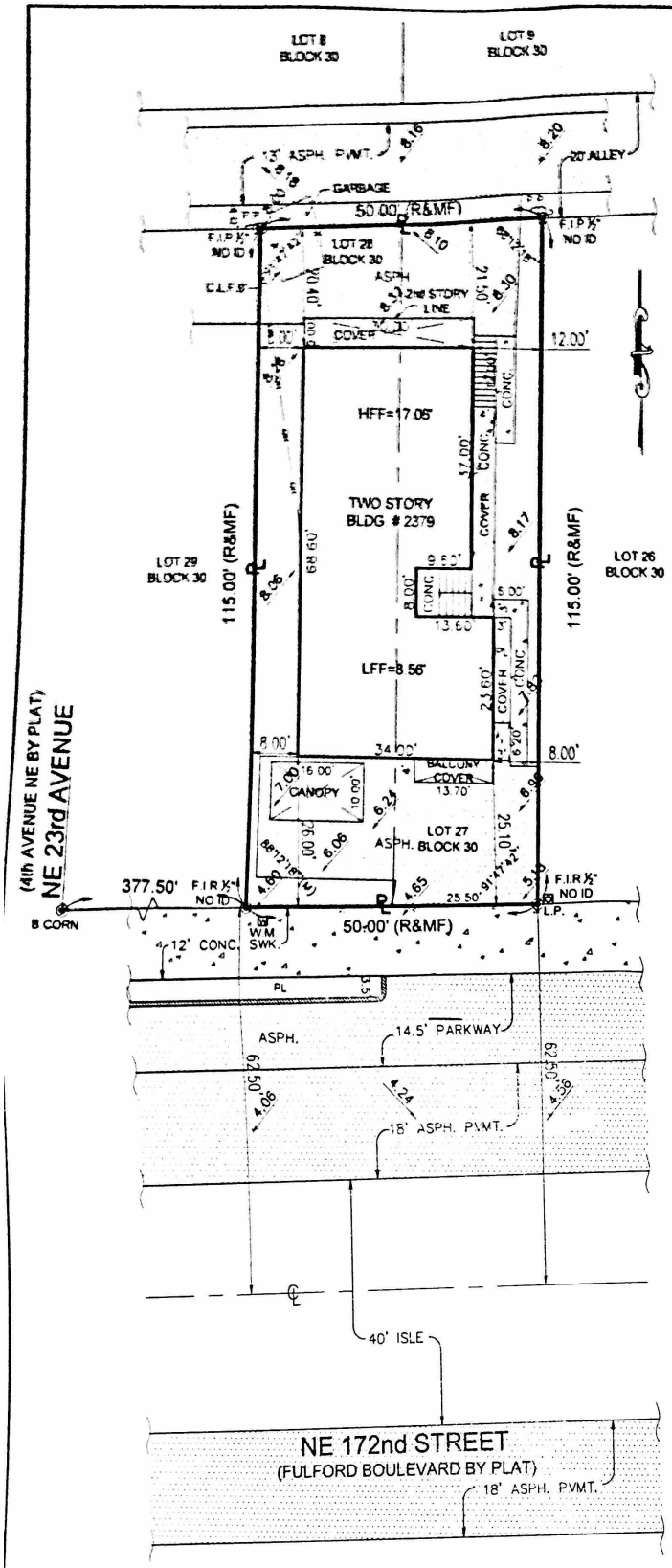
BOUNDARY SURVEY

SCALE = 1:20



CLIENT: SYLVIA CELIN

PROPERTY ADDRESS: 2379 NE 172 STREET, N MIAMI BEACH, FL 33160

LEGAL DESCRIPTION:

LOT 27 AND 28, BLOCK 30, FULFORD BY THE SEA, SECTION "C", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 60, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ELEVATION INFORMATION:

BM - N - 609-R ELEVATION = 8.97' (29)

THESE ELEVATIONS WERE MEASURED USING SURVEY-GRADE GLOBAL POSITION SYSTEM EQUIPMENT, THAT UTILIZES THE F.D.O.T. PERMANENT REFERENCE NETWORK AS ITS HIGH ACCURACY REFERENCE NETWORK (H.A.R.N)

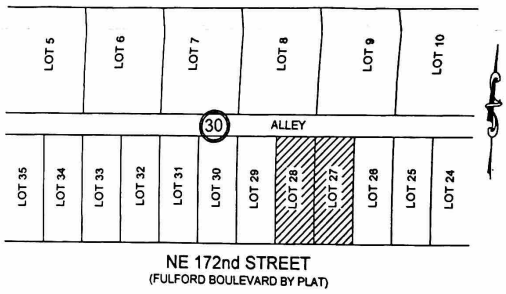
BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED OR REVISED ON 09-11-09 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN ZONE X / AE BASE FLOOD ELEVATION N/A / 6.00 COMMUNITY 120656 PANEL NUMBER 0142 SUFFIX L EFFECTIVE PANEL DATE 09-11-09

CERTIFIED TO:

- SYLVIA CELIN

LOCATION SKETCH

SCALE = N.T.S.



