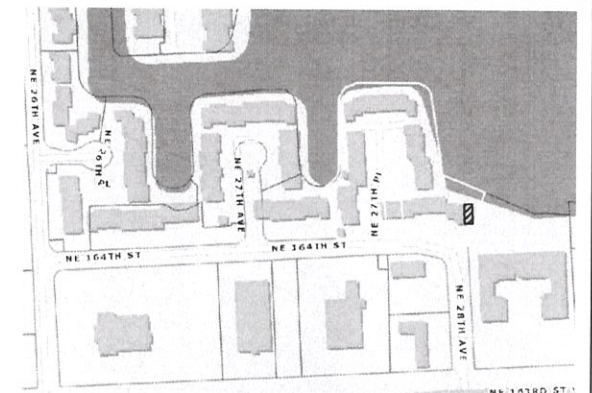


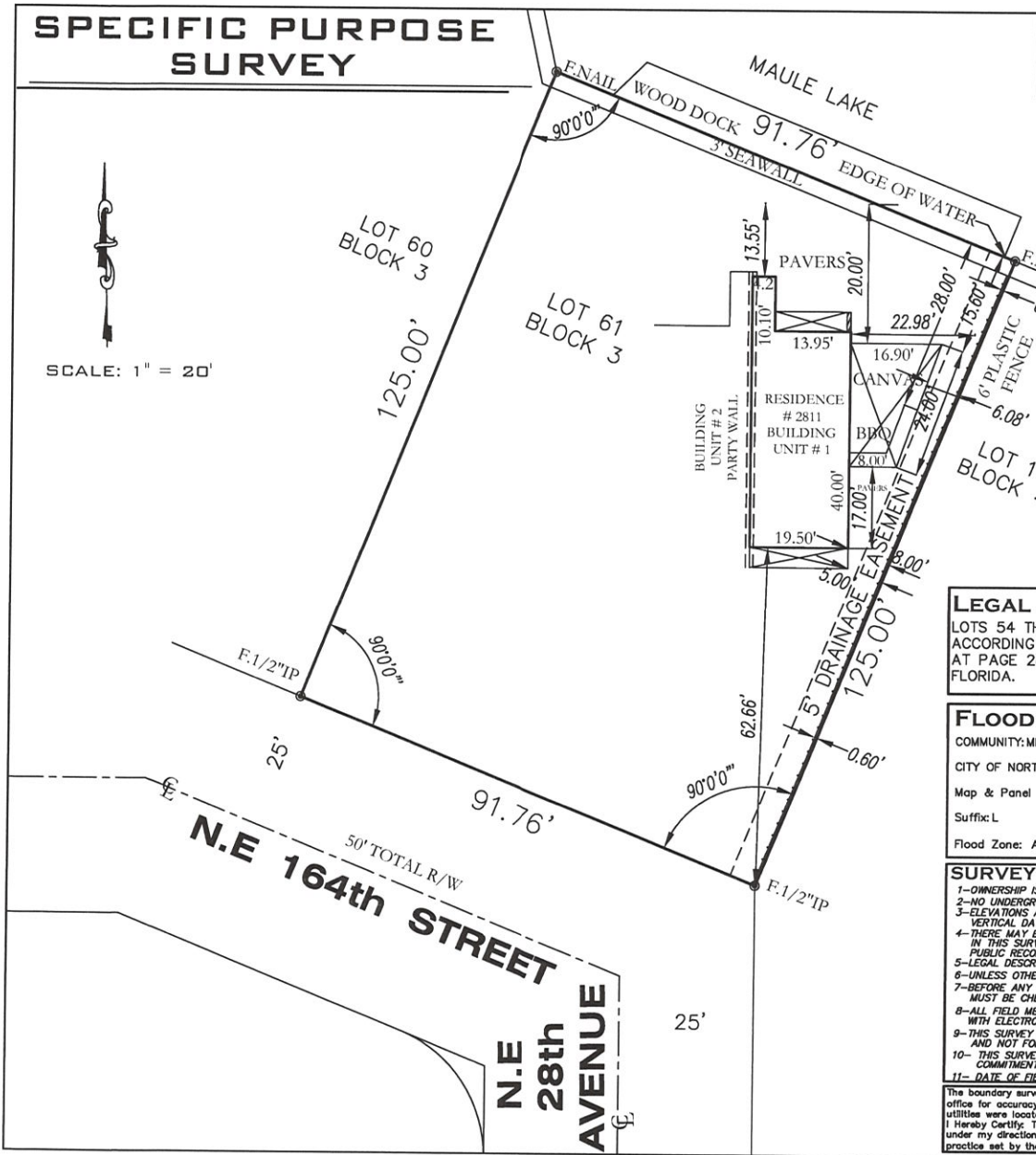
# SPECIFIC PURPOSE SURVEY

# FLORIDA BUILDING LAND SURVEYING CORPORATION

Phone/Fax: (877) 894-8001 PROUDLY SERVING FLORIDA COAST TO COAST 12555 BISCAYNE BOULEVARD # 934, NORTH MIAMI, FLORIDA 33181  
www.FloridaLandSurveying.com



LOCATION SKETCH  
Scale 1" = N.T.S.



