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Professional Land Surveyors & Mappers

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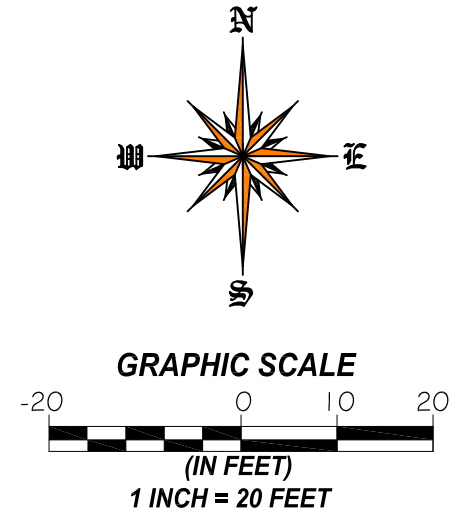
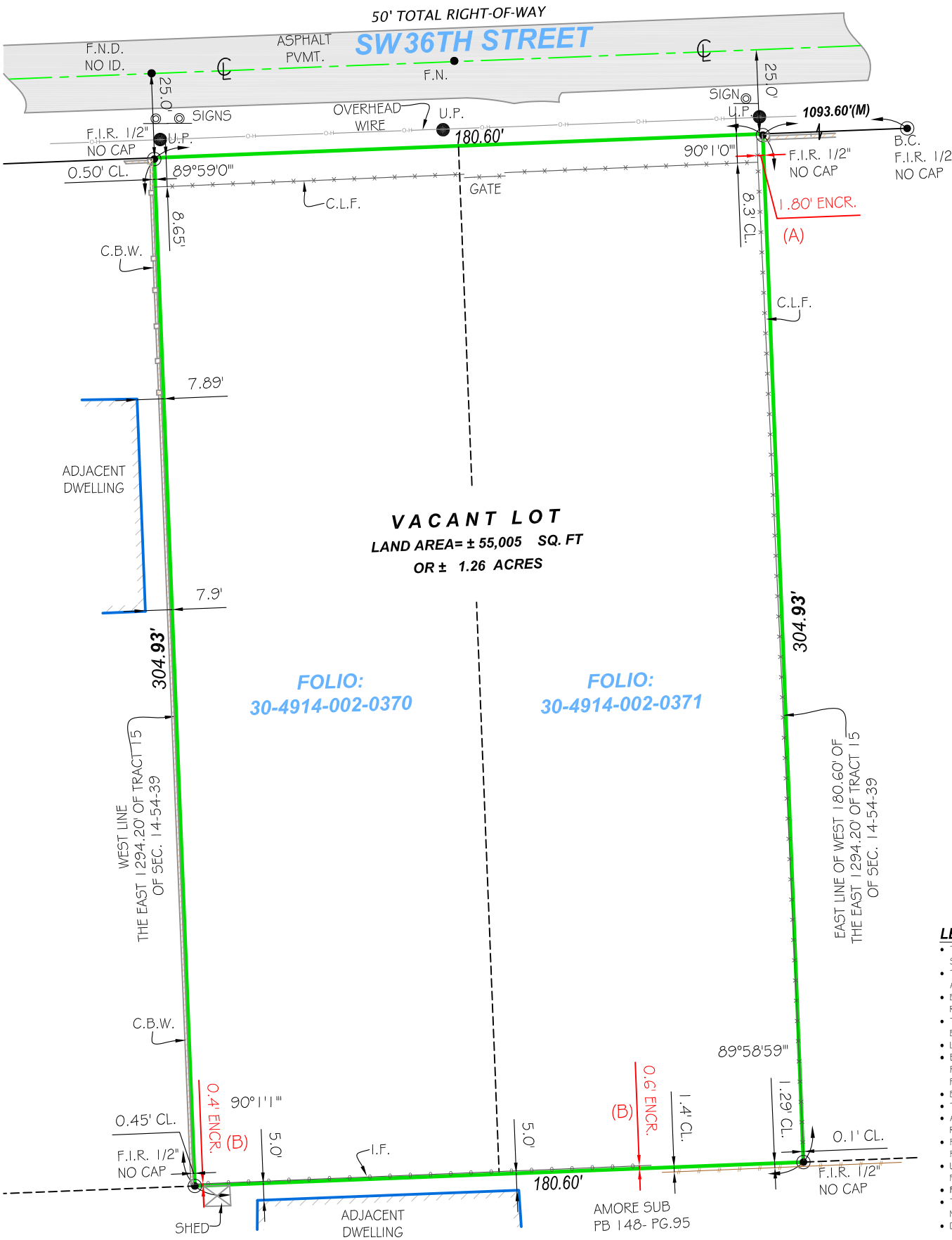


