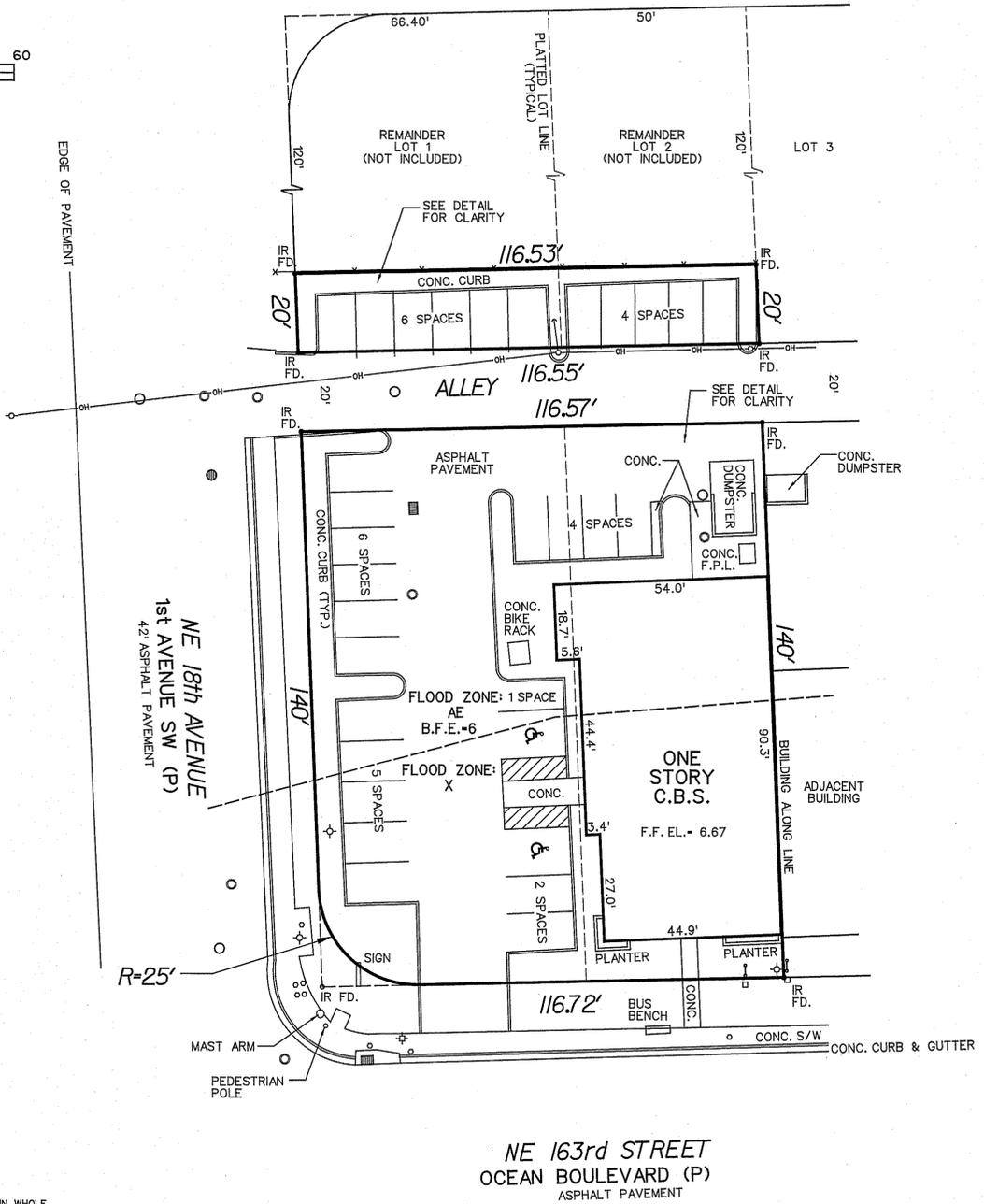


**STANDARD ABBREVIATIONS:**

- A/C AIR CONDITIONER PAD
- ACSM AMERICAN CONGRESS ON SURVEYING AND MAPPING
- ALTA AMERICAN LAND TITLE ASSOCIATION
- ADJ. ADJACENT
- ACHF ANNUAL CHANCE FLOOD HAZARD
- AMFH AREA OF MINIMAL FLOOD HAZARD
- B.F.E. BASE FLOOD ELEVATION
- B.C.R. BROWARD COUNTY RECORDS
- B.M. BENCHMARK
- BOC BACK OF CURB
- (C) CALCULATED
- CB CATCH BASIN
- CLT CHAIN LINK FENCE
- CONC. CONCRETE
- C.B.S. CONCRETE BLOCK STRUCTURE
- Δ DELTA ANGLE
- D.C.R. DADE COUNTY RECORDS
- DDCV DOUBLE DETECTOR CHECK VALVE
- D.E. DRAINAGE EASEMENT
- E.O.W. EDGE OF WATER
- EAST EAST
- ELEV. ELEVATION
- F.F. FINISHED FLOOR
- F.P.L. FLORIDA POWER & LIGHT CO.
- FD. FOUND
- G.F. GARAGE FLOOR
- INV. INVERT
- IP IRON PIPE
- IR IRON ROD
- IR & CAP IRON ROD & CAP
- LME LAKE MAINTENANCE EASEMENT
- LB LICENSED BUSINESS
- (LD) LEGAL DESCRIPTION
- (M) MEASURED
- M.H. MANHOLE
- MISC. MISCELLANEOUS
- N/D NAIL AND DISK
- N/T NAIL AND TAB
- NOVD NATIONAL GEODETIC VERTICAL DATUM
- NSPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
- N/A NON-APPLICABLE
- NVD NORTH AMERICAN VERTICAL DATUM
- N NORTH
- N.T.S. NOT TO SCALE
- NO. NUMBER
- O/S OFFSET
- OH OVERHEAD WIRES
- O.R.B. OFFICIAL RECORD BOOK
- P.B.C.R. PALM BEACH COUNTY RECORDS
- P.G. PAGE
- P.C.P. PERMANENT CONTROL POINT
- P.R.M. PERMANENT REFERENCE MONUMENT
- PLAT PLAT
- P.B. PLAT BOOK
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.C.C. POINT OF COMPOUND CURVE
- P.C. POINT OF CURVATURE
- P.R.C. POINT OF REVERSE CURVE
- P.T. POINT OF TANGENCY
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- PROP. PROPOSED
