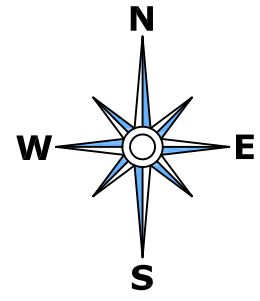


**JOHN IBARRA & ASSOC., INC.**  
Professional Land Surveyors & Mappers  
WWW.IBARRALANDSURVEYORS.COM

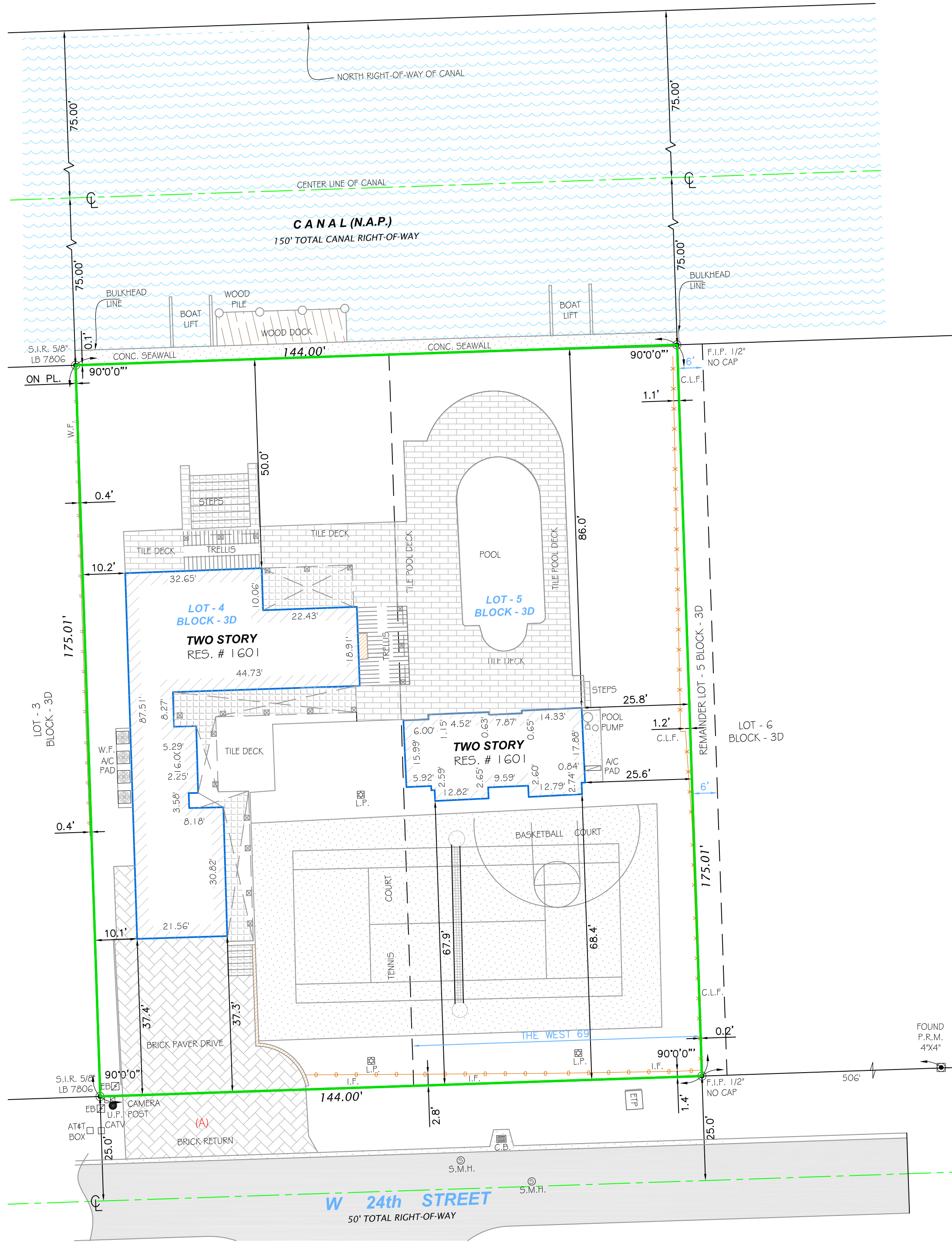
777 N.W. 72nd AVENUE  
SUITE 3025  
MIAMI, FLORIDA 33126  
PH: (305) 262-0400

