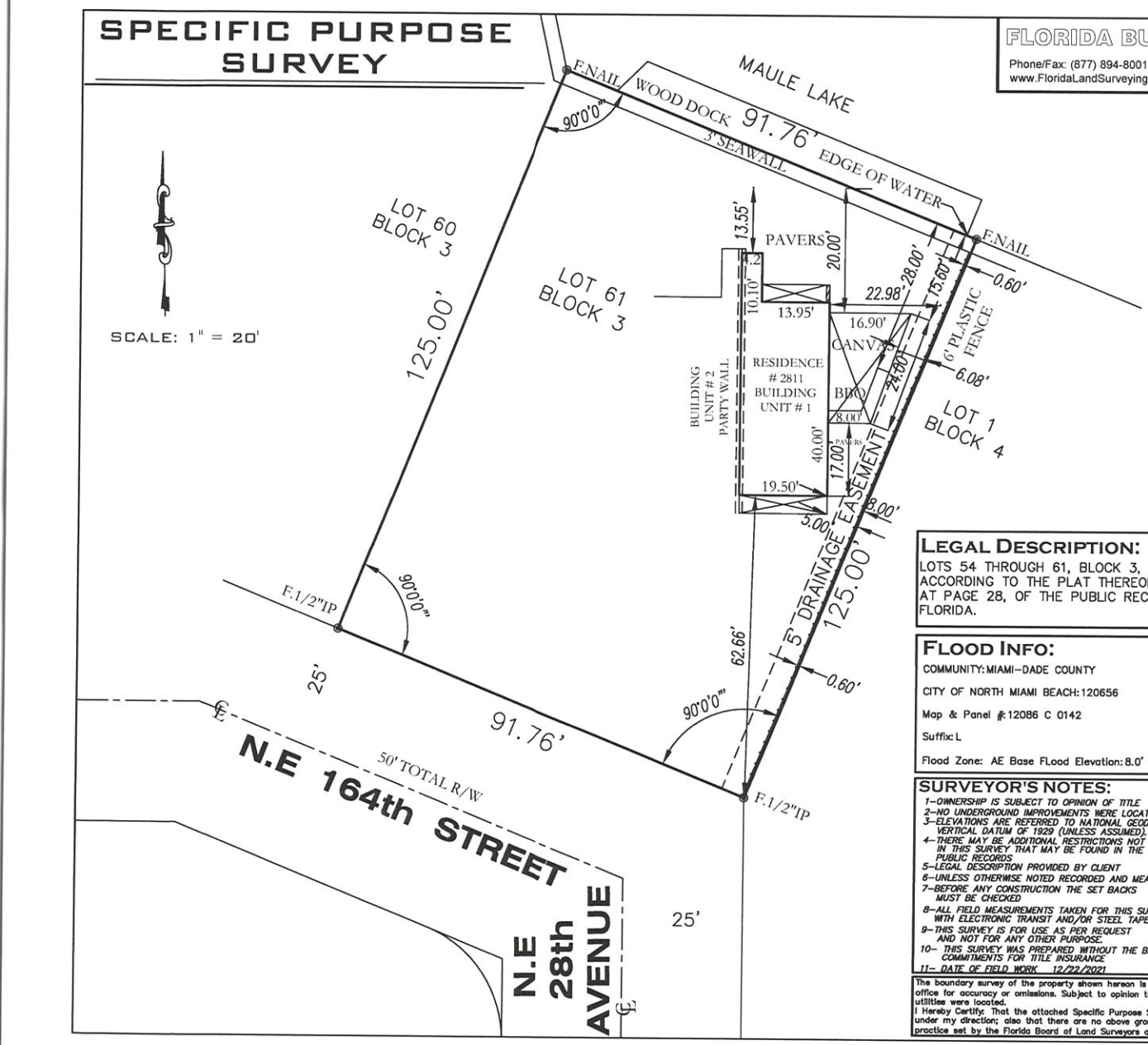
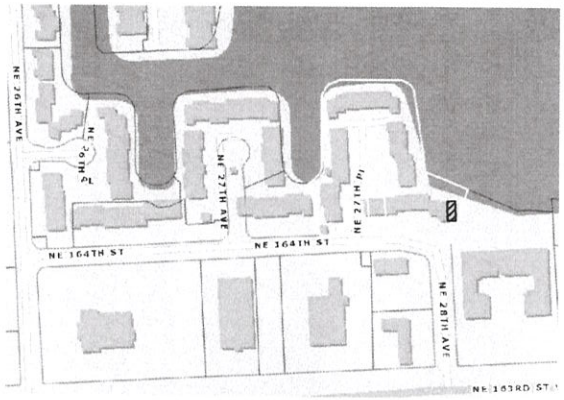
SPECIFIC PURPOSE SURVEY

FLORIDA BUILDING LAND SURVEYING CORPORATION

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





LOCATION SKETCH
Scale 1"= NT.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.

ADDRESS:

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

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.

LEGEND:

R. = Record		P.O.C.= Point of Commencing	
M. = Measured		P.O.B.= Point of Beginning	
C. = Calculated		C.B.W.= Concrete Block Wall	
C/P = Concrete Porch		PVMT= Pavement	
F.I.P.= Found Iron Pipe		R/W.= Righ of Way	
I.R.F.= Iron Rod Found		-x- = Wood Fence	
℄ = Centerline		-+- = Chain Link Fence	
P.L. = Property Line		A/C= Air Conditioner	
P.O.L. = Point on Line		U.E.= Utility Easement	
IP = Iron Pipe		B.O.B.= Basis of Bearing	
Swk = Sidewalk		R.O.H.= Roof Overhang	
Conc = Concrete		P.C. = Point of Curvature	
CBS = Concrete Block Structure		C&G= Curb & Gutter	
+10.5' = Existing Elevation		OHL= Overhead Wire Line	
FH = Fire Hydrant		LB= Licenses Business	
W/R= Wood Roof		RES = Residence	
PWY = Parkway		F.F.E.= Finish Floor Elev.	
FND. N/D=Found. Nail&Disk		B.C. = Block Corner	
C/B = Catch Basin		ENCR.= Encroachment	
		A/R = Aluminum Roof	
		A/S. = Aluminum Shed	

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/ACCU. 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
CPP		CONC. POWER POLE
S.V.		SEWER VALVE
GM GV		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

CARLOS HERNANDEZ
LICENSE No. 5718
STATE OF FLORIDA
REGISTERED SURVEYOR AND MAPPER

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 raised/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 Hereby 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-17.051 and 5J-17.052 of The Florida Administrative Code.