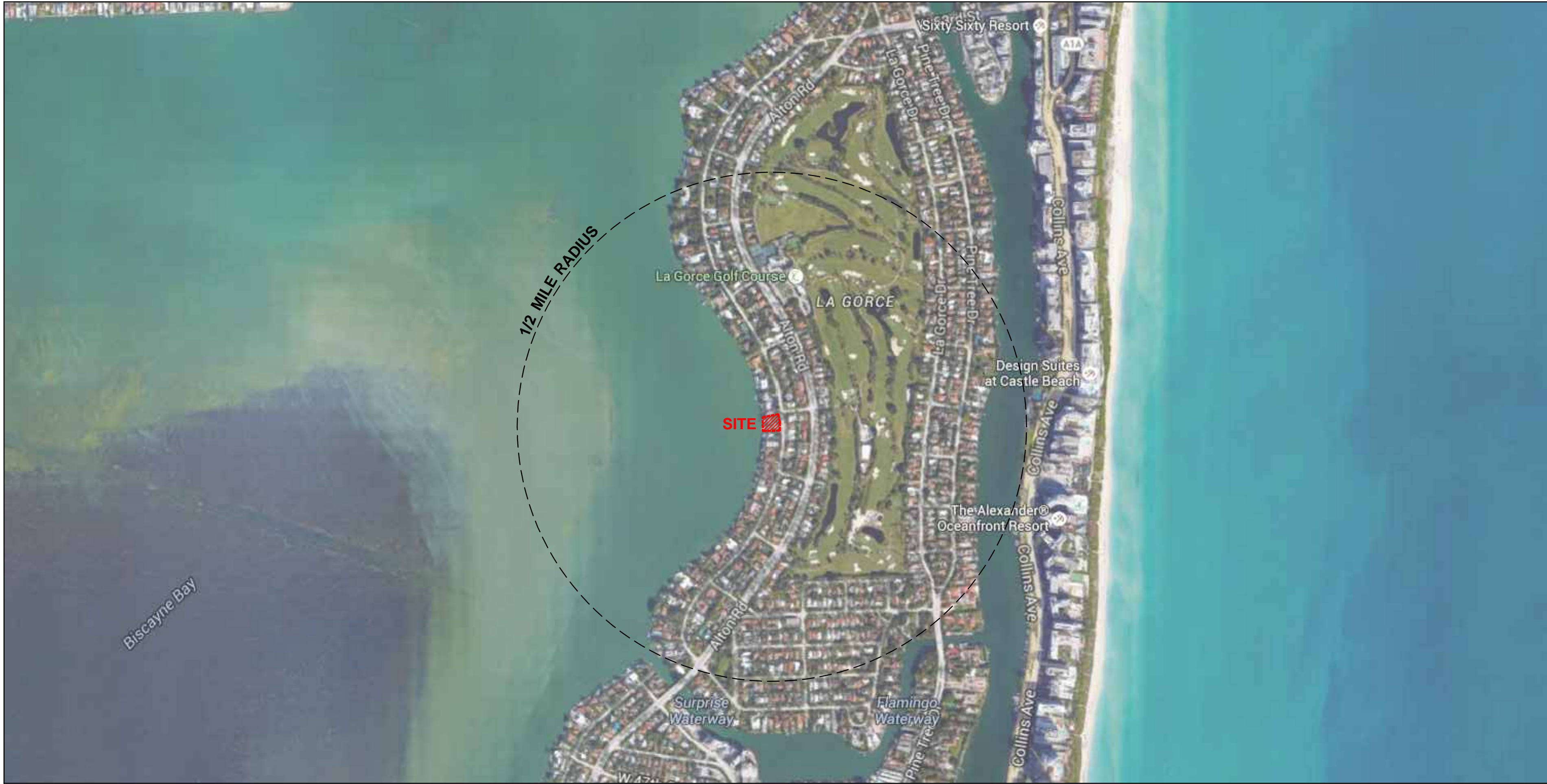


1 2 LOCATION MAP
Scale: N.T.S.

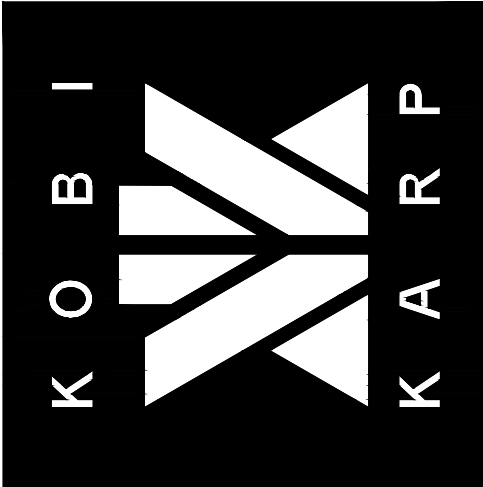


1 LOCATION MAP
Scale: N.T.S.

PLANNING BOARD - FINAL SUBMITTAL 04/06/2016

DRAWN BY:
CHECKED BY:
DATE: 12.11.2015

A0.03



ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2915 Biscayne Boulevard
Suite 200
Miami, Florida 33137
C: 305.573.1818
F: 305.573.5196
WWW.KOBKARP.COM

KOBI KARP
Lic. # AR0012578

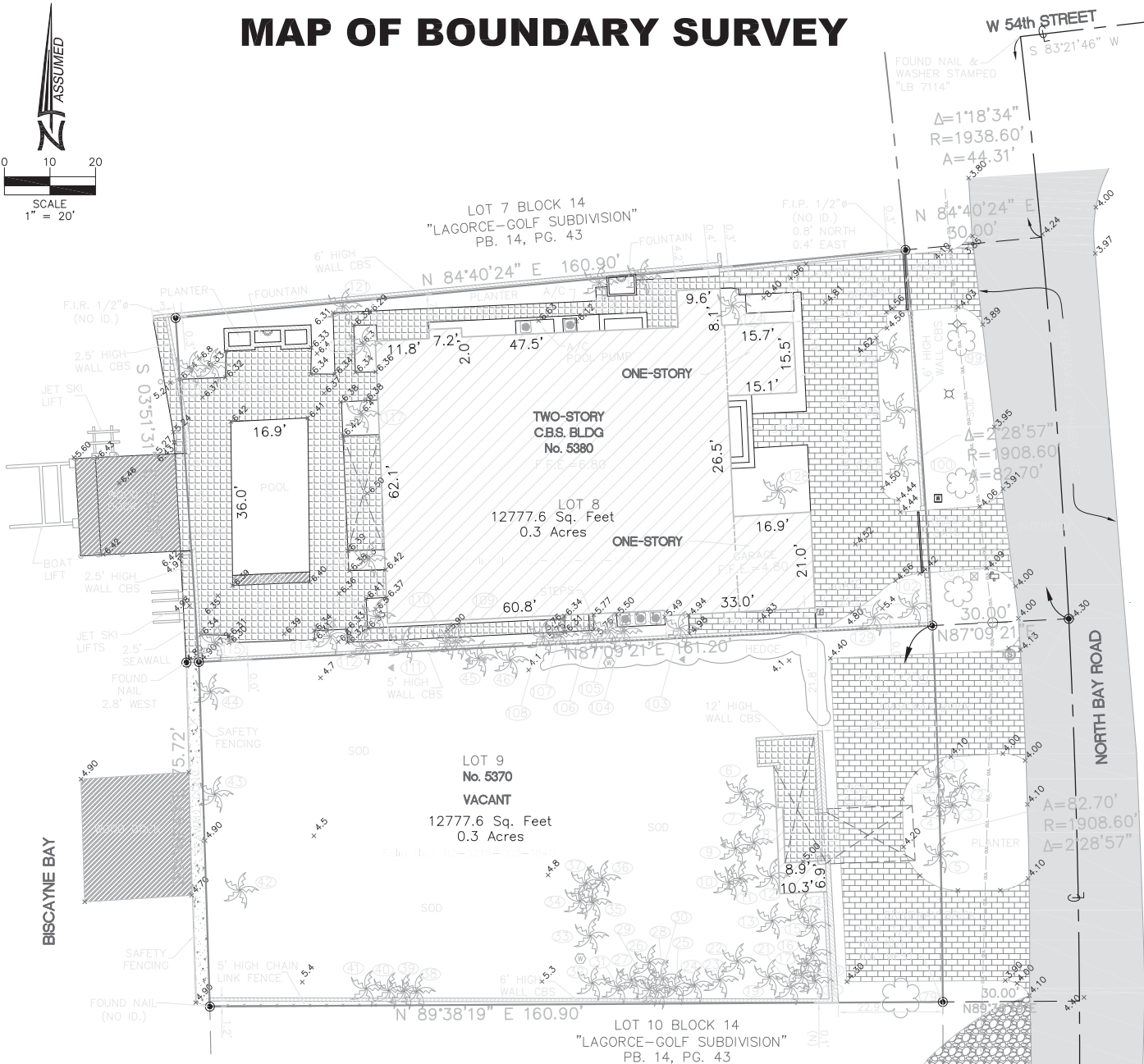
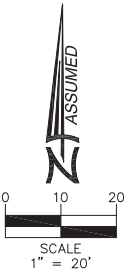
5380/5370/5350 NORTH BAY RD
MIAMI, FL 33140

LOCATION MAP

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN
CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI
KARP AIA, AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED
WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP
ARCHITECTURE & INTERIOR DESIGN, INC. AIA (S) 2014

REVISIONS / SUBMISSIONS		
1	.	.
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12	.	.

