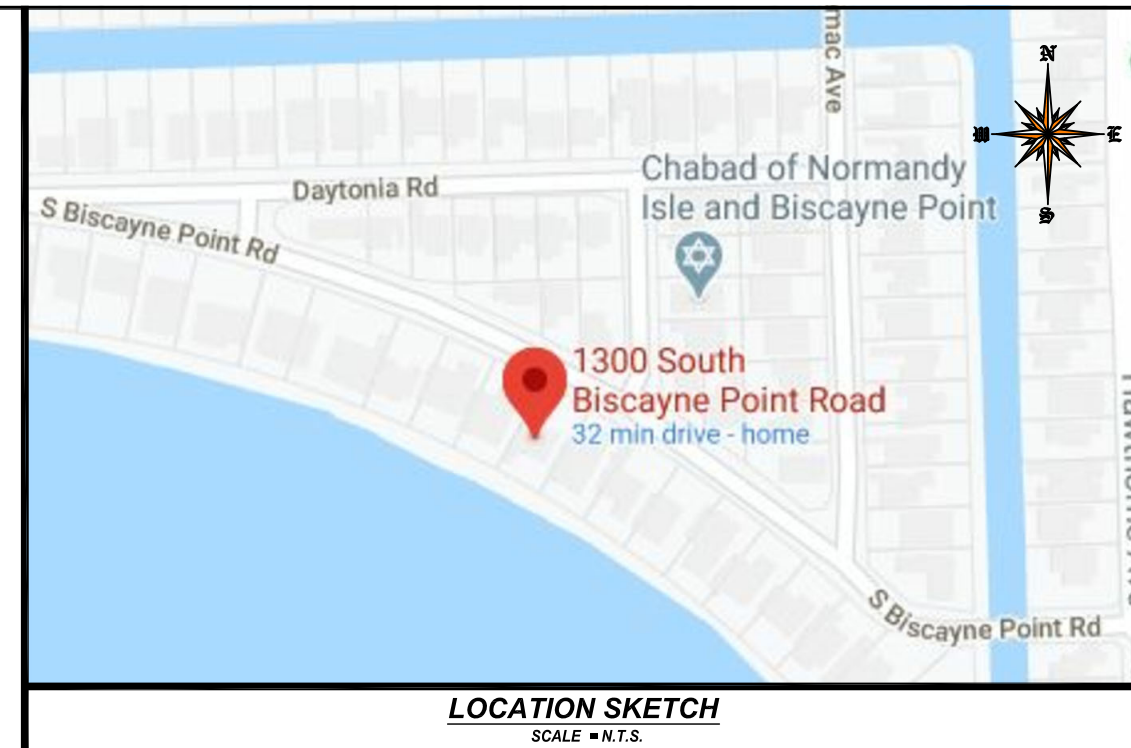
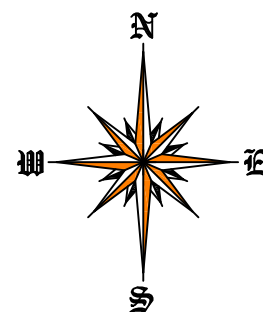




(IN FEET)
1 INCH = 20 FEET



LEGAL DESCRIPTION:

