1355 NW 97 AV SUITE 200
MIAMI, FLORIDA 33172
TELEPHONE: (305) 264-2660
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Nova Surveyors Inc.

LAND SURVEYORS

SURVEY No. 18-0000508-3

SHEET No. 1 OF 1

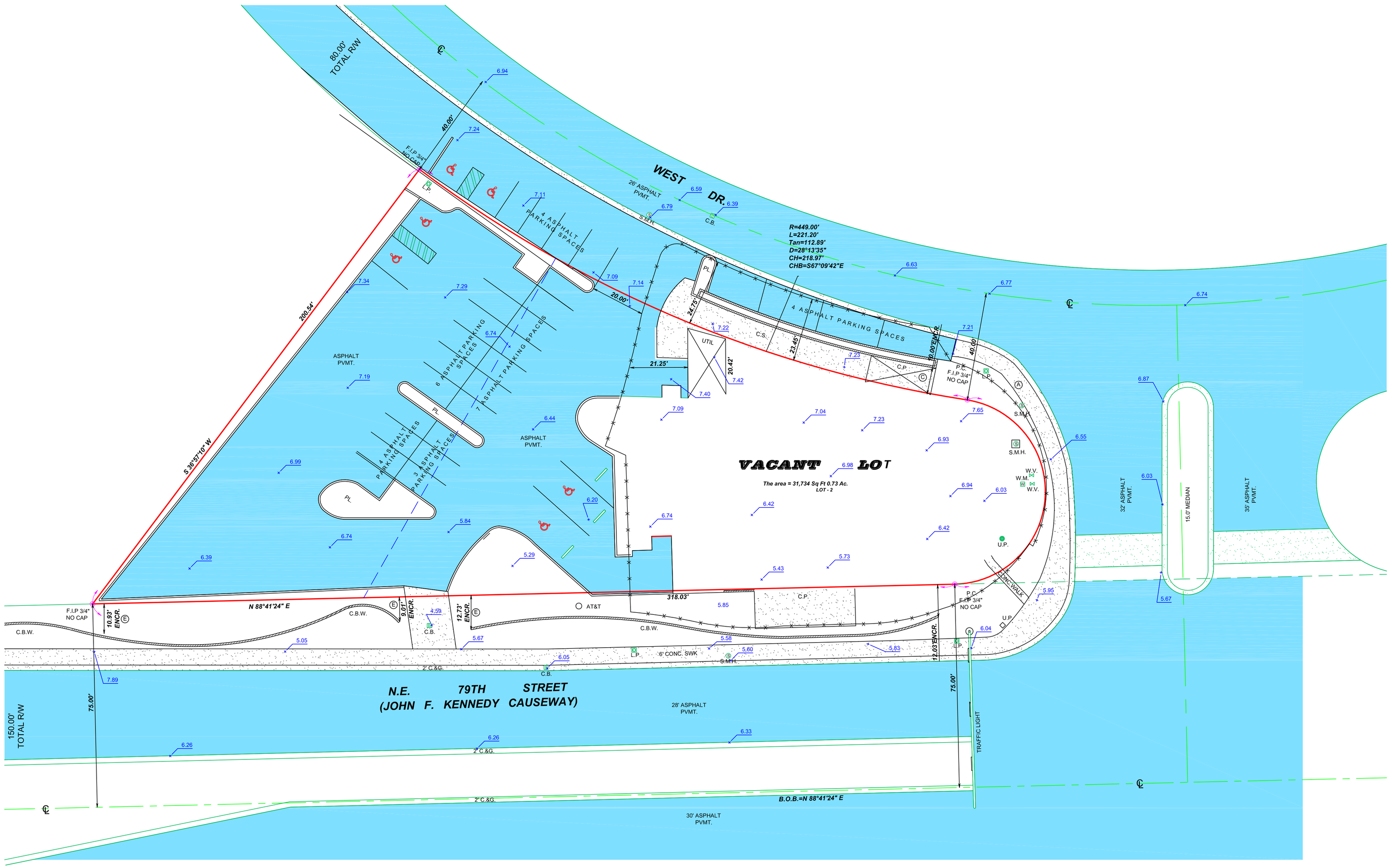
DRAWN BY: AL.(LG.)