MAP OF BOUNDARY SURVEY



LEGEND:	
P.B. = PAGE	— = RIGHT OF WAY LINE
P.O.B. = POINT OF BEGINNING	— = PROPERTY LINE
E = EASEMENT LINE	— = IRON FENCE
F.I.P. = FOUND IRON PIPE	— = WOOD FENCE
F.I.R. = FOUND IRON REBAR	— = CHAIN LINK FENCE
(M) = MEASURED VALUE	— = WATER LINE
(R) = RECORD VALUE	— = UNKNOWN LINE
A = ARC DISTANCE	— = STORM LINE
BLDG. = BUILDING	— = SEWER LINE
C.B. = CATCH BASIN	— = ELECTRIC LINE
C.B.S. = CONCRETE BLOCK STRUCTURE	— = GAS LINE
CH. = CHORD DISTANCE	— = BRICK
(C) = CALCULATED VALUE	— = CONCRETE
E = CENTER LINE	— = GRAVEL
CONC. = CONCRETE	— = TILE
P.R.C. = POINT OF REVERSE CURVE	— = PAVEMENT
P.C. = POINT OF CURVATURE	— = CBS WALL
F.N.D. = FOUND NAIL/DISK	
P.C.C. = POINT OF COMPOUND CURVE	
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	
P.B. = PLAT BOOK	
P.C.P. = PERMANENT CONTROL POINT	
R = RADIAL	
RAD. = RESIDENCE	
RES. = RIGHT OF WAY	
SEC. = SECTION	
S.I.P. = SET IRON PIPE	
F.F.E. = FINISH FLOOR ELEVATION	
S.I.R. = SET IRON REBAR	
P.O.C. = POINT OF COMMENCEMENT	
F.N. = FOUND NAIL	
P.T. = POINT OF TANGENCY	

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

- The date of completion of the field work of the Boundary Survey was on November 23, 2015.
- The date of completion of the field work of the Boundary Survey was on February 08, 2016.

SECTION 2) LEGAL DESCRIPTION:

Lots 8 and 9 in Block 14 of "LAGORCE-GOLF SUBDIVISION", according to the plat thereof, as recorded in Plat Book 14, at Page 43, of the Public Records of Miami-Dade County Florida.

(Warranty Deed, dated April 27, 2011 recorded in Official Records Book 27670, Page 3883, Miami-Dade County Records) and (Warranty Deed, dated June 11, 2014 recorded in Official Records Book 29226, Pages 0294, Miami-Dade County Records).

Containing 25,555.2 Square Feet or 0.6 Acres, more or less, by calculations.

Property Address: 5370 & 5380 North Bay Road, Miami Beach, Florida, 33140.

Folio No.: 02-3215-003-1830
Folio No.: 02-3215-003-1840

TREE No	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)
1	PALM	6	18	5
2	PALM	6	18	5
3	PALM	6	18	5
4	PALM	6	18	5
5	PALM	6	18	5
6	PALM	5	25	8
7	PALM	5	25	8
8	PALM	6	20	10
9	PALM	10	10	10
10	PALM	4	10	5
11	PALM	16	40	25
12	PALM	6	30	15
13	PALM	6	30	15
14	PALM	4	20	12
15	PALM	10	30	15
16	PALM	10	30	15
17	PALM	10	15	5
18	PALM	12	30	30
19	PALM	10	30	15
20	PALM	12	30	20
21	PALM	12	30	30
22	PALM	5	25	15
23	PALM	5	15	5
24	PALM	10	30	20
25	PALM	4	30	10
26	PALM	3	20	5
27	PALM	5	30	6
28	PALM	5	30	6
29	PALM	5	30	6
30	PALM	8	15	15
31	PALM	5	30	6
32	PALM	10	30	20
33	PALM	6	25	8
34	PALM	6	25	8
35	PALM	10	30	20
36	PALM	6	25	8
37	PALM	6	25	8
38	PALM	8	30	15
39	PALM	8	30	15
40	PALM	8	20	15
41	PALM	8	20	15
42	PALM	4	15	5
43	PALM	4	15	5
44	PALM	4	15	5
45	PALM	5	30	8
46	PALM	5	30	8

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=20') or smaller.

SECTION 4) SOURCES OF DATA:

Bearings as shown hereon are based upon the Southerly Boundary Line with an assumed bearing of S87°52'44"E, said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone "AE" Elevation 8.0', as per Federal Emergency Management Agency (FEMA) Community Number 120651 (City of Miami Beach), Map Panel No. 12086C309, Suffix L, Map Revised Date: September 11, 2009.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929 (NGVD 1929). Benchmark used, City of Miami Beach, Benchmark Number D-113, Elevation 2.16 feet (NAVD-88). This Benchmark elevation was added 1.55 to be converted to (NGVD 1929) from North American Vertical Datum (NAVD 1988)

SECTION 5) LIMITATIONS:

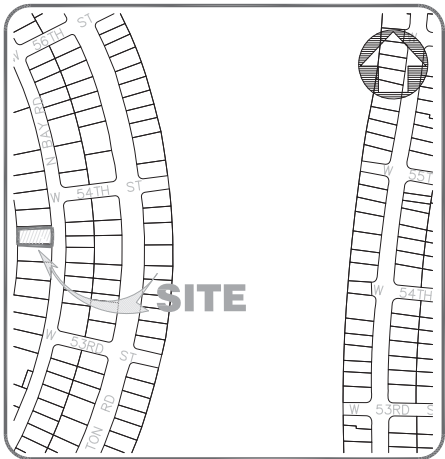
Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 22 - TOWNSHIP 53 SOUTH - RANGE 42 EAST



LOCATION MAP

TREE No	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)
99	TREE	8	20	15
100	TREE	12	25	15
101	TREE	12	25	15
102	PALM	12	40	10
103	PALM	12	30	12
104	PALM	6	25	10
105	PALM	6	25	10
106	PALM	8	15	8
107	PALM	8	15	10
108	PALM	10	25	10
109	PALM	12	25	10
110	PALM	12	25	10
111	PALM	8	25	10
112	PALM	6	25	10
113	PALM	12	25	10
114	PALM	10	25	8
115	PALM	4	20	10
116	PALM	14	40	10
117	PALM	14	40	10
118	PALM	30	25	10
119	PALM	30	25	10
120	PALM	12	20	12
121	PALM	8	15	10
122	PALM	12	30	15
123	PALM	12	30	15
124	PALM	12	20	10
125	PALM	8	20	10
126	PALM	8	20	10
127	PALM	8	20	10
128	PALM	12	30	12
129	PALM	12	40	12

SECTION 6) CLIENT INFORMATION:

This Boundary Survey was prepared at the request of and certified to:

MEDITERRANEAN ESTATES, INC

SECTION 7) SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097

By: _____
Raul Izquierdo, PSM
Registered Surveyor and Mapper LS6099
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

REVISIONS			
1.	6.	7.	16.
2.	7.	12.	17.
3.	8.	13.	18.
4.	9.	14.	19.
5.	10.	15.	20.

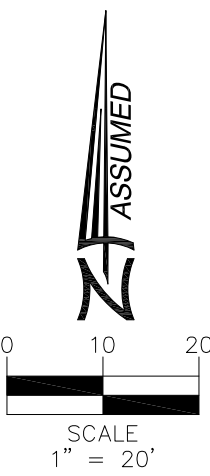


LAND SURVEYOR AND MAPPERS
LAND DEVELOPMENT CONSULTANTS
SUBSURFACE UTILITY ENGINEERING
1985 NW 88th Court, Suite 201 • Doral, FL 33172 • P: +1(305)266-1188 • F: +1(305)207-4845 • W: www.hadonne.com

