

5582 N.W. 7th STREET, SUITE 202
MIAMI, FLORIDA 33126
TELEPHONE: (305) 264-2660
FAX: (305) 264-0229

Nova Surveyors Inc.

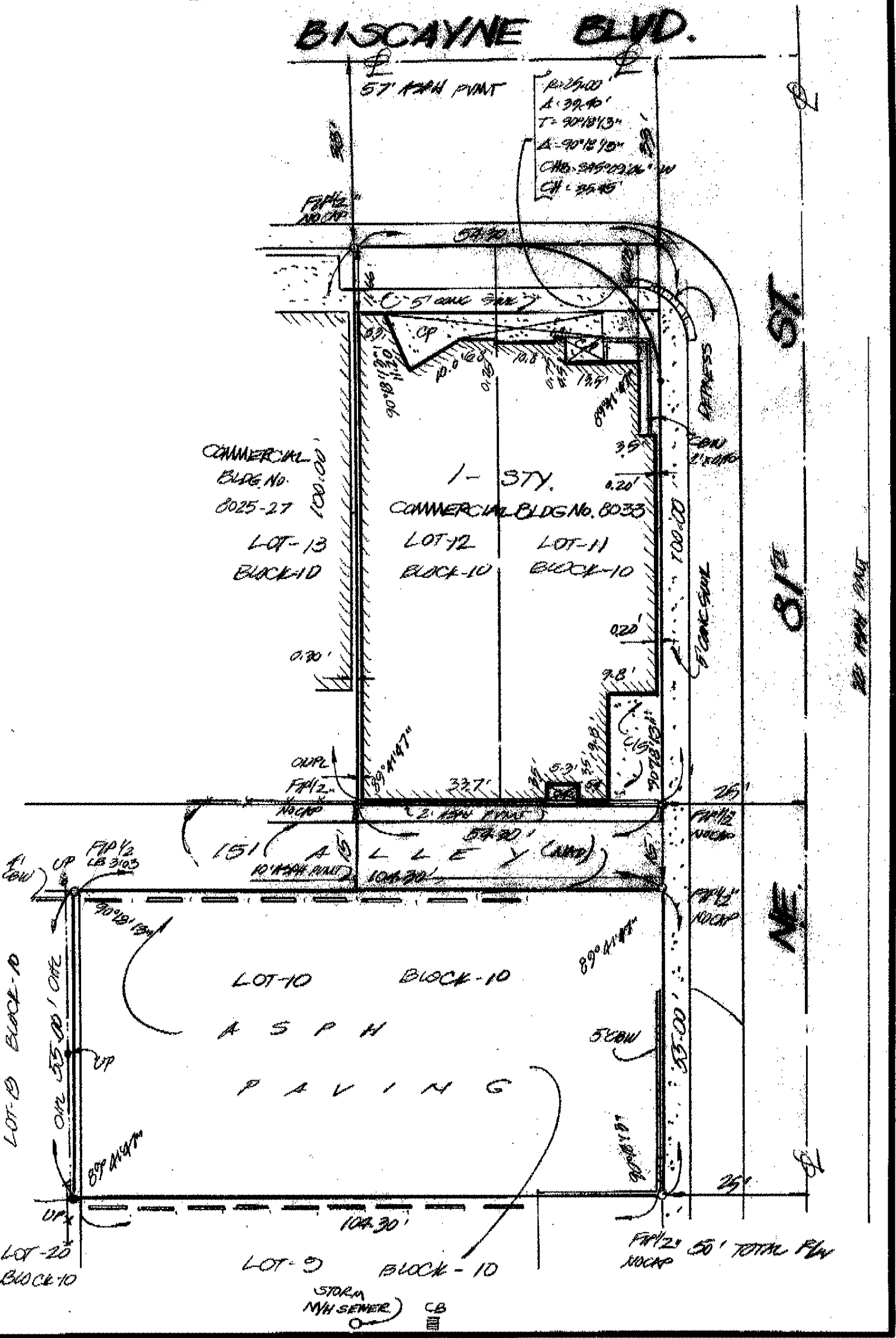
LAND SURVEYORS

SURVEY NO. 02-8507

SHEET NO. 2 OF 2

BOUNDARY SURVEY Scale 1" = 20'

BISCAYNE BLVD.