3725 DEL PRADO BLVD. S.  
SUITE 823  
CAPE CORAL, FL 33904  
PH: (239) 540-2660

# MAP OF BOUNDARY SURVEY



**GRAPHIC SCALE**  
20 0 10 20  
(IN FEET)  
1 INCH = 20 FEET



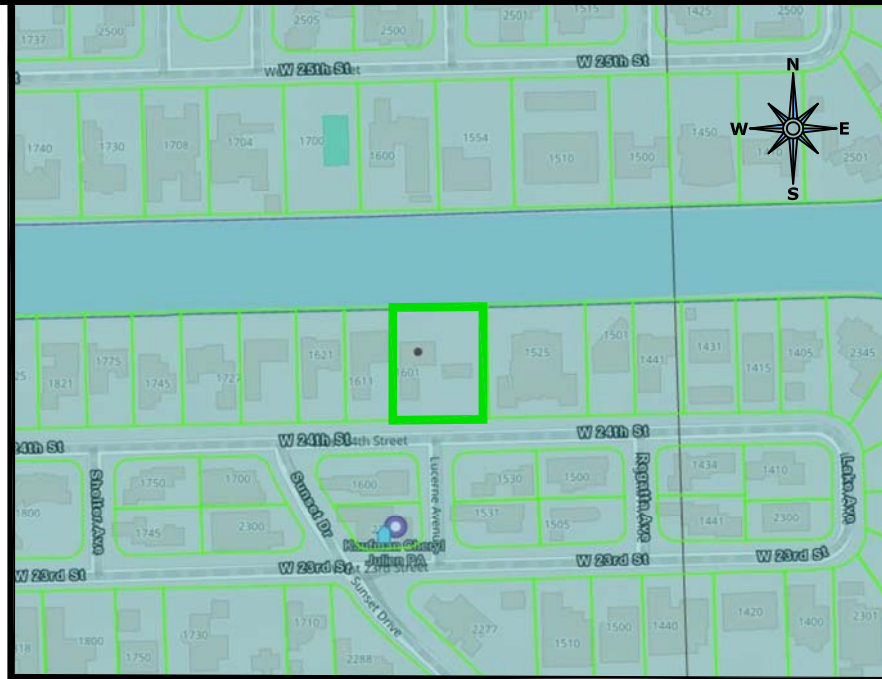
**ENCROACHMENT NOTES:**  
A. SOUTH SIDE OF THE SUBJECT PROPERTY, BRICK RETURN IS ENCROACHING INTO THE RIGHT OF WAY OF W 24th STREET.