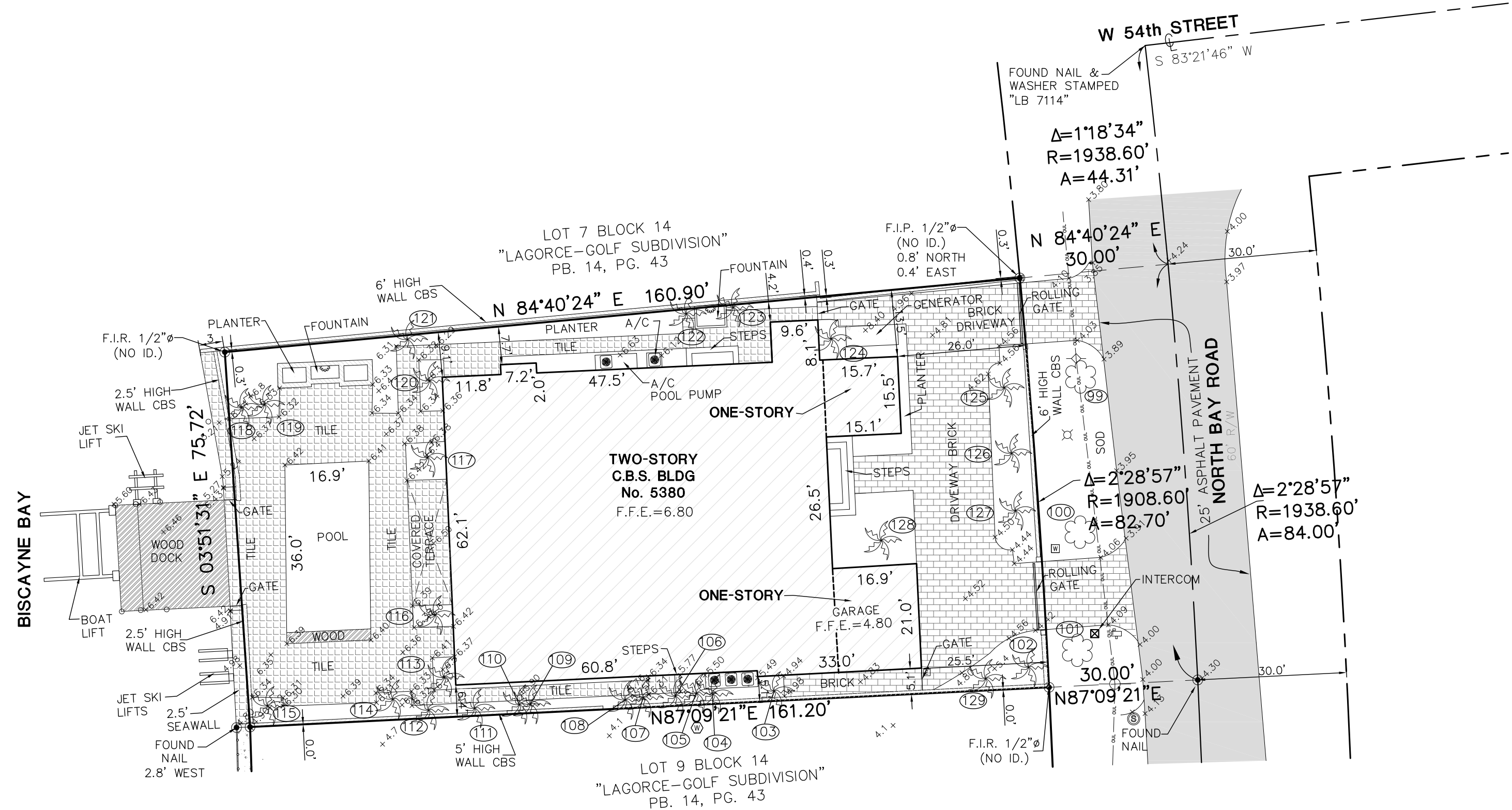
MAP OF BOUNDARY SURVEY
for
MEDITERRANEAN ESTATES, INC.
of
5370 & 5380 NORTH BAY ROAD, MIAMI BEACH, FL. 33140

Field Book: 360/42
DRAWN BY: DC/BG
TECH BY: RI
QA/QC BY: AH

Job No.:
15162
1/1



MAP OF BOUNDARY SURVEY



LEGEND:	
P.B. = PAGE	— — — — — = RIGHT OF WAY LINE
P.O.B. = POINT OF BEGINNING	— — — — — = PROPERTY LINE
R = RECORD VALUE	— — — — — = EASEMENT LINE
F.I.P. = FOUND IRON PIPE	— — — — — = IRON FENCE
F.I.R. = FOUND IRON REBAR	— — — — — = WOOD FENCE
(M) = MEASURED VALUE	— — — — — = CHAIN LINK FENCE
(R) = RECORD VALUE	— — — — — = OVERHEAD UTILITY LINE
A = ARC DISTANCE	— — — — — = WATER LINE
B.D.G. = BUILDING	— — — — — = UNKNOWN LINE
C.B. = CATCH BASIN	— — — — — = STORM LINE
C.B.S. = CONCRETE BLOCK STRUCTURE	— — — — — = SEWER LINE
CH = CHORD DISTANCE	— — — — — = ELECTRIC LINE
(C) = CALCULATED VALUE	— — — — — = GAS LINE
E = CENTER LINE	— — — — — = BRICK
CONC. = CONCRETE	— — — — — = CONCRETE
F.R.C. = POINT OF REVERSE CURVE	— — — — — = GRAVEL
P.C. = POINT OF CURVATURE	— — — — — = TILE
F.N.D. = FOUND NAIL/DISK	— — — — — = PAVEMENT
P.C.C. = POINT OF COMPOUND CURVE	— — — — — = CBS WALL
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	
P.B. = PLAT BOOK	
P.C.P. = PERMANENT CONTROL POINT	
R = RADIUS	
RAD. = RADIAL	
R.S. = RESIDENCE	
R/W = RIGHT OF WAY	
SEC. = SECTION	
S.I.P. = SET IRON PIPE	
F.F.E. = FINISH FLOOR ELEVATION	
S.I.R. = SET IRON REBAR	
P.O.C. = POINT OF COMMENCEMENT	
F.N. = FOUND NAIL	
P.T. = POINT OF TANGENCY	

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

- The date of completion of the field work of the Boundary Survey was on November 23, 2015.
- The date of completion of the field work of the Boundary Survey was on February 08, 2016.

SECTION 2) LEGAL DESCRIPTION:

Lots 8 in Block 14 of "LAGORCE-GOLF SUBDIVISION", according to the plat thereof, as recorded in Plat Book 14, at Page 43, of the Public Records of Miami-Dade County Florida.

(Warranty Deed, dated April 29, 2011 recorded in Official Records Book 27670, Page 3883, Miami-Dade County Records) and (Warranty Deed, dated June 11, 2014 recorded in Official Records Book 29226, Pages 0294, Miami-Dade County Records).

Containing 12,777 Square Feet or 0.29 Acres, more or less, by calculations.

Property Address: 5380 North Bay Road, Miami Beach, Florida, 33140.

Folio No.: 02-3215-003-1830

TREE No	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)	TRUNK
1	PALM	6	18	5	
2	PALM	6	18	5	
3	PALM	6	18	5	
4	PALM	6	18	5	2T
5	PALM	6	18	5	2T
99	TREE	8	20	15	
100	TREE	12	25	15	
101	TREE	12	25	15	
102	PALM	12	40	10	
103	PALM	12	30	12	
104	PALM	6	25	10	
105	PALM	6	25	10	
106	PALM	8	15	8	
107	PALM	8	15	10	
108	PALM	10	25	10	
109	PALM	12	25	10	
110	PALM	12	25	10	
111	PALM	8	25	10	
112	PALM	6	25	10	
113	PALM	12	25	10	
114	PALM	10	25	8	
115	PALM	4	20	10	
116	PALM	14	40	10	
117	PALM	14	40	10	
118	PALM	30	25	10	
119	PALM	30	25	10	
120	PALM	12	20	12	
121	PALM	8	15	10	
122	PALM	12	30	15	
123	PALM	12	30	15	
124	PALM	12	20	10	
125	PALM	8	20	10	
126	PALM	8	20	10	
127	PALM	8	20	10	
128	PALM	12	30	12	
129	PALM	12	40	12	

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

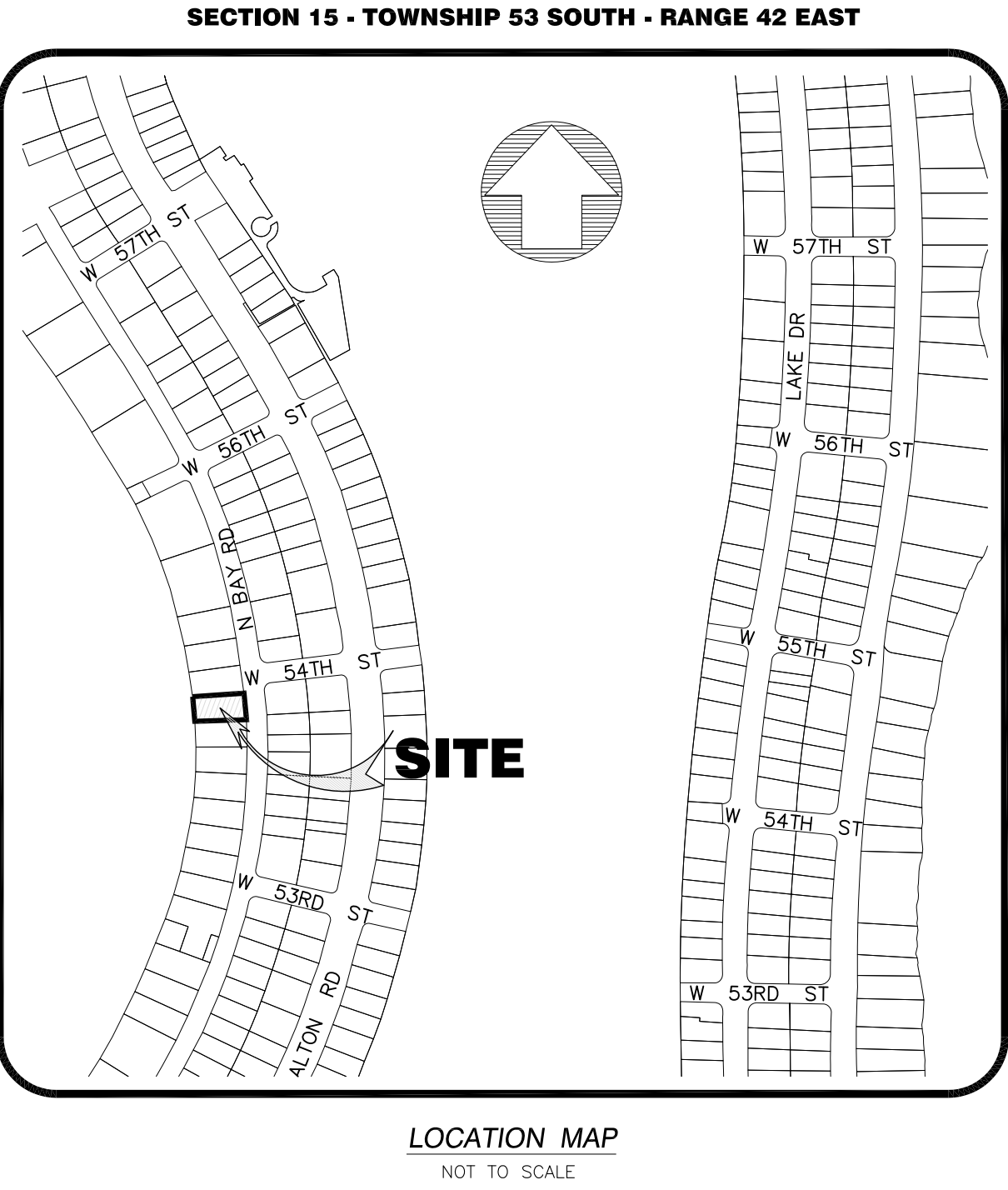
This Map of Survey is intended to be displayed at a scale of (1"=20') or smaller.