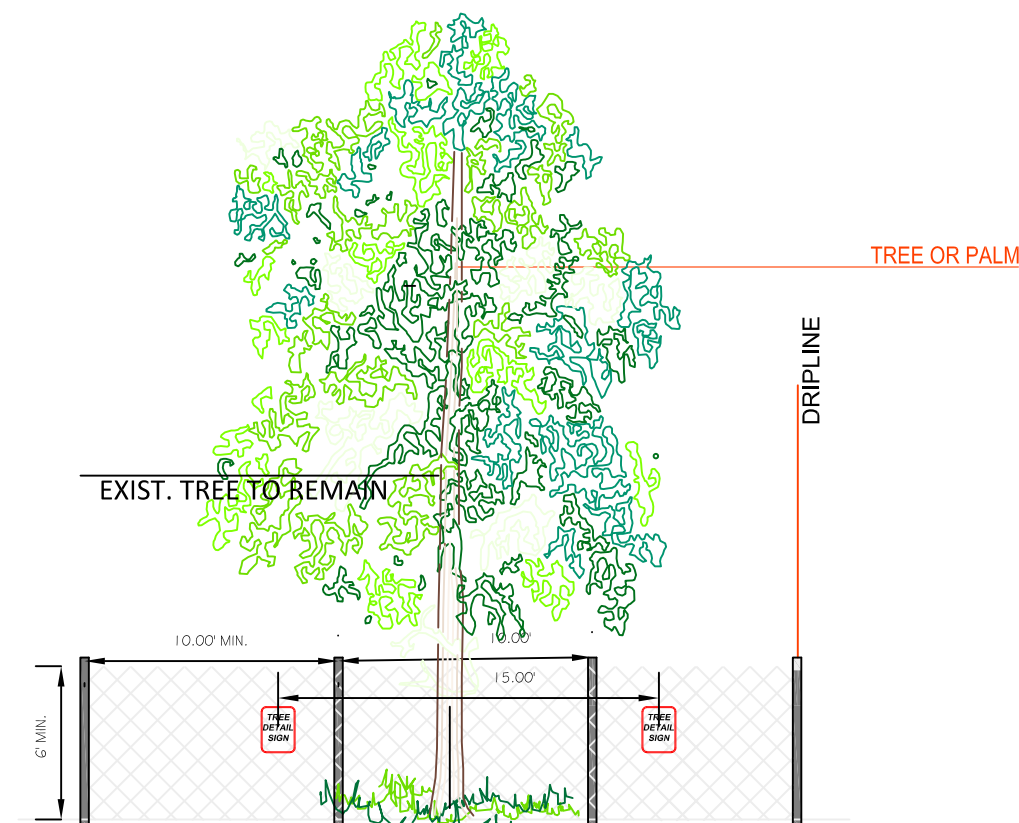
LOT 24, BLOCK 7 BISCAIYNE POINT ACCORDING TO THE PLAT THEREOF, AS RECORDED
IN PLAT BOOK 14, PAGE 35, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY,
FLORIDA.

PROPERTY ADDRESS:

1300 SOUTH BISCAYNE POINT ROAD,
MIAMI BEACH, FLORIDA, 33141

CERTIFICATION:

MATTHEW COHEN AND ALEXIE COHEN



TREE PROTECTION BARRIER DETAIL

N.T.S.

NOTE: BARRIER TO BE CONTINUOUS AROUND THE TREE OR GROUP OF TREES.

1. MINIMUM SIX (6) FOOT HIGH TEMPORARY CHAIN LINK FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE TREE(S). INSTALL FENCE POSTS USING PIER BLOCK ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION FOR ALL ROOTS OVER ONE (1) INCH IN DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE.
3. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.
4. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) ALONG THE FENCE.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- 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 DIFFERENT 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: "8.00 FT."
 COMMUNITY: "120651"
 PANEL: "0307"
 SUFFIX: "L"
 DATE_OF_FIRM: "09/11/2009"
 THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S NOTES:

1. 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.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 CITY OF MIAMI BEACH, BENCH MARK #CMB BP 03, LOCATED @ NE HENEDON AVE & DAYTONA RD. ELEVATION IS 4.44 FEET OF N.G.V.D. OF 1929

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:  Digitally signed by
John A Ibarra
Date: 2020.12.03
16:32:07 -05'00' **07/21/2020**

JOHN IBARRA (DATE OF FIELD WORK)

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

REVISED ON: _____

REVISED ON: _____

DRAWN BY:	DP	 Digitally signed by John A Ibarra Date: 2020.12.03 16:32:56 -05'00'
FIELD DATE:	07/21/2020	
SURVEY NO:	20-002530-1	
SHEET:	1 OF 1	