- R/W RIGHT OF WAY
- S SOUTH
- S/O SEWER CLEAN OUT
- SEC. SECTION
- SF SQUARE FEET
- SP STATE PLANE
- SR STATE ROAD
- S/W SIDEWALK
- T TOP
- T.O.B. TOP OF BANK
- T.O.P. TOP OF PIPE
- TYP. TYPICAL
- U.E. UTILITY EASEMENT
- U.P. UTILITY POLE
- W WEST

**NOTES:**

1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS SEALED BY THE SIGNING SURVEYOR.
2. THIS DRAWING IS THE PROPERTY OF VIC-SCOTT LAND SURVEYING & MAPPING, AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF VIC-SCOTT LAND SURVEYING & MAPPING.
3. THE LANDS SHOWN HEREON WERE NOT REVIEWED FOR RIGHTS-OF-WAY, EASEMENTS, OR OTHER SIMILAR MATTERS OF RECORD. ALL EASEMENTS PER RECORD PLAT UNLESS OTHERWISE NOTED.
4. LEGAL DESCRIPTION FURNISHED BY CLIENT.
5. THIS SURVEY DOES NOT PURPORT TO IDENTIFY IMPROVEMENTS BELOW GRADE, IF ANY, EXCEPT AS SPECIFICALLY NOTED HEREON.
6. BUILDING TIES ARE PERPENDICULAR OR RADIAL TO BOUNDARY LINES UNLESS NOTED OTHERWISE.
7. ANGLES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS THE PLAT ENTITLED FULFORD BY THE SEA SECTION "F", AS RECORDED IN PLAT BOOK 8, PAGE 64, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.
8. ELEVATIONS SHOWN HEREON ARE RELATIVE TO N.A.V.D. 1988.
9. FLOOD ELEVATION INFORMATION:  
 COMMUNITY NO. - 120856    PANEL NO. - 120860141    LOWEST FLOOR ELEVATION - 6.67  
 DATE OF FIRM - 8-11-09    SUFFIX - L    LOWEST ADJACENT GRADE - 6.0  
 FIRM ZONE - AS SHOWN    BASE FLOOD ELEVATION - AS SHOWN    DIAGRAM NO. - 1A
10. PROPERTY ADDRESS: 1813 NE 163rd STREET, NORTH MIAMI BEACH, FLORIDA 33162
11. CONTAINING SQUARE FEET, MORE OR LESS.
12. CERTIFIED TO: FRANK SMITH