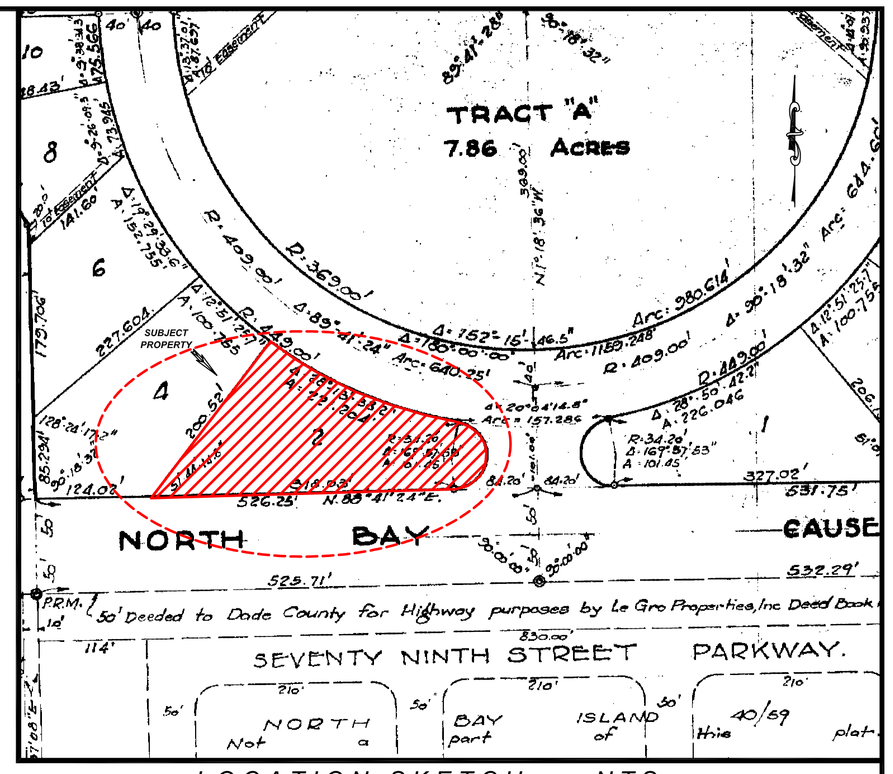
BOUNDARY SURVEY

GRAPHIC SCALE

-20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FEET





LOCATION SKETCH N.T.S.

LEGAL DESCRIPTION:

FOLIO: 23-3209-001-0060
ALL OF LOT 2, HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 72, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE FOLLOWING:
WESTERLY PORTION OF LOT 2, HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 72, OF THE PUBLICA RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, THENCE RUN NORTH 88°41'24" EAST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 100.00 FEET TO A POINT; THENCE RUN NORTH 29°28'58" EAST A DISTANCE OF 143.82 FEET TO A POINT ON A CURVE AND THE NORTHEASTERLY BOUNDARY OF SAID LOT 2; THENCE RUN NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 2 FOR AN ARC DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE RUN SOUTH 36°57'09.2" WEST ALONG THE NORTHWESTERLY BOUNDARY OF SAID LOT 2 A DISTANCE OF 200.52 FEET TO THE POINT OF BEGINNING.
FOLIO: 23-3209-006 (
WESTERLY PORTION OF LOT 2, HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 44, AT PAGE 72, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE RUN NORTH 88°41'24" EAST ALONG THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 100.00 FEET TO A POINT; THENCE NORTH 29°28'58" EAST A DISTANCE OF 143.52 FEET TO APPOINT ON A CURVE AND THE NORTHEASTERLY BOUNDARY OF SAID LOT 2, THENCE RUN NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 2 FOR AN ARC DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE RUN SOUTH 36°57'09.2" WEST ALONG THE NORTHWESTERLY BOUNDARY SAID LOT 2 A DISTANCE OF 200.52FEET TO THE POINT OF BEGINNING.

CERTIFICATIONS:

NORTH BAY VILLAGE, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
LAW OFFICE OF NORMAN C. POWELL
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

PROPERTY ADDRESS:

1335 79 ST CSWY CIR
NORTH BAY VILLAGE, FL 33141

SURVEYOR'S NOTES:

1). IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
2). NORTH ARROW BASED ON PLAT
3). ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI DADE COUNTY BENCH MARK # Q-313. LOCATOR : No. 3241 SE. ELEVATION 4.14 FEET OF N.G.V.D. OF (1929).
4). THIS IS A SPECIFIC PURPOSE SURVEY.
5). THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY:_____ 05/21/2018
GEORGE IBARRA (DATE OF FIELD WORK)
PROFESSIONAL LAND SURVEYOR NO. 2534
STATE OF FLORIDA
FIRM L.B. # 6044