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LAND SURVEYORS

SURVEY No. 2-0008507

SHEET NO. 1 OF 2

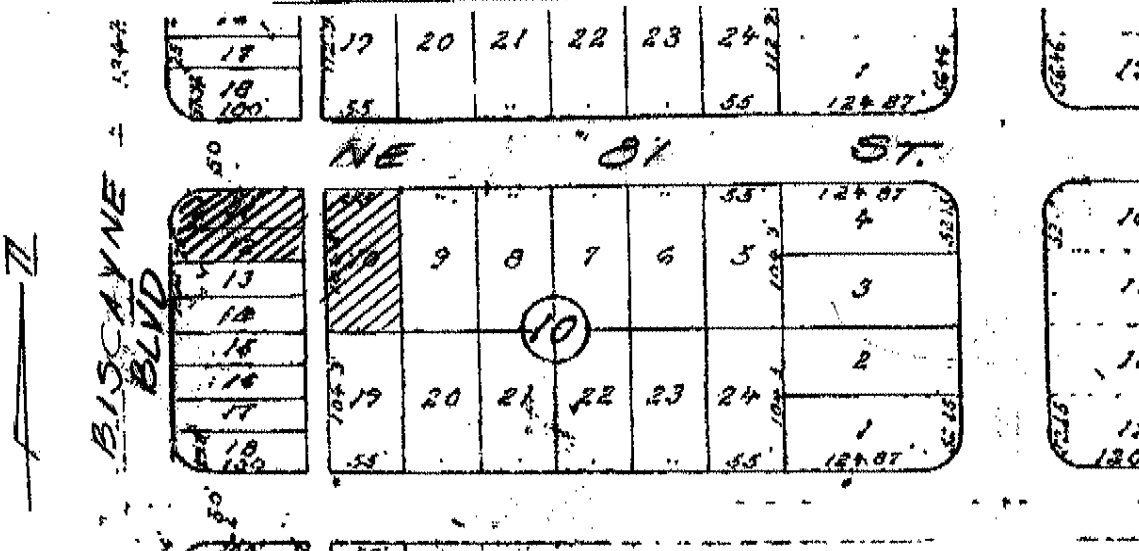
DRAWN BY: AA

Survey of Lot: 10-12 Block: 10
Subdivision: SHORE CREST
According to the Plat thereof as recorded in the Plat Book No. 10
at Page No. 23 of the public records of MIAMI-DADE County, Florida.

Property Address: 8033 BISCAYNE BLVD, MIAMI, FL 33138
For: TNA PALMS, INC.

Date: 07/19/2002

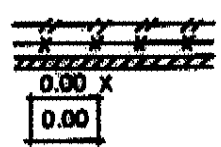
LOCATION SKETCH Scale 1" = 125'