TREE TABLE				
No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
1	PALM GROUP (3)	0.75	20	6
2	PALM GROUP (5)	1.25	20	6
3	PALM GROUP (4)	1.00	20	6
4	PALM GROUP (4)	1.00	20	6
5	TREE	0.20	17	8
6	PALM	0.35	16	8
7	PALM	0.35	16	8
8	PALM	0.35	25	8
9	COCONUT PALM	0.90	45	12
10	PALM	1.00	50	8
11	PALM	1.30	30	8
12	PALM	1.10	50	8
13	TRAVELERS PALM	0.70	25	16
14	TRAVELERS PALM (5)	3.50	22	10
15	TRAVELERS PALM	3.00	25	12
16	PALM	0.75	38	10
17	PALM	0.60	15	12
18	TRAVELER PALM	0.75	30	12
19	TRAVELER PALM	0.75	30	12
20	TRAVELER PALM	0.75	30	12
21	TRAVELER PALM	0.75	30	12
22	ALEXANDER PALMS	0.25	25	8
23	ALEXANDER PALMS	0.25	25	8
24	ALEXANDER PALMS	0.25	25	8
25	ALEXANDER PALMS	0.25	25	8
26	ALEXANDER PALMS	0.25	25	8
27	ALEXANDER PALMS	0.25	25	8
28	ALEXANDER PALMS	0.25	25	8
29	ALEXANDER PALMS	0.25	25	8
30	ALEXANDER PALMS	0.25	25	8
31	ALEXANDER PALMS	0.25	25	8
32	ALEXANDER PALMS	0.25	25	8
33	ALEXANDER PALMS	0.25	25	8
34	ALEXANDER PALMS	0.25	25	8
35	ALEXANDER PALMS	0.25	25	8
36	ALEXANDER PALMS	0.25	25	8
37	ALEXANDER PALMS	0.25	25	8
38	ALEXANDER PALMS	0.25	25	8
39	ALEXANDER PALMS	0.25	25	8
40	ALEXANDER PALMS	0.25	25	8
41	ALEXANDER PALMS	0.25	25	8
42	ALEXANDER PALMS	0.25	25	8
43	ALEXANDER PALMS	0.25	25	8
44	ALEXANDER PALMS	0.25	25	8
45	LEMON PALM	0.25	18	12
46	PALM	0.40	22	8
47	PALM	0.65	30	8
48	PALM	0.40	30	8
49	TROPICAL UMBRELLA	4.00	26	16
50	PALM	0.35	18	6
51	PALM	0.65	22	6
52	COCONUT PALM	0.75	40	10
53	PALM	0.75	24	8
54	PALM	0.50	18	8
55	COCONUT PALM	1.00	28	15
56	COCONUT PALM	0.75	35	16
57	COCONUT PALM	0.75	28	15
58	COCONUT PALM	0.65	27	12
59	COCONUT PALM	0.70	32	10
60	COCONUT PALM	0.65	30	10
61	PALM	0.35	16	6
62	PALM	0.35	16	6
63	SEAGRASS	2.50	12	10
64	COCONUT PALM	0.70	25	12
65	PALM	0.40	29	8
66	PALM	0.30	25	8
67	PALM	0.30	25	8
68	TREE	0.70	20	15
69	TREE	0.60	25	12

CURVE	LENGTH	RADIUS	TANGENT	CHORD D
C1	75.00'	2103.05'	37.50'	75.00'
C2	69.65'	1953.05'	34.83'	69.65'

LAND AREA= ± 10,848.92 SQ. FT
OR ± 0.25 ACRES

ABBREVIATIONS AND MEANINGS

A = AFC
AC = AIR CONDITIONER PAD.
AE = ANCHOR EASEMENT.
AL = ALUMINUM ROOF.
AS = ALUMINUM SHED.
ASPH. = ASPHALT.
B.C. = BLOCK CORNER.
B.C.R. = BROWARD COUNTY RECORDS
BLDG. = BUILDING.
B.M. = BENCH MARK.
B.O.B. = BASIS OF BEARINGS.
B.S.1. = BUILDING SETBACK LINE
C = CALCULATED
C.B. = CATCH BASIN.
C.B.S. = CONCRETE BLOCK STRUCTURE.
CBW = CONCRETE BLOCK WALL.
CH. = CHORD.
CH.B. = CHORD BEARING.
CL = CLEAR.
C.L.F. = CHAIN LINK FENCE.
C.M.E. = CANAL MAINTENANCE EASEMENTS