### LEGAL DESCRIPTION:

LOTS 54 THROUGH 61, BLOCK 3, OF " EASTERN SHORES ", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, AT PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

### FLOOD INFO:

COMMUNITY: MIAMI-DADE COUNTY  
CITY OF NORTH MIAMI BEACH: 120656  
Map & Panel #: 12086 C 0142  
Suffix: L  
Flood Zone: AE Base Flood Elevation: 8.0'

### CERTIFIED TO:

MARK A ANTONIO & W. ANA B

This Survey has been prepared for the exclusive use of the entities named herein and the Certification does not extend to any unnamed party.

### SURVEYOR'S NOTES:

- 1- OWNERSHIP IS SUBJECT TO OPINION OF TITLE
- 2- NO UNDERGROUND IMPROVEMENTS WERE LOCATED
- 3- ELEVATIONS ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (UNLESS ASSUMED).
- 4- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN IN THIS SURVEY THAT MAY BE FOUND IN THE COUNTY PUBLIC RECORDS
- 5- LEGAL DESCRIPTION PROVIDED BY CLIENT
- 6- UNLESS OTHERWISE NOTED RECORDED AND MEASURED
- 7- BEFORE ANY CONSTRUCTION THE SET BACKS MUST BE CHECKED
- 8- ALL FIELD MEASUREMENTS TAKEN FOR THIS SURVEY WERE MADE WITH ELECTRONIC TRANSIT AND/OR STEEL TAPE W/ACC. 1:7500
- 9- THIS SURVEY IS FOR USE AS PER REQUEST AND NOT FOR ANY OTHER PURPOSE
- 10- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENTS FOR TITLE INSURANCE
- 11- DATE OF FIELD WORK 12/22/2021

WPP	WOOD POWER POLE
LP	LIGHT POLE
FH	FIRE HYDRANT
SEC.	SECTION
OPP	CONC. POWER POLE
S.V.	SEWER VALVE
GM	GAS METER GAS V.
SAN.	SANITARY MANHOLE
S.S.	DRAINAGE MANHOLE

NOTE:  
THE FLOOD DATA PROVIDED IS FOR INFORMATION PURPOSES ONLY. THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION PROVIDED THE LOCAL F.E.M.A. AGENCY SHOULD BE CONTACTED FOR VERIFICATION.

ADDRESS:  
2811 NE 164th STREET, UNIT 1,  
NORTH MIAMI BEACH, FLORIDA 33160

<b>LEGEND:</b>	P.O.C. = Point of Commencing
R = Record	P.O.B. = Point of Beginning
M = Measured	C.B.W. = Concrete Block Wall
C = Calculated	P.V.M.T. = Pavement
C/P = Concrete Porch	R/W. = Right of Way
F.I.P. = Found Iron Pipe	W.F. = Wood Fence
I.R.F. = Iron Rod Found	CL = Chain Link Fence
C = Centerline	A/C = Air Conditioner
P.L. = Property Line	U.E. = Utility Easement
P.O.L. = Point on Line	B.O.B. = Basis of Bearing
IP = Iron Pipe	R.O.H. = Roof Overhang
Skw = Sidewalk	P.C. = Point of Curvature
Conc = Concrete	C&G = Curb & Gutter
CBS = Concrete Block Structure	O.H.L. = Overhead Wire Line
#10.5' = Existing Elevation	RES = Residence
FH = Fire Hydrant	F.F.E. = Finish Floor Elev.
W/R = Wood Roof	B.C. = Block Corner
P.W. = Parkway	ENCR. = Encroachment
FND N/D = Found, Not Disc'd	A/R = Aluminum Roof
C/B = Catch Basin	A/S = Aluminum Shed



CARLOS HERNANDEZ  
PROFESSIONAL SURVEYOR AND MAPPER  
LB 7619 12-22-2021  
ELECT FILE CODE #2811NE164ST#1N.M.B  
Survey is not valid without the signature and related/digital seal of the Florida Registered Professional Land Surveyor and Mapper

The boundary survey of the property shown hereon is in accordance with the description furnished by the client. No search of public records has been made by this office for accuracy or omissions. Subject to opinion title and any dedications, limitations, restrictions or easements of record. No underground improvements and/or utilities were located.  
I Herby Certify: That the attached Specific Purpose Survey of the property described below is to the best of my knowledge and belief accurate as recently surveyed under my direction; also that there are no above ground encroachments other than those shown, and that this survey meets the minimum technical standards of practice set by the Florida Board of Land Surveyors as set forth in Section 472.027 (F.S.) Chapter 5J-17.061 and 5J-17.032 of The Florida Administrative Code.