ABBREVIATIONS AND MEANING

- 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.O.B. = BASIS OF BEARINGS.
- C. = CALCULATED.
- C.B. = CATCH BASIN.
- C.B.S. = CONCRETE BLOCK STRUCTURE.
- CBW = CONCRETE BLOCK WALL.
- CH. = CHORD DISTANCE.
- CH. B. = CHORD BEARING.
- CL. = CLEAR.
- C.L.F. = CHAIN LINK FENCE.
- C.M.E. = CANAL MAINTENANCE EASEMENT.
- CONC. = CONCRETE.
- C.P. = CONC. PORCH.
- C.S. = CONCRETE SLAB.
- D.E. = DRAINAGE EASEMENT.
- D.M.E. = DRAINAGE MAINTENANCE EASEMENT.
- DRIVE. = DRIVEWAY.
- o = 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.
- F.N.P. = FEDERAL NATIONAL INSURANCE PROGRAM.
- F.N. = FOUND NAIL.
- H. = HIGH (HEIGHT).
- IN. & EG. = INGRESS AND EGRESS EASEMENT.
- L.P. = LIGHT POLE.
- L.F.E. = LOWEST FLOOR ELEVATION.
- L.M.E. = LAKE MAINTENANCE EASEMENT.
- ' = MINUTES.
- M. = MEASURED DISTANCE.
- MON. = MONUMENT.
- 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.
- OH. = OVERHEAD.
- O.H.L. = OVERHEAD UTILITY LINES.
- OVH. = OVERHANG.
- O.R.B. = OFFICIAL RECORD BOOK.
- P.V.M.T. = 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.
- PROP. COR. = PROPERTY CORNER.
- F.N.P. = FEDERAL NATIONAL INSURANCE PROGRAM.
- P.B. = PLAT BOOK.
- PG. = PAGE.
- P.W.Y. = PARKWAY.
- PRM. = PERMANENT REFERENCE MONUMENT.
- P.L.S. = PROFESSIONAL LAND SURVEYOR.
- R. = RECORDED DISTANCE.
- RR. = RAILROAD.
- RES. = RESIDENCE.
- R/W. = RIGHT-OF-WAY.
- RAD. = RADIUS OR RADIAL.
- R.P. = RADIUS POINT.
- RGE. = RANGE.
- SEC. = SECTION.
- STY. = STORY.
- SWK. = SIDEWALK.
- S.I.P. = SET IRON PIPE L.B. #6044
- S. = SOUTH.
- S.N.D. = SET NAIL & DISK L.B. #6044.
- SP. = SCREENED PORCH.
- " = SECONDS.
- T. = TANGENT.
- TWP. = TOWNSHIP.
- U.E. = UTILITY EASEMENT.
- UTIL. = UTILITY.
- U.P. = UTILITY POLE.
- W.M. = WATER METER.
- W.F. = WOOD FENCE.
- W.S. = WOOD SHED.
- Δ = CENTRAL ANGLE.
- W. = WEST.
- C = CENTER LINE.
- ∠ = ANGLE.

LEGEND TYPICAL



- WOOD FENCE.
- CHAIN LINK FENCE.
- C.B.S. WALL (C.B.W.)
- EXISTING ELEVATIONS.
- PROPOSED ELEVATIONS.

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. IF SHOWN, ELEVATIONS ARE REFERRED TO

B.M.# _____ ELEV. _____ OF N.G.V.D. OF 1929.

3. THIS IS A SPECIFIC PURPOSE SURVEY.

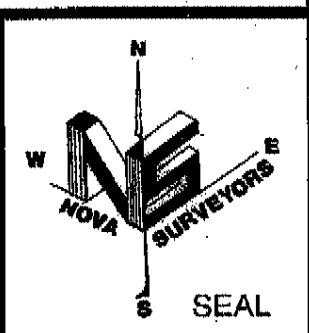
4. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT. I HEREBY CERTIFY THAT THIS 'BOUNDARY SURVEY' OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: *George Ibarra* 7-23-02
GEORGE IBARRA (DATE OF FIELD WORK),
PROFESSIONAL LAND SURVEYOR NO. 2534
STATE OF FLORIDA. (VALID COPIES OF THIS SURVEY WILL
BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND
SURVEYOR).

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):
EXAMINATION 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. EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE SHOWN.
THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS. 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 CONSTRUCTION, UNLESS OTHERWISE NOTED. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
FENCE OWNERSHIP NOT DETERMINED.
THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
THE FNP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE

REVISED ON _____
REVISED ON _____

Situated in Zone: AE Community/Panel/Suffix: 120635-0181-J
Date of Firm: 07/17/1995 Base Flood Elevation: 8FT
Certified to: TNA PALMS, INC.
LAW OFFICES OF JEFFREY E. LEVEY, P.A.
ATTORNEY'S TITLE INSURANCE FUND, INC.
INTERCREDIT BANK N.A., ITS SUCCESSORS AND/OR ASSIGNS



5582 N.W. 7th STREET, SUITE 202
MIAMI, FLORIDA 33126
TELEPHONE: (305) 264-2860
FAX: (305) 264-0229

Nona Surveyors Inc.