SECTION 4) SOURCES OF DATA:

Bearings as shown hereon are based upon the Southerly Boundary Line with an assumed bearing of S87°09'21"E, said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone "AE" Elevation 8.0', as per Federal Emergency Management Agency (FEMA) Community Number 120651 (City of Miami Beach), Map Panel No. 12086C309, Suffix L, Map Revised Date: September 11, 2009.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929 (NGVD 1929). Benchmark used, City of Miami Beach, Benchmark Number D-113, Elevation 2.16 feet (NAVD-88). This Benchmark elevation was added 1.55 to be converted to (NGVD 1929) from North American Vertical Datum (NAVD 1988)



SECTION 5) LIMITATIONS:

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) CLIENT INFORMATION:

This Boundary Survey was prepared at the request of and certified to:

MEDITERRANEAN ESTATES, INC

SECTION 7) SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

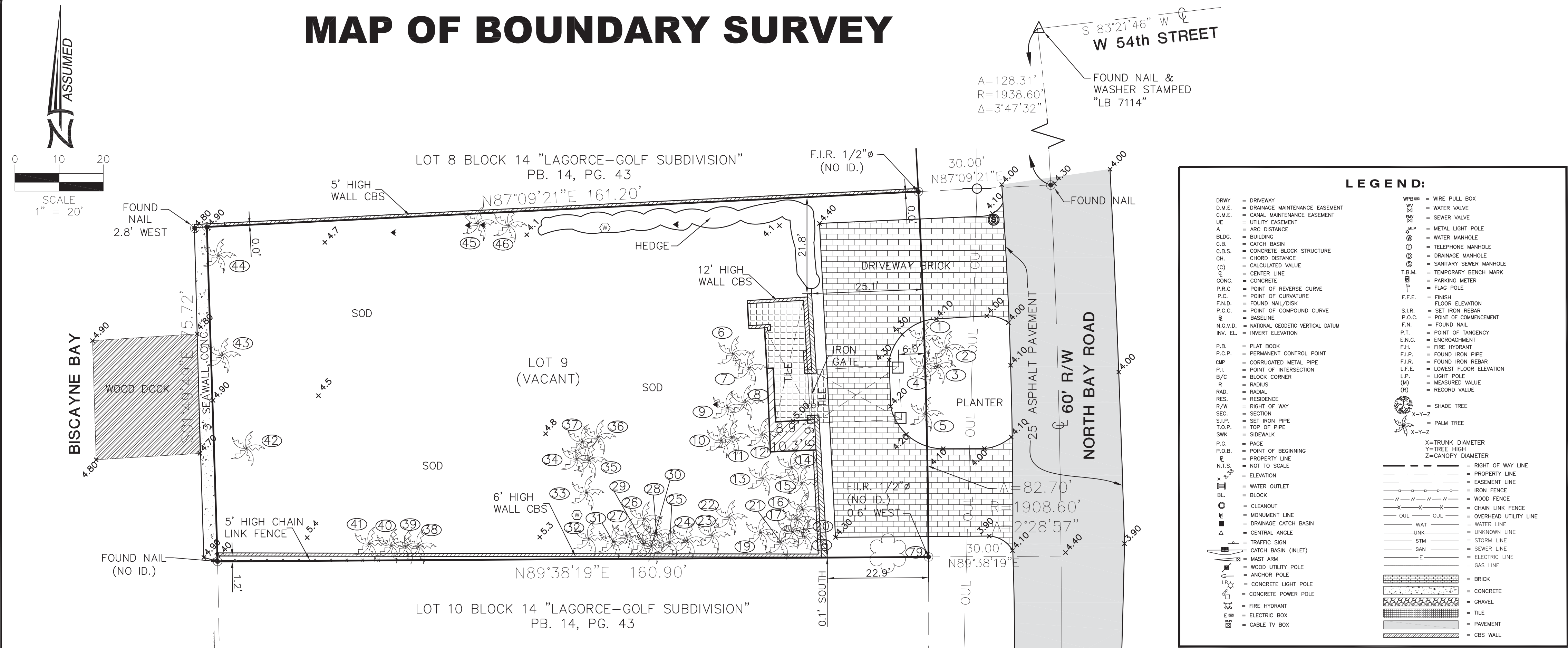
HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097

By: Abraham Hadad, PSM
Registered Surveyor and Mapper LS6006
State of Florida

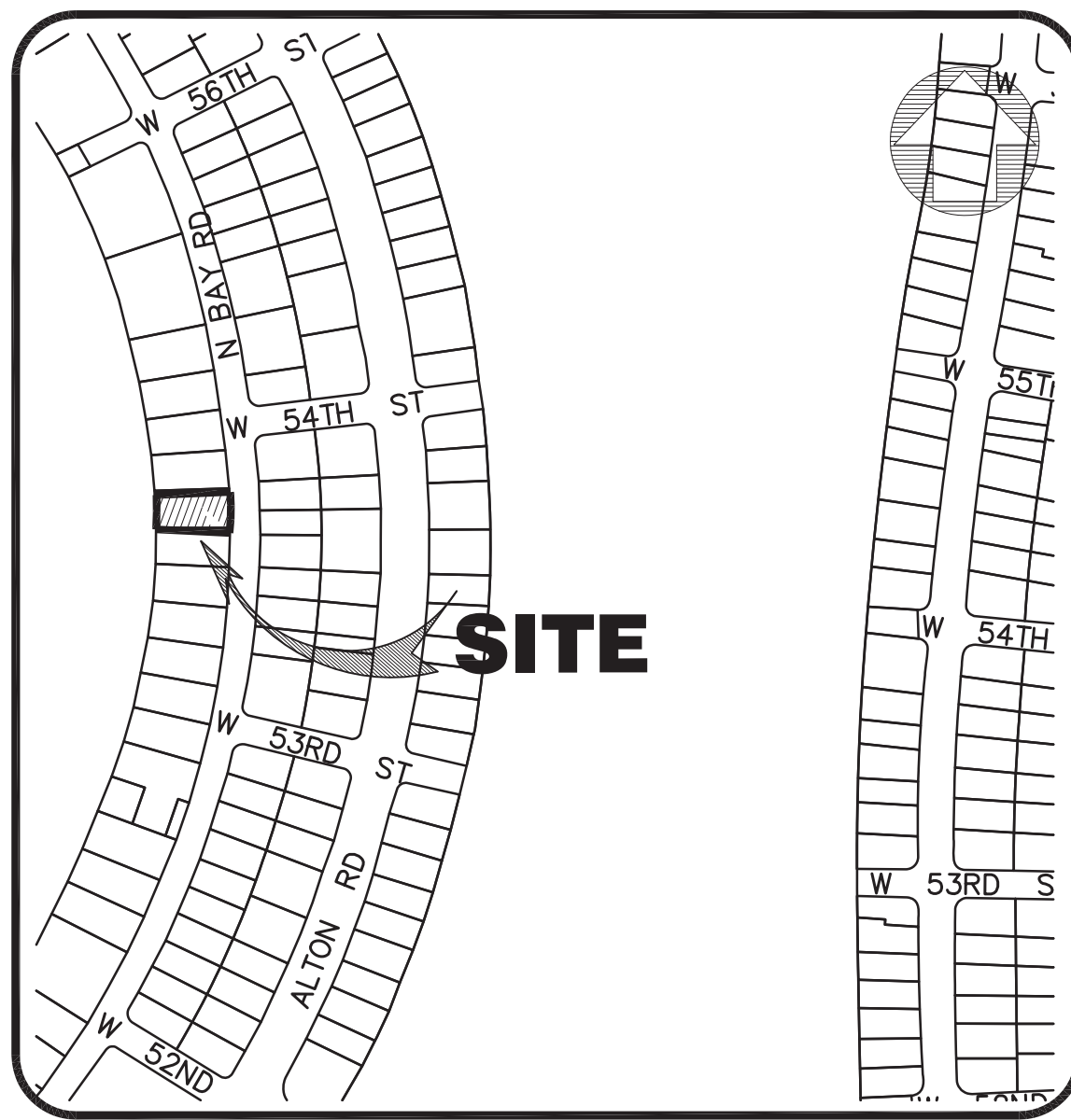
NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

REVISIONS		1	2	3	4	5
Field Book:	360/42					
DRAWN BY:	DC/BG					
TECH BY:	RI					
QA/QC BY:	AH					
Job No.:	15162					
	1/1					

MAP OF BOUNDARY SURVEY



SECTION 22 - TOWNSHIP 53 SOUTH - RANGE 42 EAST



LOCATION MAP

This property appears to be located in Flood Zone "AE" Elevation 8.0', as per Federal Emergency Management Agency (FEMA) Community Number 120651 (City of Miami Beach), Map Panel No. 12086C309, Suffix L, Map Revised Date: September 11, 2009.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929 (NGVD 1929). Benchmark used, City of Miami Beach, Benchmark Number D-113, Elevation 2.16 feet (NAVD-88). This Benchmark elevation was added 1.55 to be converted to (NGVD 1929) from North American Vertical Datum (NAVD 1988)

SECTION 5) LIMITATIONS:

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

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MEDITERRANEAN ESTATES, INC.