CONC. = CONCRETE.
C.P. = CONC. POUGH.
C.S. = CONCRETE SLAB.
C.U.P. = CONC. UTILITY POLE.
C.W. = CONCRETE WALK.
D.E. = DRAINAGE EASEMENT.
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS.
DRIVE = DRIVEWAY.
° = DEGREES.
E = EAST.
E.B. = ELECTRIC BOX.
E.T.P. = ELECTRIC TRANSFORMER PAD.
ELEV. = ELEVATION.
ENC. = 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
F.N. = FOUND NAIL
H. = HIGH (HEIGHT)
I.C.V. = IRRIGATION CONTROL VALVE
I.F. = IRON FENCE
INL EG. = INGRESS AND EGRESS EASEMENT.
L.B. = Certificate of Authorization L.B.#7806
L.P. = LIGHT POLE.
L.P.E. = LOWEST FLOOR ELEVATION.
L.M.E. = LAKE MAINTENANCE EASEMENT.
' = MINUTES.
M. = MEASURED DISTANCE.
MB = MAIL BOX
M.D.C.R. = MIAMI DADE COUNTY RECORDS
M.E. = MAINTENANCE EASEMENTS
MON. = MONUMENT LINE.
MH = MANHOLE.
ML = MONUMENT LINE.
N.A.P. = NOT A PART OF.
NGVD = NATIONAL GEODETIC VERTICAL DATUM
N. = NORTH.

O.H. = OVERHEAD
O.H.U. = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORDS BOOK
O.V.H. = OVERHANGS
P.V.M.T. = PAVEMENT.
PL. = PLANTER.
PR. = PROPERTY LINE.
P.C.C. = POINT OF COMPOUND CURVE.
P.C. = POINT OF CURVE.
PT. = POINT OF TANGENCY.
P.C.C. = POINT OF COMMENCEMENT.
P.B. = POINT OF BEGINNING.
P.R.C. = POINT OF REVERSE CURVE
P.B. = PLAT BOOK.
PG. = PAGE.
P.W.Y. = PARKWAY.
PR.M. = PERMANENT REFERENCE MONUMENT
P.L.S. = PROFESSIONAL LAND SURVEYOR.
R. = RECORDED SURVEY.
RR. = RAIL ROAD.
RES. = RESIDENCE.

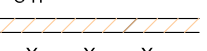
PROP. COR. = PROPERTY CORNER
 RW = RIGHT-OF-WAY
 R.P. = RADIUS POINT.
 RSE. = RANG.
 SEC. = SECTION.
 STY. = STORY.
 SWK. = SIDEWALK.
 S.I.P. = SET IRON PIPE I.B. #760G.
 S.P. = SCREENED PORCH
 S. = SOUTH.
 " = SECONDS
 T = TANGENT
 TB = TELEPHONE BOOTH
 T.U. = TECHNOLOGY UTILITY EASEMENT
 TSB = TRAFFIC SIGNAL BOX
 T.S.P. = TRAFFIC SIGNAL POLE
 TWP = TOWNSHIP.
 UTIL. = UTILITY.
 U.P. = UTILITY POLE.
 W.M. = WATER METER.
 W.F. = WOOD FENCE.

W.M. = WATER METER.
W.F. = WOOD FENCE.
W.R. = WOOD ROOF.
W.S. = WOOD SHED.
W = WEST.
C = CENTER LINE.
Δ = CENTRAL ANGLE.
∠ = ANGLE.

W.M. = WATER METER.
W.F. = WOOD FENCE.
W.R. = WOOD ROOF.
W.S. = WOOD SHED.
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W.M. = WATER METER.
W.F. = WOOD FENCE.
W.R. = WOOD ROOF.
W.S. = WOOD SHED.
W = WEST.
C = CENTER LINE.
Δ = CENTRAL ANGLE.
∠ = ANGLE.

LEGEND


 = OVERHEAD UTILITY LINES
 = CONCRETE BLOCK WALL
 = CHAIN LINK FENCE
 = IRON FENCE
 = WOOD FENCE
 = BUILDING SETBACK LINE
 = UTILITY EASEMENT
 = LIMITED ACCESS R/W
 = NON-VEHICULAR ACCESS R/W
 = EXISTING ELEVATIONS