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

REVISED ON: UPDATED: 03-11-2019

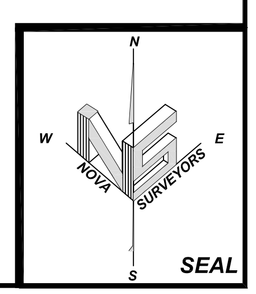
REVISED ON:

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (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 DESCRIPTION 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 OTHERWISE NOTED.
- THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS, 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.
- THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE: "AE"
COMMUNITY/PANEL/SUFFIX: 12086C-0306-L DATE OF FIRM: 09-11-2009 BASE FLOOD ELEVATION:7 FEET

ABBREVIATIONS AND MEANINGS

A = ARC
A/C = AIR CONDITIONER PAD.
A.E. = ANCHOR EASEMENT.
A/R = ALUMINUM ROOF.
A/S = ALUMINUM SHED.
ASPH. = ASPHALT.
B.C. = BLOCK CORNER.
BLDG. = BUILDING.
B.M. = BENCH MARK
B.M.H. = BELSOUTH MANHOLE
B.O.B. = BASIS OF BEARINGS.
C = CALCULATED
C.B = CATCH BASIN.
C.B.S = CONCRETE BLOCK STRUCTURE.
CBW = CONCRETE BLOCK WALL.
CH. = CHORD.
CH.B. = CHORD BEARING.
CL = CLEAR
C.L.F. = CHAIN LINK FENCE.
C.M.E = CANAL MAINTENANCE EASEMENTS.
CONC. = CONCRETE.
C.P. = CONC. PORCH.
C.S. = CONCRETE SLAB.
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS
DRIVE = DRIVEWAY
° = DEGREES.
E = EAST.
E.T.P. = ELECTRIC TRANSFORMER PAD.
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.
FR = FRAME.
FT = FEET.
PROP. COR. = PROPERTY CORNER
FNIP. = FEDERAL NATIONAL INSURANCE
F.N. = FOUND NAIL.
H. = HIGH (HEIGHT)
IN. & EG. = INGRESS AND EGRESS EASEMENT.
L.B. = LICENSED BOSINESS
L.P. = LIGHT POLE.
L.F.E. = LOWEST FLOOR ELEVATION.
L.M.E. = LAKE MAINTENANCE EASEMENT.
' = MINUTES.
M. = MEASURED DISTANCE.
MON. = MONUMENT LINE.
M/H = MANHOLE.
M/L = 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.
O.H. = OVERHEAD
O.H.L. = OVERHEAD UTILITY LINES
OVH = OVERHANG
PVMT. = PAVEMENT.
PL. = PLANTER.
P/L = PROPERTY LINE.
P.C.C. = POINT OF COMPOUND CURVE.
P.C. = POINT OF CURVE.
PT. = POINT OF TANGENCY.
POC. = POINT OF COMMENCEMENT.
POB. = POINT OF BEGINNING.
P.R.C. = POINT OF REVERSE CURVE
P.B. = PLAT BOOK.
PG. = PAGE.
PWY. = PARKWAY.
PRM. = PERMANENT REFERENCE MONUMENT.
P.L.S. = PROFESSIONAL LAND SURVEYOR.
R. = RECORDED DISTANCE.
RR. = RAIL ROAD.
RES. = RESIDENCE.
R/W = RIGHT-OF-MAY.
R.P. = RADIUS POINT.
RGE. = RANGE.
SEC. = SECTION.
STY. = STORY.
SWK. = SIDEWALK.
S.I.P. = SET IRON PIPE L.B. #6044.
S. = SOUTH
" = SECONDS
T = TANGENT.
TWP = TOWNSHIP.
UTIL. = UTILITY.
U.P. = UTILITY POLE.
W.M. = WATER METER.
W.F. = WOOD FENCE.
W.S. = WOOD SHED.
W = WEST.
℄ = CENTER LINE.
△ = CENTRAL ANGLE.
∠ = ANGLE
= WOOD FENCE.
= CHAIN LINK FENCE.
= C.B.S. WALL. (C.B.W.)
+0.00 = EXISTING ELEVATIONS.
0.00 = PROPOSED ELEVATIONS.
= TRAFFIC FLOW
Ⓓ = DRAINAGE MH



SEAL