SECTION 7) SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097

By: _____
Abraham Hadad, PSM
Registered Surveyor and Mapper LS6006
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Boundary Survey was on November 23, 2015.

SECTION 2) LEGAL DESCRIPTION:

Lot 9 in Block 14 of "LAGORCE-GOLF SUBDIVISION", according to the plat thereof, as recorded in Plat Book 14, at Page 43, of the Public Records of Miami-Dade County Florida.

(Warranty Deed, dated March 28th, 2008, recorded in Official Records Book 29226, Page 0294, Miami-Dade County Records)

Containing 12,777.6 Square Feet or 0.3 Acres, more or less, by calculations.

Property Address: 5350 & 5370 North Bay Road, Miami Beach, Florida, 33140.

Folio No.: 02-3215-003-1840

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=20') or smaller.

SECTION 4) SOURCES OF DATA:

Bearings as shown hereon are based upon the Northerly Boundary Line with an assumed bearing of XXX°XX'XX"X, said line to be considered a well established and monumented line.

TREE No	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)	TRUNK
1	PALM	6	18	5	
2	PALM	6	18	5	
3	PALM	6	18	5	
4	PALM	6	18	5	2T
5	PALM	6	18	5	2T
6	PALM	5	25	8	
7	PALM	5	25	8	
8	PALM	6	20	10	2T
9	PALM	10	10	10	
10	PALM	4	10	5	
11	PALM	16	40	25	
12	PALM	6	30	15	3T
13	PALM	6	30	15	3T
14	PALM	4	20	12	
15	PALM	10	30	15	
16	PALM	10	30	15	
17	PALM	10	15	5	
18	PALM	12	30	30	
19	PALM	10	30	15	
20	PALM	12	30	20	
21	PALM	12	30	30	
22	PALM	5	25	15	3T
23	PALM	3	15	5	2T
24	PALM	10	30	20	3T
25	PALM	4	30	10	3T
26	PALM	3	20	5	3T
27	PALM	5	30	6	
28	PALM	5	30	6	
29	PALM	5	30	6	
30	PALM	8	15	15	
31	PALM	5	30	6	2T
32	PALM	10	30	20	2T
33	PALM	6	25	8	3T
34	PALM	6	25	8	
35	PALM	10	30	20	

TREE No	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)	TRUNK
36	PALM	6	25	8	2T
37	PALM	6	25	8	2T
38	PALM	8	30	15	
39	PALM	8	30	15	
40	PALM	8	20	15	
41	PALM	8	20	15	
42	PALM	4	15	5	3T
43	PALM	4	15	5	2T
44	PALM	4	15	5	2T
45	PALM	5	30	8	2T
46	PALM	5	30	8	
79	PAPAYA	8	15	10	

REVISIONS

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MAP OF BOUNDARY SURVEY

for
MEDITERRANEAN ESTATES, INC.

of

5350 & 5370 NORTH BAY ROAD, MIAMI BEACH, FL. 33140

Field Book: 360/42

DRAWN BY: DC/BG

TECH BY: RI

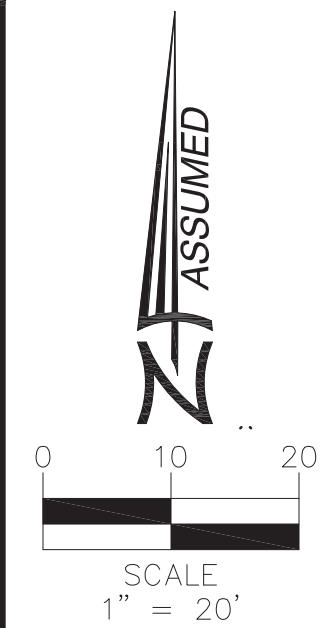
QA/QC BY: AH

Job No.:

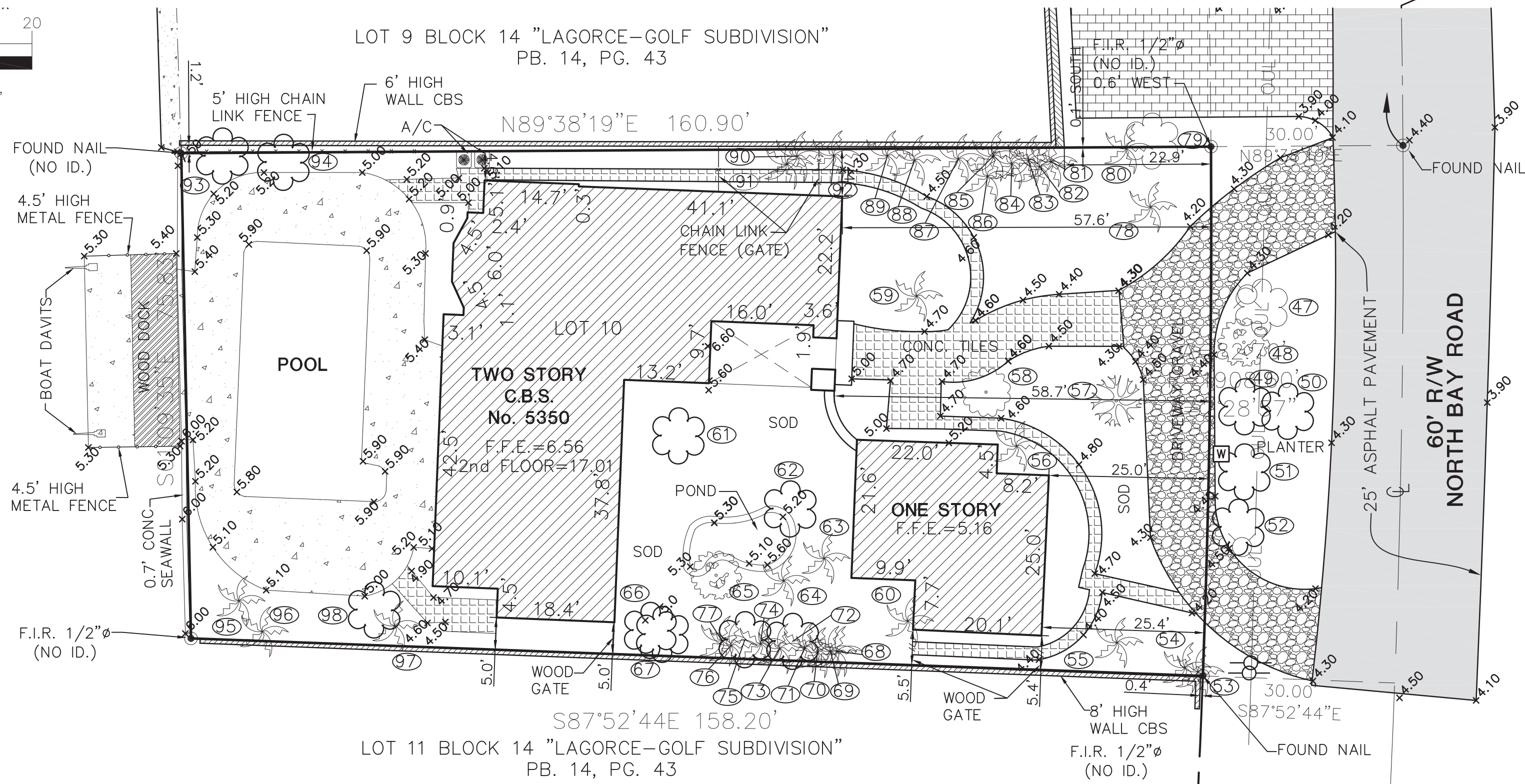
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MAP OF BOUNDARY SURVEY