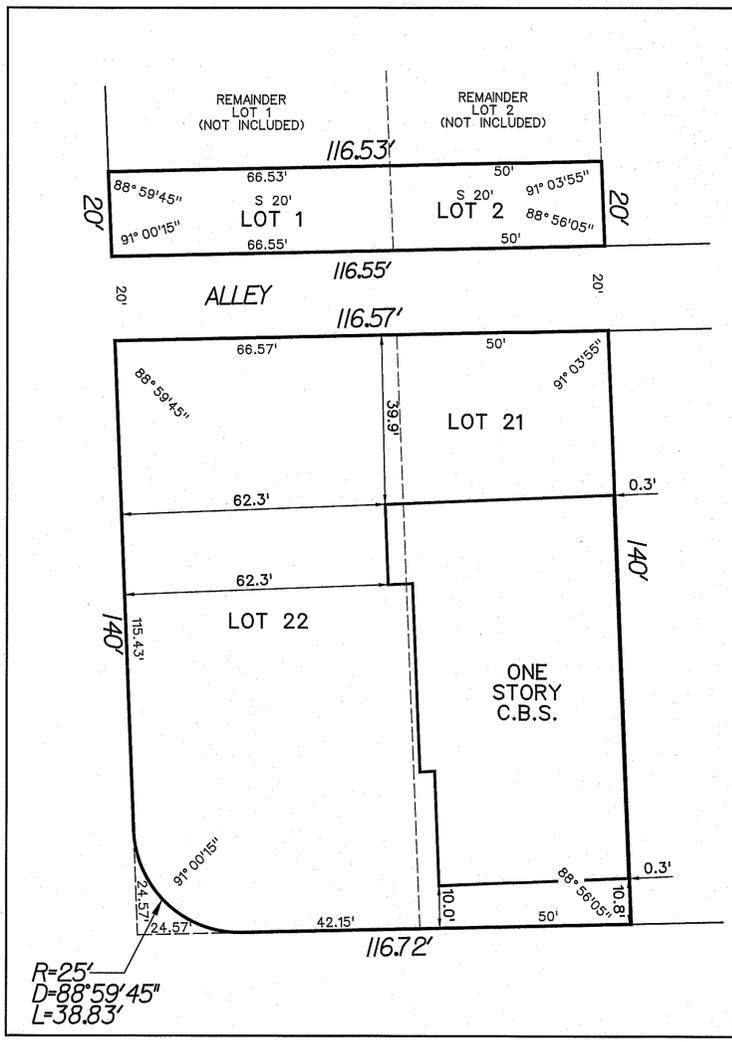
NE 163rd STREET  
 OCEAN BOULEVARD (P)  
 ASPHALT PAVEMENT

**LEGEND:**

- SET 5/8" IR & CAP (LB 6893)
- △ NAIL & TAB
- PCP
- PRM
- ELEVATION
- FIRE HYDRANT
- CENTERLINE
- LIGHT POLES
- GATE VALVE
- MANHOLE (SANITARY)
- MANHOLE (STORM)
- CATCH BASIN
- ELECTRIC SERVICE
- ⊠ TELEPHONE JUNCTION BOX
- WATER METER
- CABLE TV BOX
- UTILITY POLE
- ⊥ DETECTOR CHECK VALVE

**LEGAL DESCRIPTION:**

LOTS 21 AND 22, AND THE SOUTH 20 FEET OF LOTS 1 AND 2, BLOCK 83, FULFORD BY THE SEA, SECTION "F", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 64, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.



DETAIL

**BOUNDARY SURVEY**  
 SCALE: 1" = 20'

**SURVEYOR'S CERTIFICATION:**  
 I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SCOTT A. GUZZI, PSM  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION NUMBER 5108  
 4-19-22  
 DATE OF LAST FIELD WORK

APPENDIX	FB/PS	DATE	BY	CHECKED

**VIC-SCOTT LAND SURVEYING & MAPPING**  
 IT'S GOOD!  
 Certificate of Authorization No. L.B. 6893  
 6047 Kimberly Boulevard, Suite T  
 North Lauderdale, FL 33068  
 Ph: (954) 722-6500  
 vic-scott@earthlink.net

**1813 NE 163rd STREET  
 NORTH MIAMI BEACH, FLORIDA 33162**

CLIENT: FRANK SMITH  
 SCALE: 1" = 20'  
 DATE: 4-19-22  
 DESIGNED BY: [ ]  
 DRAWN BY: CAM  
 CHECKED BY: SAG  
 SURVEYED BY: [ ]  
 FIELD BOOK NO. [ ]  
 PAGE NO. [ ]

PROJECT NO.  
**2792**  
 SHEET NO.  
**1 OF 1**