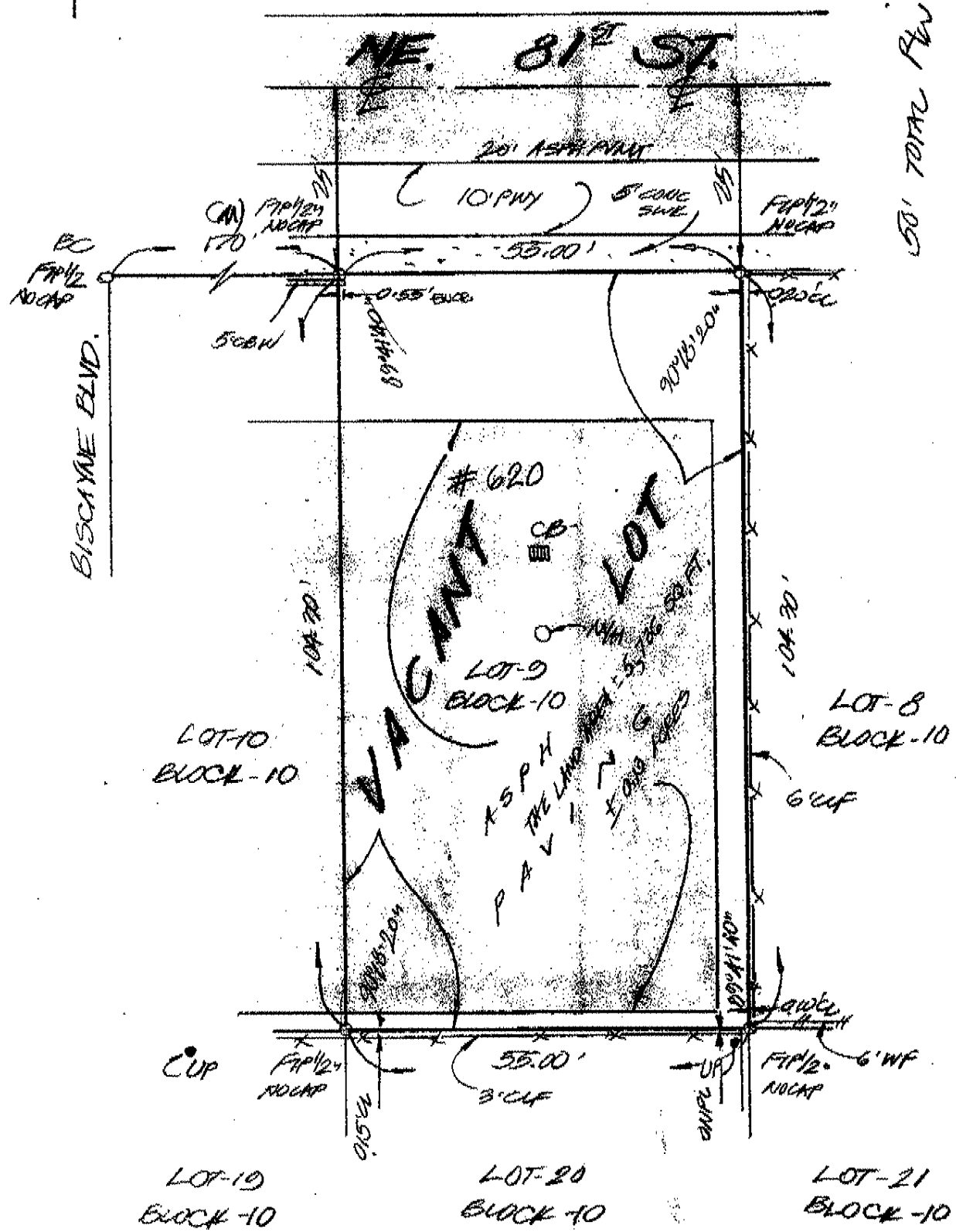
SURVEY NO. 03-14735

LAND SURVEYORS

SHEET NO. 2 OF 2

AA

BOUNDARY SURVEY Scale 1" = 20'



5582 N.W. 7th STREET SUITE 202
MIAMI, FLORIDA 33126
TELEPHONE: (305) 220-3171
FAX (305): 264-0229

Nova Surveyors Inc.