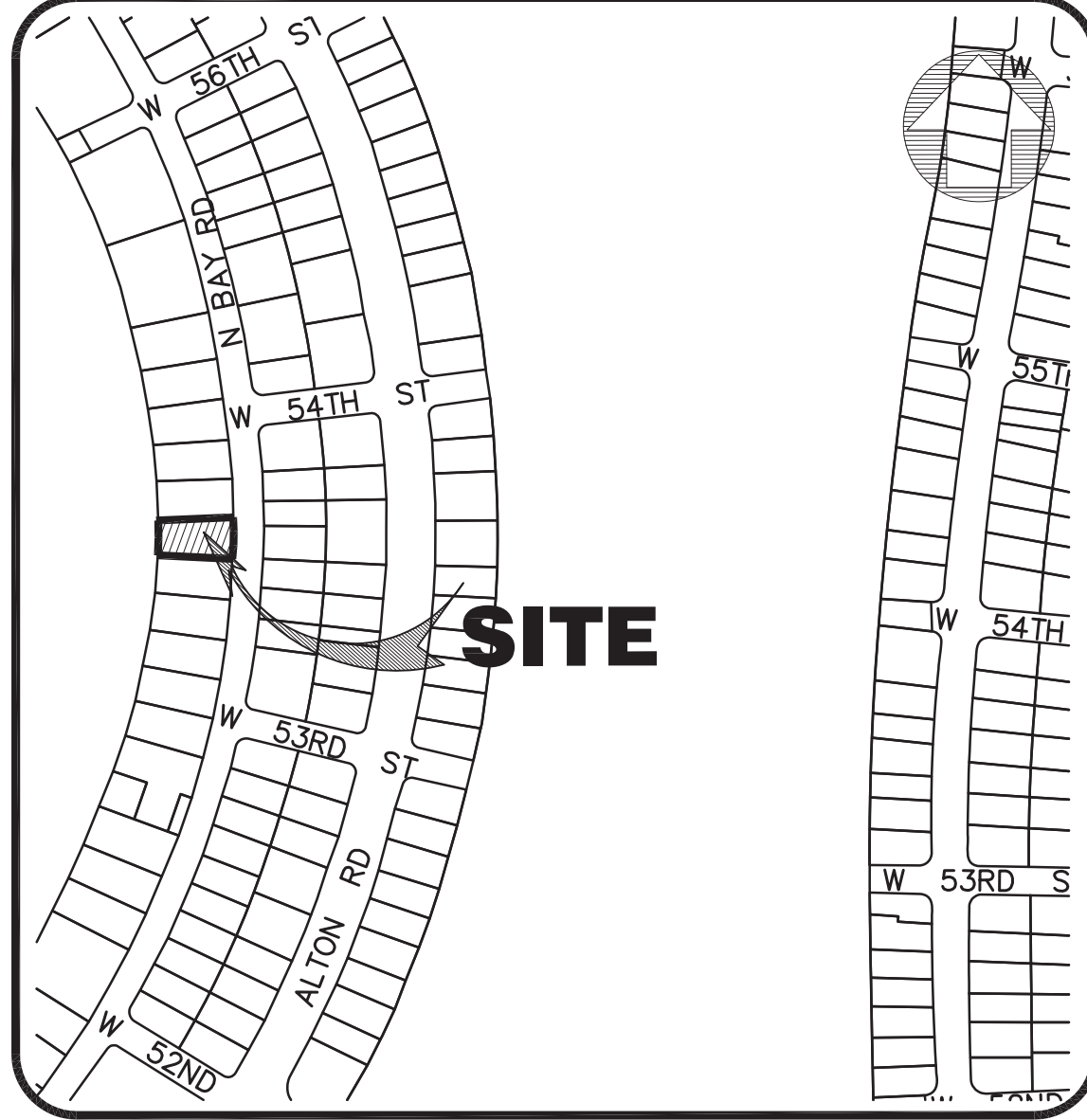


BISCAYNE BAY



LEGEND:	
DRWY	= DRIVEWAY
D.M.E.	= DRAINAGE MAINTENANCE EASEMENT
C.M.E.	= CANAL MAINTENANCE EASEMENT
UE	= UTILITY EASEMENT
A	= ARC DISTANCE
B.L.G.	= BUILDING
C.B.	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK STRUCTURE
CH	= CHURCH DISTANCE
(C)	= CALCULATED VALUE
CL	= CENTER LINE
C	= CONCRETE
P.R.C.	= POINT OF REVERSE CURVE
P.C.	= POINT OF CURVATURE
F.A.D.	= FOUND NAIL/DOCK
P.C.C.	= POINT OF COMPOUND CURVE
B	= BASELINE
N.S.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
INV. EL.	= INVERT ELEVATION
P.B.	= PLAT BOOK
P.C.P.	= PERMANENT CONTROL POINT
OMP	= CORRUGATED METAL PIPE
P.I.	= POINT OF INTERSECTION
B/C	= BLOCK CORNER
R	= RADIUS
RND	= RADIAL
RES.	= RESIDENCE
R/W	= RIGHT OF WAY
SEC	= SECTION
S.I.P.	= SET IRON PIPE
T.O.P.	= TOP OF PIPE
SWK	= SIDEWALK
P.G.	= PAGE
P.O.B.	= POINT OF BEGINNING
E	= ELEVATION
N.T.S.	= NOT TO SCALE
W	= WATER OUTLET
BL	= BLOCK
CL	= CLEAVOUT
M	= MONUMENT LINE
DB	= DRAINAGE DITCH BASIN
CA	= CENTRAL ANGLE
T	= TRAFFIC SIGN
CB	= CATCH BASIN (INLET)
MA	= MAST ARM
WU	= WOOD UTILITY POLE
AP	= ANCHOR POLE
CL	= CONCRETE LIGHT POLE
CP	= CONCRETE POWER POLE
FW	= FIRE HYDRANT
EW	= ELECTRIC BOX
CB	= CABLE TV BOX
W.P.B.	= WIRE PULL BOX
WV	= WATER VALVE
SV	= SEWER VALVE
MLP	= METAL LIGHT POLE
WM	= WATER MANHOLE
DM	= DRAINAGE MANHOLE
SSM	= SANITARY SEWER MANHOLE
T.B.M.	= TEMPORARY BENCH MARK
B	= BENCHMARK
F	= FLAG POLE
F.F.E.	= FINISH FLOOR ELEVATION
S.I.R.	= SET IRON REBAR
R.O.C.	= POINT OF COMMENCEMENT
F.N.	= FOUND NAIL
P.T.	= POINT OF TANGENCY
E.N.C.	= ENCROACHMENT
F.H.	= FIRE HYDRANT
F.I.P.	= FOUND IRON PIPE
F.I.R.	= FOUND IRON REBAR
L.F.E.	= LOWEST FLOOR ELEVATION
L.P.	= LIGHT POLE
(W)	= MEASURED VALUE
(R)	= RECORD VALUE
ST	= SHADE TREE
X-Y-Z	= PALM TREE
X-1-2	= TRUNK DIAMETER
Y-TREE HIGH	= TREE HIGH
Z-CANDY DIAMETER	= CANDY DIAMETER
---	= RIGHT OF WAY LINE
---	= PROPERTY LINE
---	= EASEMENT LINE
---	= IRON FENCE
---	= WOOD FENCE
---	= CHAIN LINK FENCE
---	= OVERHEAD UTILITY LINE
---	= WATER LINE
---	= UNKNOWN LINE
---	= STORM LINE
---	= SEWER LINE
---	= ELECTRIC LINE
---	= GAS LINE
---	= BRICK
---	= CONCRETE
---	= GRAVEL
---	= TILE
---	= PAVEMENT
---	= CBS WALL

SECTION 22 - TOWNSHIP 53 SOUTH - RANGE 42 EAST



LOCATION MAP

This property appears to be located in Flood Zone "AE" Elevation 8.0', as per Federal Emergency Management Agency (FEMA) Community Number 120651 (City of Miami Beach), Map Panel No. 12086C309, Suffix L, Map Revised Date: September 11, 2009.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929 (NGVD 1929). Benchmark used, City of Miami Beach, Benchmark Number D-113, Elevation 2.16 feet (NAVD-88). This Benchmark elevation was added 1.55 to be converted to (NGVD 1929) from North American Vertical Datum (NAVD 1988)

SECTION 5) LIMITATIONS:

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) CLIENT INFORMATION:

This Boundary Survey was prepared at the request of and certified to:

MEDITERRANEAN ESTATES, INC.

SECTION 7) SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097

By: Abraham Hadad, PSM
Registered Surveyor and Mapper LS6006
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Boundary Survey was on November 23, 2015.

SECTION 2) LEGAL DESCRIPTION:

Lot 10 in Block 14 of "LAGORCE-GOLF SUBDIVISION", according to the plat thereof, as recorded in Plat Book 14, at Page 43, of the Public Records of Miami-Dade County Florida.

Warranty Deed, dated March 28th, 2008, recorded in Official Records Book 29658, Pages 2263-2265, Miami-Dade County Records)..

Containing 12,664.0 Square Feet or 0.3 Acres, more or less, by calculations.

Property Address: 5350 North Bay Road, Miami Beach, Florida, 33140.
Folio No.: 02-3215-003-1850

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=20') or smaller.

SECTION 4) SOURCES OF DATA:

Bearings as shown hereon are based upon the Northerly Boundary Line with an assumed bearing of XXX°XX'XX"X, said line to be considered a well established and monumented line.

TREE No	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)	TRUNK
47	TREE	181	12	20	
48	OAK	24	40	40	
49	TREE	10	20	15	
50	PAPAYA	4	15	7	
51	TREE	12	30	20	
52	TREE	36	30	30	
53	PALM	5	20	7	
54	PALM	5	18	8	
55	PALM	5	18	8	
56	PALM	5	20	10	
57	MANGO	24	40	40	
58	AVOCADO	41	15	12	
59	PALM	6	15	8	3T
60	PALM	3	20	8	
61	TREE	5	15	12	
62	TREE	8	20	20	
63	PLATANO	6	25	15	
64	PALM	6	25	10	
65	OAK	20	40	40	
66	TREE	6	20	10	
67	TREE	6	20	10	
68	PALM	4	25	10	
69	PALM	4	25	10	
70	PALM	4	25	10	

TREE No	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)	TRUNK
71	PALM	4	25	10	2T
72	TREE	4	18	5	
73	PALM	4	25	10	
74	PALM	4	25	10	
75	TREE	4	15	5	
76	PALM	4	25	10	
77	PALM	4	25	10	
78	PALM	6	15	8	
79	PAPAYA	8	15	10	
80	PALM	4	25	10	
81	PALM	41	25	10	
82	PALM	4	25	10	
83	PALM	4	25	10	
84	PALM	4	25	10	2T
85	PALM	4	25	10	
86	PAPAYA	5	18	8	
87	PALM	4	25	10	2T
88	PALM	4	25	10	
89	PALM	4	25	10	
90	PALM	4	25	10	2T
91	PALM	4	25	10	
92	PALM	4	25	10	
93	TREE	4	15	10	
94	TREE	8	20	15	
95	PALM	12	12	12	
96	PALM	5	20	5	
97	PALM	5	30	10	2T
98	TREE	10	18	18	