LEGEND & ABBREVIATIONS

A = ARC DISTANCE
A/C = AIR CONDITIONER PAD
A.E = ANCHOR EASEMENT
A.R = ALUMINUM POST
A.S = ALUMINUM SHED
ASPH = ASPHALT
B.C = BLOCK CORNER
BLDG = BUILDING
B.M = BENCH MARK
B.O.B = BASIS OF BEARING
CALC = CALCULATED
C.B = CATCH BASIN
C.B.S = CONCRETE BLOCK STRUCTURE
C.B.W = CONCRETE BLOCK WALL
CH = CHORD
CH.B = CHORD BEARING
CH.L = CHORD LENGTH
CL = CLEAR
C.O = CLEAN OUT
C.L.F = CHAIN LINK FENCE
C.M.E = CANAL MAINTENANCE EASEMENT
CONC = CONCRETE
C.U.P = CONCRETE UTILITY POLE
C.P = CONCRETE PORCH
C.S = CONCRETE SLAB
C.W = CONCRETE WALK
D.E = DRAINAGE EASEMENT
D.M.E = DRAINAGE MAINTENANCE EASEMENT
DRWY = DRIVEWAY
° = DEGREES
ELEV = ELEVATION
ENCR = ENCROACHMENT
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
FT = FEET
FNIP = FEDERAL NATIONAL INSURANCE PROGRAM
F.N = FOUND NAIL
IN & EG = INGRESS AND EGRESS EASEMENT
L.P = LIGHT POLE
L.F.E = LOWEST FLOOR ELEVATION
L.M.E = LAKE MAINTENANCE EASEMENT
' = MINUTES
(M)= MEASURED DISTANCE
(MF)=MEASURED FIELD
M.E = MAINTENANCE EASEMENT
M.H = MANHOLE
N.A.P = NOT A PART OF
NGVD = NATIONAL GEODETIC VERTICAL DATUM
N.T.S = NOT TO SCALE
# or NO = NUMBER
O/S = OFFSET
O.H = OVERHEAD
O.H.L = OVERHEAD UTILITY LINES
O.R.B = OFFICIAL RECORDS BOOK
O.V.H = OVERHANG
PVMT = PAVEMENT
PL = PLANTER
P.L = PROPERTY LINE
P.C.C = POINT OF COMPOUND CURVATURE
P.C = POINT OF CURVATURE
P.O.T = POINT OF TANGENCY
P.O.C = POINT OF COMMENCEMENT
P.O.B = POINT OF BEGINNING
P.R.C = POINT OF REVERSE CURVATURE
PWY = PARKWAY
P.R.M = PERMANENT REFERENCE MONUMENT
P.L.S = PROFESSIONAL LAND SURVEYOR
P.P = POWER POLE
P.U.E = PUBLIC UTILITY EASEMENT
(R)= RECORD DISTANCE
R.R = RAIL ROAD
RES. = RESIDENCE
R/W = RIGHT OF WAY
RAD = RADIUS OR RADIAL
RGE = RANGE
R.O.E = ROOF OVERHANG EASEMENT
SEC = SECTION
STY = STORY
SWK. = SIDEWALK
S.I.P = SET IRON PIPE
S.I.R = SET IRON ROD
S.P = SCREENED PORCH
S.V = SEWER VALVE
" = SECONDS
T = TANGENT
TWP = TOWNSHIP
UTL = UTILITY
U.E = UTILITY EASEMENT
U.P = UTILITY POLE
W.M = WATER METER
W.F = WOOD FENCE
W.P = WOOD PORCH
W.R = WOOD ROOF
W.V = WATER VALVE
M = MONUMENT LINE
℄ = CENTER LINE
Δ = DELTA
℄ = PROPERTY LINE

= OVERHEAD UTILITY LINES
= CONCRETE BLOCK WALL (C.B.S)
= CHAIN LINK FENCE (C.L.F)
= IRON FENCE (I.F.)
= WOOD FENCE (W.F.)
0.00 = ELEVATIONS

CONTACT YOUR PROCESSOR

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
- 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.
- [illegible]
- THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE [illegible] PARTY
- [illegible]
- SURVEYOR'S SEAL [illegible]
- [illegible] SEAL #3341 NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND [illegible] PROPERTY ONLY EXCLUSIVELY FOR THE USE BY THOSE TO WHOM IT [illegible] TRANSACTION OR ANY OTHER USE [illegible] THIS DRAWING FOR ANY PURPOSE OF DESIGN OR [illegible]

DRAWN BY:	NH
CHECKED BY:	FA
SCALE:	1"= 20'
FIELD DATE:	05-14-2019
JOB NO:	19-66830
SHEET:	1 OF 1

D'AVILA
& Associates Services, Inc.
Land Surveyors & Engineers
CERTIFICATE OF AUTHORIZATION NO. 29056
CERTIFICATE OF AUTHORIZATION NO. 7538
14750 NW 77 CT SUITE 204
MIAMI LAKES, FL 33016
PHONE (305) 953-2600

BY: FRANCISCO A AGUIRRE P.E., P.L.S. (05-14-2019)

PROFESSIONAL LAND SURVEYOR NO. 3354 STATE OF FLORIDA

(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO:

THAT THE ATTACHED BOUNDARY-SURVEY OF THE ABOVE DESCRIBED PROPERTY, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS RECENTLY SURVEYED AND PLOTTED UNDER MY RESPONSIBLE DIRECTION, AND THAT THERE ARE NO ABOVEGROUND ENCROACHMENTS UNLESS SHOWN THEREON. I FURTHER CERTIFY THIS SURVEY MEETS THE STANDARDS-OF-PRACTICE FOR BOUNDARY-SURVEYS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ADOPTED IN CHAPTER 5J-17.050, FLORIDA ADMINISTRATIVE CODE EFFECTIVE DATE JANUARY 1, 2010; AS AMENDED FEBRUARY 23, 2005