SURVEY No. ~~0014735~~

LAND SURVEYORS

SHEET No. 1 OF 2

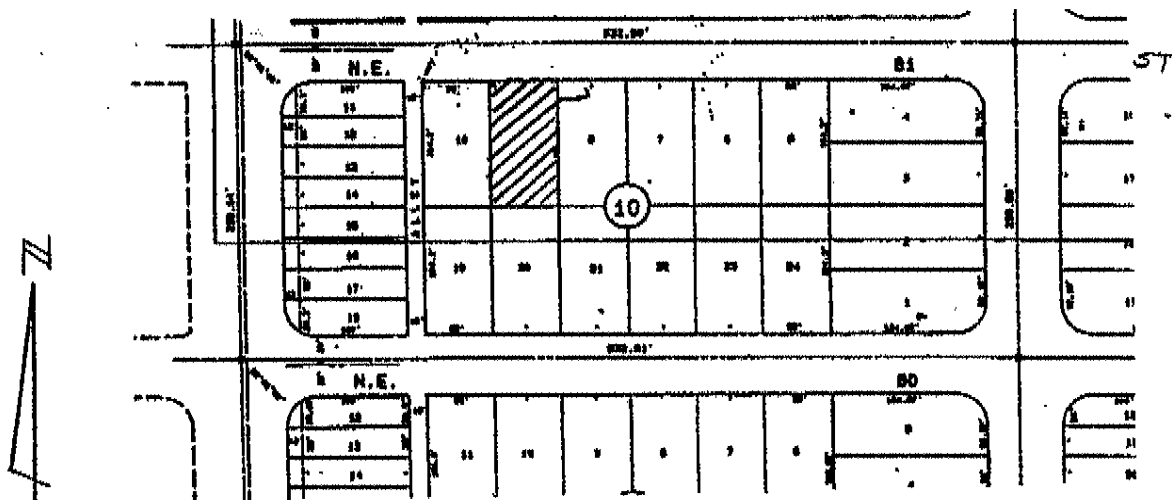
DRAW BY: EDD

Survey of Lot: 9 Block: 10
Subdivision: SHORES CREST
According to the Plat thereof as recorded in the Plat Book No. 10
at Page No. 23 of the public records of MIAMI-DADE County, Florida.