REVISIONS			
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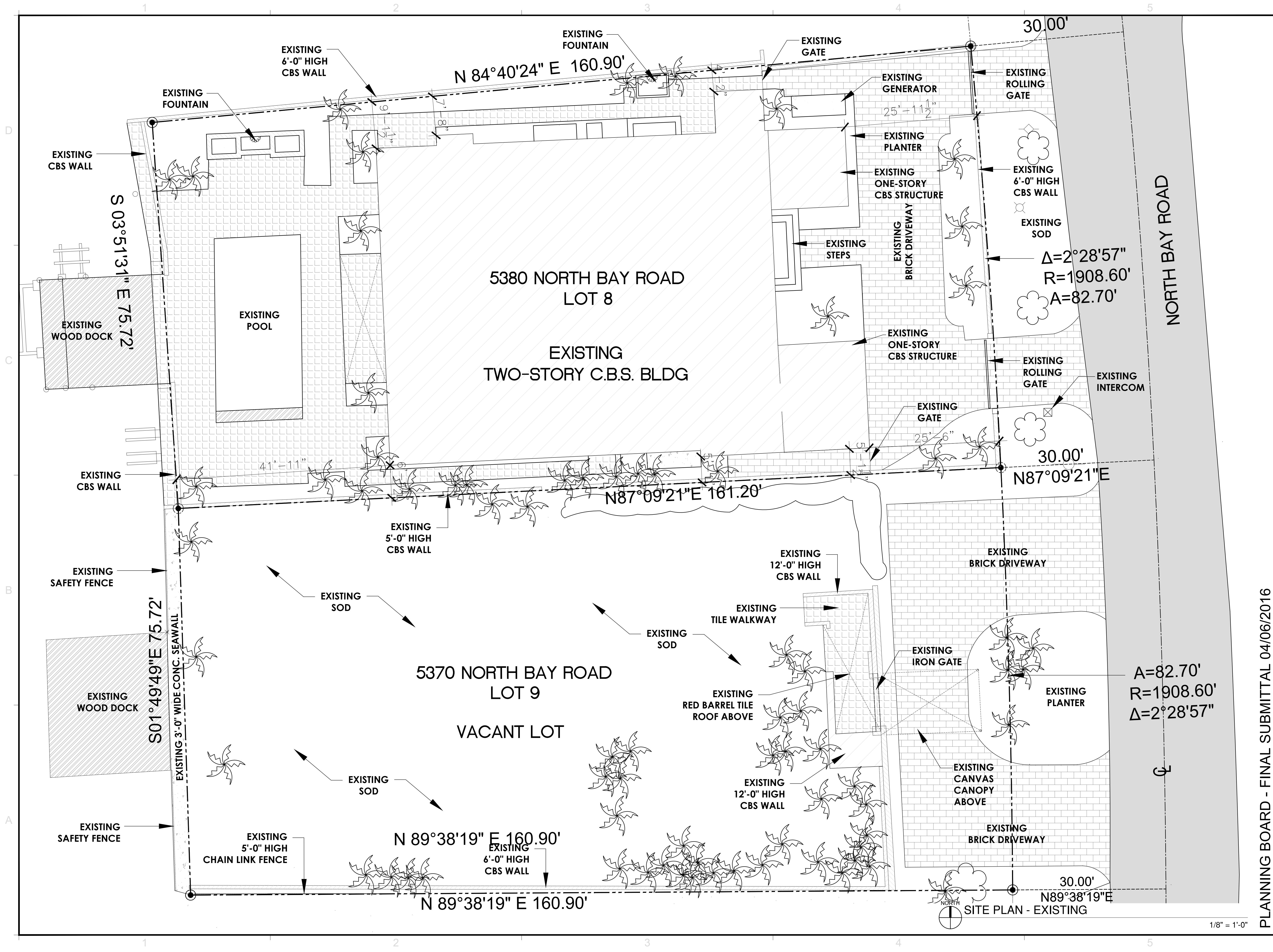
MAP OF BOUNDARY SURVEY

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MEDITERRANEAN ESTATES, INC.
of

5350 & 5370 NORTH BAY ROAD, MIAMI BEACH, FL. 33140

Field Book: 360/42
DRAWN BY: DC/BG
TECH BY: RI
QA/QC BY: AH

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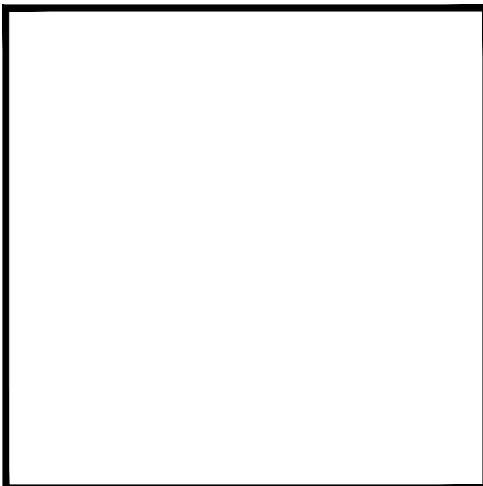


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MIAMI, FL 33140

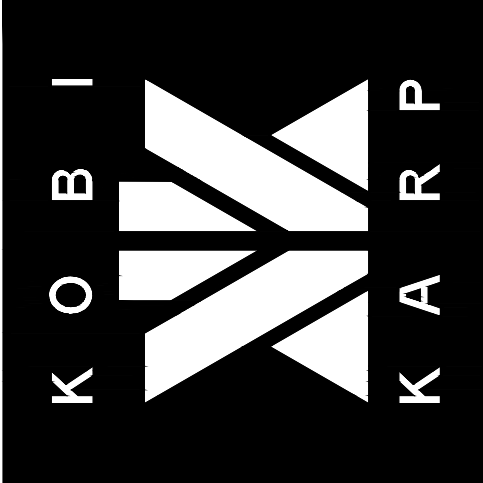
SITE PLAN
EXISTING



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PLANNING

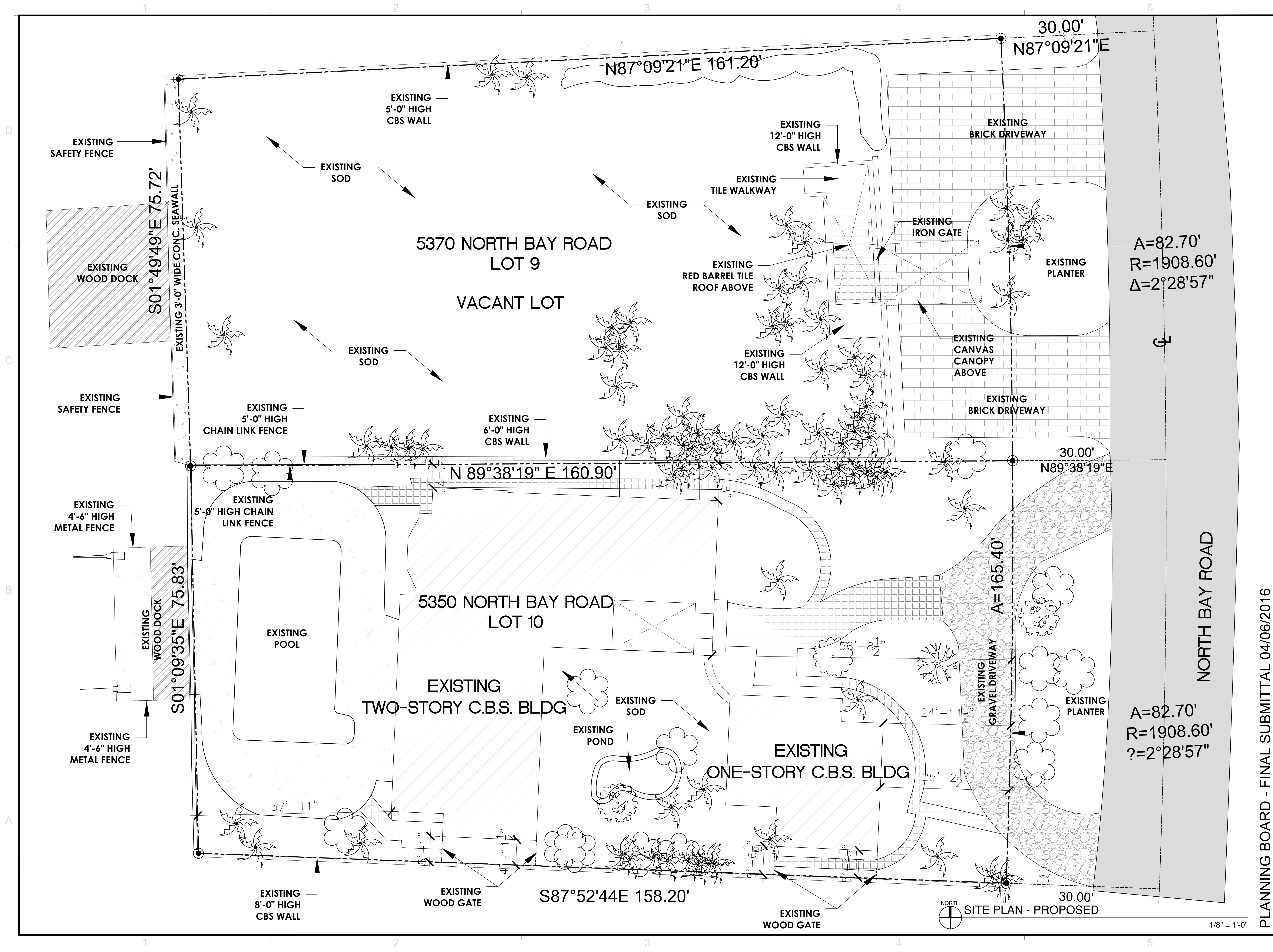
AIA ASID NCARB
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DRAWN BY:	
CHECKED BY:	
DATE:	12.11.2015