## ABBREVIATIONS

A/C AIR CONDITIONER PAD  
A.E. ANCHOR EASEMENT  
A/R ALUMINUM ROOF  
A/S ALUMINUM SHED  
ASPH. ASPHALT  
B.C. BLOCK CORNER  
B.M. BENCHMARK  
B.O.B. BASIS OF BEARINGS  
B.S.L. BUILDING SETBACK LINE  
(C) CALCULATED  
C.B. CATCH BASIN  
C.B.S. CONCRETE BLOCK STRUCTURE  
CBW CONCRETE BLOCK WALL  
CH. CHORD  
CHB CHORD BEARING  
CL. CLEAR  
C.L.F. CHAIN LINK FENCE  
C.M.E. CANAL MAINTENANCE EASEMENTS  
CONC. CONCRETE  
C.P. CONCRETE PORCH  
C.S. CONCRETE SLAB  
C.U.P. CONCRETE UTILITY POLE  
C.W. CONCRETE WALK  
D.E. DRAINAGE EASEMENT  
D.M.E. DRAINAGE MAINTENANCE EASEMENTS  
D.M.H. DRAINAGE MANHOLE  
E. EAST  
E.B. ELECTRIC BOX  
E.T.P. ELECTRIC TRANSFORMER PAD  
ELEV. OR EL. ELEVATION  
ENCR. ENCROACHMENT  
F.D.H. FOUND DRILL HOLE  
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  
F.N. FOUND NAIL  
I.C.V. IRRIGATION CONTROL VALVE  
I.F. IRON FENCE  
L. LENGTH OF CURVE  
LB. LICENSE BUSINESS  
L.P. LIGHT POLE  
L.F.E. LOWEST FLOOR ELEVATION  
L.M.E. LAKE MAINTENANCE EASEMENT  
(M) MEASURED DISTANCE  
MB. MAIL BOX  
MH. MANHOLE  
M.F. METAL FENCE  
N.A.P. NOT A PART OF  
NGVD NATIONAL GEODETIC VERTICAL DATUM  
NAVD NORTH AMERICAN VERTICAL DATUM  
N.T.S. NOT TO SCALE  
O.H.L. OVERHEAD UTILITY LINES  
O.R.B. OFFICIAL RECORDS BOOK  
OVH. OVERHANG  
P.V.M.T. PAVEMENT  
PL. PLANTER  
P/L. PROPERTY LINE  
P.C. POINT OF CURVE  
P.T. POINT OF TANGENCY  
P.O.C. POINT OF COMMENCEMENT  
P.O.B. POINT OF BEGINNING  
P.B. PLAT BOOK  
P.G. PAGE  
P.W.Y. PARKWAY  
PRM. PERMANENT REFERENCE MONUMENT  
PLS. PROFESSIONAL LAND SURVEYOR  
(R) RECORDED DISTANCE  
R.R. RAIL ROAD  
RES. RESIDENCE  
R/W. RIGHT-OF-WAY  
RGE. RANGE  
SEC. SECTION  
STY. STORY  
SWK. SIDEWALK  
S.I.R. SET IRON REBAR  
S.P. SCREENED PORCH  
T. TANGENT  
TB. TELEPHONE BOOTH  
T.S.B. TRAFFIC SIGNAL BOX  
T.S.P. TRAFFIC SIGNAL POLE  
TWP. TOWNSHIP  
UTIL. UTILITY  
U.P. UTILITY POLE  
W.M. WATER METER  
W.V. WATER VALVE  
W.F. WOOD FENCE  
Δ DELTA

## LEGEND

C CENTERLINE  
M MONUMENT LINE  
O OVERHEAD UTILITY LINES  
C CHAIN LINK FENCE  
I IRON FENCE  
B BUILDING SETBACK LINE  
L LIMITED ACCESS RW  
N NON-VEHICULAR ACCESS RW  
X EXISTING ELEVATION



**LOCATION MAP**  
SCALE = N.T.S.

## LEGAL DESCRIPTION:

LOT 4, AND THE WEST 69 FEET OF LOT 5, BLOCK 3-D, OF SUNSET ISLANDS, 2ND REVISED PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 73, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

## NOW KNOWN AS:

LOT 4, AND THE WEST 69 FEET OR LOT 5, BLOCK 3-D, OF SUNSET ISLANDS, 3RD REVISED PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 40, AT PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

## PROPERTY ADDRESS:

1601 W 24TH STREET MIAMI BEACH, FLORIDA 33140

## FOLIO NUMBER:

02-3228-001-1420

## CERTIFICATION:

FRANCK COHEN AND AGNES COHEN, HUSBAND AND WIFE  
FIRST AMERICAN TITLE INSURANCE COMPANY

## AREA:

± 25,202 SQ. FT  
OR ± 0.58 ACRES

## 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 LOT 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: "AE"  
BASE FLOOD ELEVATION: 8FT.  
COMMUNITY: 12065 I  
FIRM: 0317  
SUFFIX: L  
DATE OF FIRM: 09/11/2009

## 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.

## 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:  **JOHN IBARRA** (DATE)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA  
(NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: \_\_\_\_\_

REVISED ON: \_\_\_\_\_

<b>DRAWN BY:</b>	LK
<b>SURVEY DATE:</b>	02/13/2025
<b>SURVEY NO:</b>	25-000275-2
<b>SHEET:</b>	1 OF 1