Property Address: 620 NE 81 ST, MIAMI, FL 33138
For: TODD LEONI

Date: 12/15/2003

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



ABBREVIATION AND MEANING

A = ARC	F.F.E. = FINISHED FLOOR ELEVATION.	P.R.C. = POINT OF REVERSE CURVE
A/C = AIR CONDITIONER PAD.	F.N.D. = FOUND NAIL & DISK	P.B. = PLAT BOOK.
A.E. = ANCHOR EASEMENT.	FR = FRAME.	P.G. = PAGE.
A/R = ALUMINIUM ROOF.	FT = FEET.	P.W. = PARKWAY.
A/S = ALUMINIUM SHED.	FNIP = FEDERAL NATIONAL INSURANCE	PRM = PERMANENT REFERENCE MONUMENT.
ASPH. = ASPHALT.	F.N. = FOUND NAIL.	P.L.S. = PROFESSIONAL LAND SURVEYOR.
B.C. = BLOCK CORNER.	H. = HIGH (HEIGHT)	R. = RECORDED DISTANCE.
BLDG. = BUILDING.	I.N.&E.G. = INGRESS AND EGRESS EASEMENT.	RR. = RAIL ROAD.
B.M. = BENCH MARK	L.P. = LIGHT POLE.	RES. = RESIDENCE.
B.O.B. = BASIS OF BEARINGS.	L.F.E. = LOWEST FLOOR ELEVATION.	R/W = RIGHT-OF-WAY.
C = CALCULATED	L.M.E. = LAKE MAINTENANCE EASEMENT	RAD. = RADIUS OF RADIAL.
C.B. = CATCH BASIN.	M. = MEASURED DISTANCE.	R.P. = RADIUS POINT.
C.B.S. = CONCRETE BLOCK STRUCTURE	M/M = MANHOLE.	RGE. = RANGE.
CBW = CONCRETE BLOCK WALL.	M/L = MONUMENT LINE.	SEC. = SECTION.
CH = CHORD.	N.A.P. = NOT A PART OF.	STY. = STORY.
CH.B. = CHORD BEARING.	NGVD = NATIONAL GEODETIC VERTICAL DATUM.	SWK. = SIDEWALK.
CL = CLEAR	N. = NORTH.	S.I.P. = SET IRON PIPE L.B. #8044.
C.L.F. = CHAIN LINK FENCE.	N.T.S. = NOT TO SCALE.	S. = SOUTH.
C.M.E. = CANAL MAINTENANCE EASEMENTS.	#NO. = NUMBER.	S. = SECONDS
CONC. = CONCRETE.	O/S = OFFSET.	T = TANGENT.
C.P. = CONC. PORCH.	O.H. = OVERHEAD	TWP = TOWNSHIP.
C.S. = CONCRETE SLAB.	O.H.L. = OVERHEAD UTILITY LINES	UTIL. = UTILITY.
D.E. = DRAINAGE EASEMENT	O.VH. = OVERHANG	U.P. = UTILITY POLE.
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS	P.V.M.T. = PAVEMENT.	W.M. = WATER METER.
DRIVE = DRIVEWAY	PL. = PLANTER.	W.F. = WOOD FENCE.
D = DEGREES.	P.L. = PROPERTY LINE.	W.S. = WOOD SHED.
E = EAST.	P.C.C. = POINT OF COMPOUND CURVE	W/R = WOOD ROOF.
E.T.P. = ELECTRIC TRANSFORMER PAD	P.C. = POINT OF CURVE.	Δ = CENTRAL ANGLE.
ELEV. = ELEVATION.	P.T. = POINT OF TANGENCY.	☉ = CENTER LINE.
ENCR. = ENCROACHMENT.	POC. = POINT OF COMMENCEMENT.	∠ = ANGLE.
F.H. = FIRE HYDRANT.	POB. = POINT OF BEGINNING.	
F.I.P. = FOUND IRON PIPE.		
F.I.R. = FOUND IRON ROD.		

LEGEND TYPICAL

- CLF = CHAIN LINK FENCE
- XXXX C.B.S. WALL (CBW)
- IF = IRON FENCE
- OH = OVERHEAD UTILITY LINES
- WF = WOOD FENCE
- * 0.00 = EXISTING ELEVATIONS.
- [0.00] = PROPOSED ELEVATIONS.

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). IF SHOWN, ELEVATIONS ARE REFERRED TO BM# _____ ELEV. _____ FEET. OF N.G.V.D. OF 1929.
- 3). THIS IS A SPECIFIC PURPOSE SURVEY.
- 4). 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 81G17-8, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: *George Ibarra*
GEORGE IBARRA (DATE OF FIELD WORK) 12-16-03

PROFESSIONAL LAND SURVEYOR NO. 2534
 STATE OF FLORIDA (VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

REVISED ON: _____
 REVISED ON: _____

Situated in Zone: AE Community/Panel/Suffix: 120650-0181-L
 Date of Firm: 07/17/1995 Base Flood Elevation: 8 FT
 Certified to: TODD LEONI
 FIRST AMERICAN TITLE INSURANCE COMPANY
 ASHLEY TITLE COMPANY