A3.00

PLANNING BOARD - FINAL SUBMITTAL 04/06/2016



REVISIONS / SUBMISSIONS	
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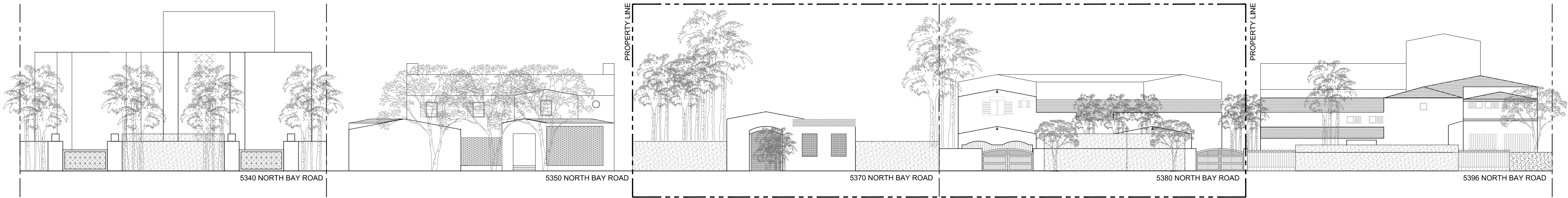
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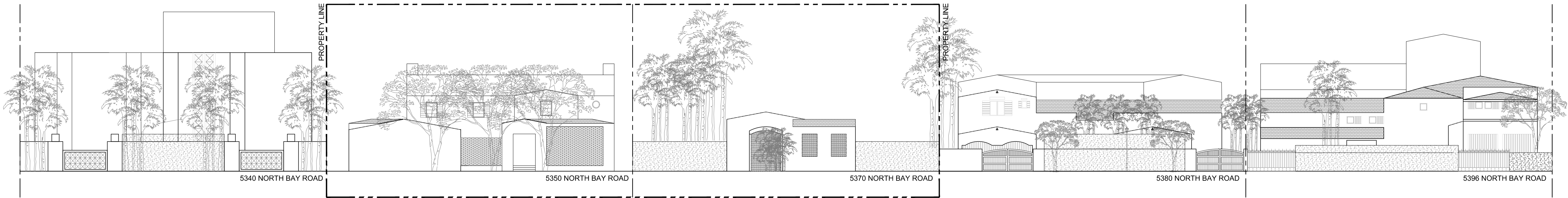
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PLANNING BOARD - FINAL SUBMITTAL 04/06/2016



1 CONTEXTUAL STREET ELEVATION-EXISTING
Scale: 1/16" = 1'-0"



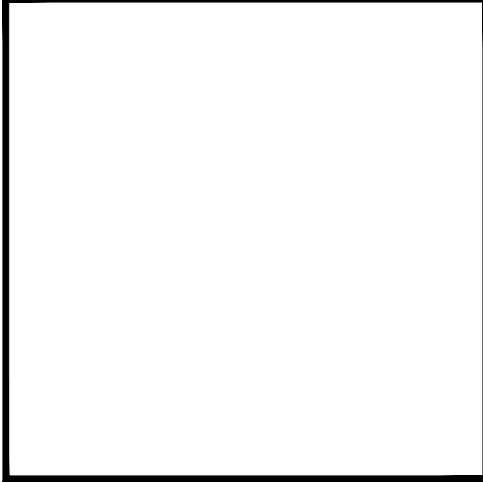
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Scale: 1/16" = 1'-0"

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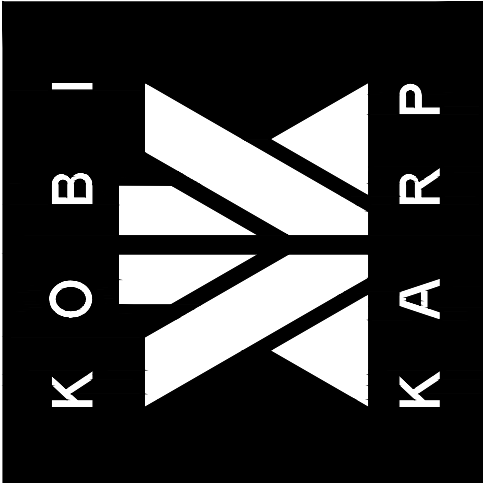
ELEVATIONS
CONTEXTUAL



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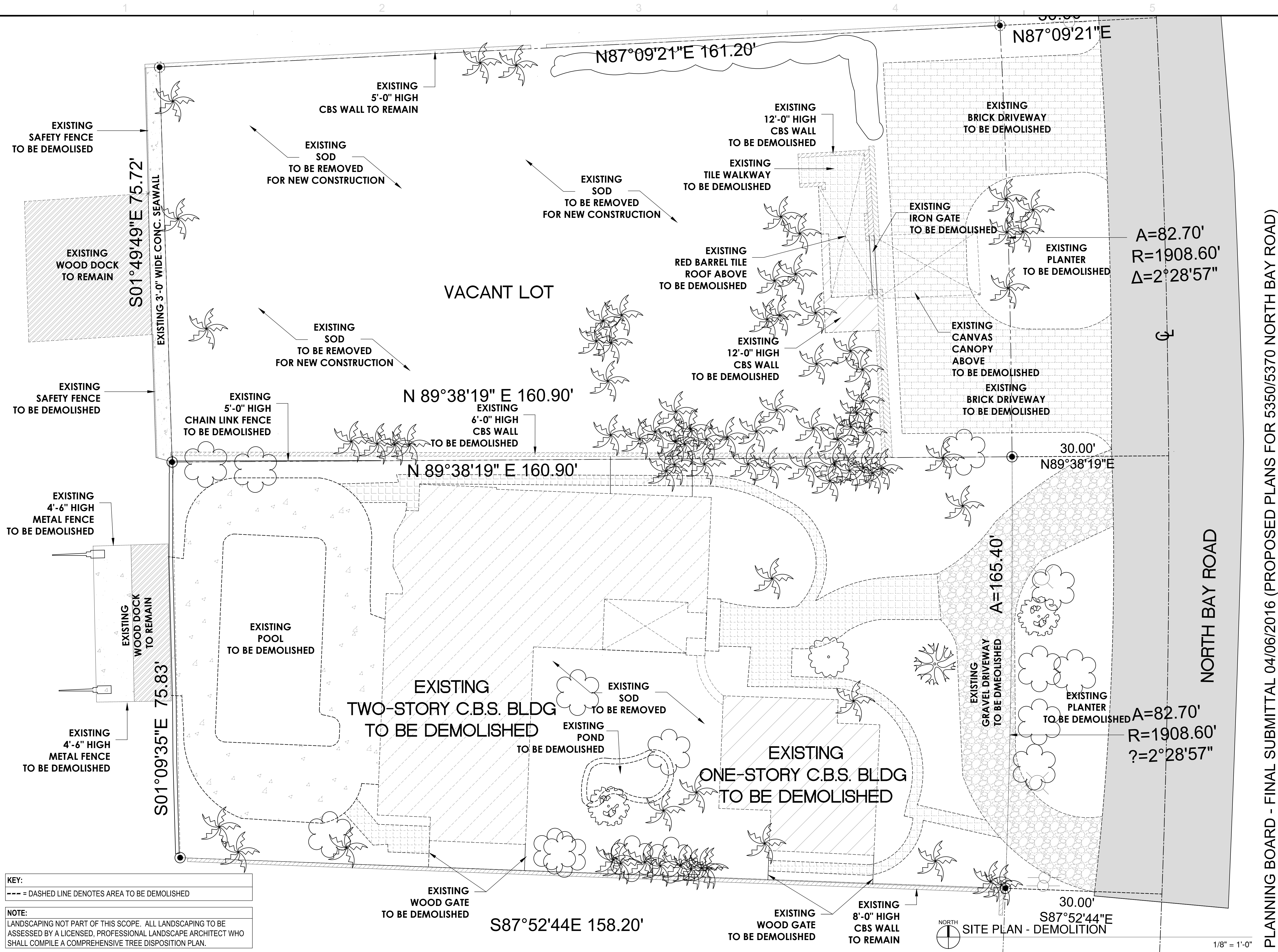
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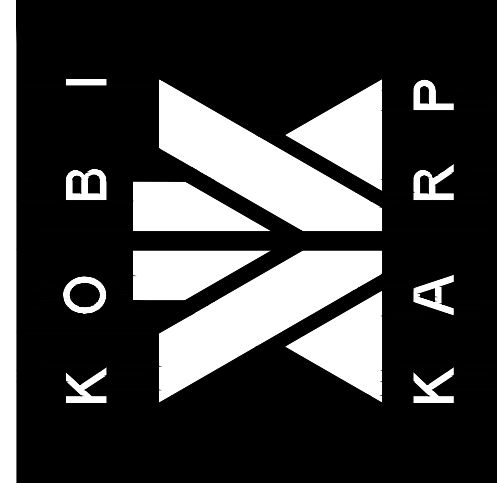
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