MAP OF BOUNDARY SURVEY

134XX SW 36TH STREET, MIAMI, FLORIDA 33175

LEGAL DESCRIPTION:

THE WEST 180.60 FEET OF THE EAST 1294.20 FEET OF TRACT 15, OF J.G. HEAD'S FARMS, IN SECTION 14, TOWNSHIP 54 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, AT PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LESS THE NORTH 25.00 FEET FOR RIGHT OF WAY DEDICATION.



ABBREVIATIONS AND MEANINGS

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|---|--------------------------------------|
| A = ARC | O.H. = OVERHEAD |
| AC = AIR CONDITIONER PAD | O.H.L. = OVERHEAD UTILITY LINES |
| A.E. = ANCHOR EASEMENT | O.R.B. = OFFICIAL RECORDS BOOK |
| AR = ALUMINUM ROOF | OVH = OVERHANG |
| AS = ALUMINUM SHED | P.V.M.T. = PAVEMENT |
| ASPH. = ASPHALT | PL = PLANTER |
| B.C. = BLOCK CORNER | PL = PROPERTY LINE |
| B.C.R. = BROWARD COUNTY RECORDS | P.C.C. = POINT OF COMPOUND CURVE |
| BIDS = BUILDING | P.C. = POINT OF CURVE |
| B.M. = BENCH MARK | PT. = POINT OF TANGENCY |
| B.O.B. = BASIS OF BEARINGS | POC. = POINT OF COMMENCEMENT |
| B.S.L. = BUILDING SETBACK LINE | POB. = POINT OF BEGINNING |
| C = CALCULATED | P.R.C. = POINT OF REVERSE CURVE |
| C.B. = CATCH BASIN | P.B. = PLAT BOOK |
| C.B.S. = CONCRETE BLOCK STRUCTURE | PG. = PAGE |
| CBW = CONCRETE BLOCK WALL | P.W.Y. = PARKWAY |
| CI = CHORD | PRM. = PERMANENT REFERENCE MONUMENT |
| CH.B. = CHORD BEARING | P.L.S. = PROFESSIONAL LAND SURVEYOR |
| CL = CLEAR | R. = RECORDED DISTANCE |
| C.L.F. = CHAIN LINK FENCE | RR = RAIL ROAD |
| C.M.E. = CANAL MAINTENANCE EASEMENTS | RES = RESIDENCE |
| CONC. = CONCRETE | PROP. COR. = PROPERTY CORNER |
| C.P. = CONC. PORCH | R.W. = RIGHT-OF-WAY |
| C.S. = CONCRETE SLAB | R.F. = RADIUS POINT |
| C.U.P. = CDNC. UTILITY POLE | RGE = RANGE |
| C.W. = CONCRETE WALK | SEC. = SECTION |
| D.E. = DRAINAGE EASEMENT | STY. = STORY |
| D.M.E. = DRAINAGE MAINTENANCE EASEMENTS | SWK. = SIDEWALK |
| DRIVE = DRIVEWAY | S.I.P. = SET BACK PIPE L.B. #7806 |
| * = DEGREES | S.F. = SCREENED PORCH |
| E = EAST | S. = SOUTH |
| EB = ELECTRIC BOX | S. = SECONDS |
| E.T.P. = ELECTRIC TRANSFORMER PAD | T = TANGENT |
| ELEV. = ELEVATION | TB = TELEPHONE BOOTH |
| ENCR. = ENCROACHMENT | T.U.E. = TECHNOLOGY UTILITY EASEMENT |
| F.H. = FIRE HYDRANT | T.S.B. = TRAFFIC SIGNAL BOX |
| F.I.P. = FOUND IRON PIPE | T.S.P. = TRAFFIC SIGNAL POLE |
| F.I.R. = FOUND IRON ROD | TWP. = TOWNSHIP |
| F.F.E. = FINISHED FLOOR ELEVATION | UTIL. = UTILITY |
| F.N.D. = FOUND NAIL & DISK | U.P. = UTILITY POLE |
| FR = FRAME | W.M. = WATER METER |
| FT = FEET | W.F. = WOOD FENCE |
| FNIP = FEDERAL NATIONAL INSURANCE | W.R. = WOOD ROOF |
| F.N. = FOUND NAIL | W.M. = WATER METER |
| H. = HIGH (HEIGHT) | W.F. = WOOD FENCE |
| I.C.V. = IRRIGATION CONTROL VALVE | W.R. = WOOD ROOF |
| I.F. = IRON FENCE | W.S. = WOOD SHED |
| IN.# EG. = INGRESS AND EGRESS EASEMENT | W. = WEST |
| L.B. = Certificate of Authorization L.B.#7806 | W.C. = CENTER LINE |
| L.P. = LIGHT POLE | W.A. = CENTRAL ANGLE |
| L.F.E. = LOWEST FLOOR ELEVATION | * = ANGLE |
| L.M.E. = LAKE MAINTENANCE EASEMENT | |
| ' = MINUTES | |
| M. = MEASURED DISTANCE | |
| MB = MAIL BOX | |
| M.D.C.R. = MIAMI DADE COUNTY RECORDS | |
| M.E. = MAINTENANCE EASEMENTS | |
| MON. = MONUMENT LINE | |
| MH = MANHOLE | |
| ML = MONUMENT LINE | |
| N.A.P. = NOT A PART OF | |
| NGVD = NATIONAL GEODETIC VERTICAL DATUM | |
| N. = NORTH | |
| N.T.S. = NOT TO SCALE | |
| #NO. = NUMBER | |
| O/S = OFFSET | |

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
- 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: "AH"
 BASE FLOOD ELEVATION: 9 FT
 COMMUNITY: 120635
 PANEL: 0431
 SUFFIX: L
 DATE OF FIRM: 09/11/2009
 THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S NOTES:

- 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.
- THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
- CERTIFICATE OF AUTHORIZATION LB # 7806.
- THE SUBJECT PROPERTY IS VACANT LAND. THE ADDRESS SHOULD BE VERIFIED BY MIAMI DADE COUNTY.

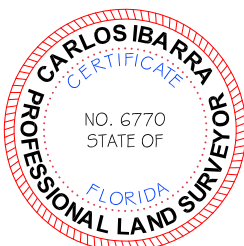
SURVEYOR'S CERTIFICATION:

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:  **11/15/2022**
CARLOS IBARRA (DATE OF FIELD WORK)

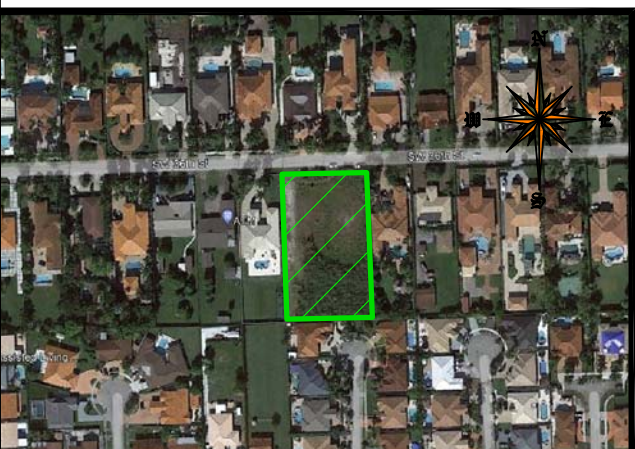
PROFESSIONAL LAND SURVEYOR NO.: 6770 STATE OF FLORIDA
 (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: _____
 REVISED ON: _____

DRAWN BY:	CARLOS D.	
FIELD DATE:	11/15/2022	
SURVEY NO:	22-002593-1	
SHEET:	1 OF 1	

ENCROACHMENT NOTES:

- EAST SIDE OF SUBJECT PROPERTY NEIGHBORS CHAIN LINK FENCE IS ENCROACHING INTO SUBJECT PROPERTY.
- SOUTH SIDE OF SUBJECT PROPERTY IRON FENCE IS ENCROACHING INTO SUBJECT PROPERTY.



LOCATION SKETCH
SCALE = N.T.S.

