JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
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777 N.W. 72nd AVENUE
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MIAMI, FLORIDA 33126
PH: (305) 262-0400
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2804 DEL PRADO BLVD SOUTH
SUITE NO. 202 UNIT 1
CAPE CORAL, FL 33904
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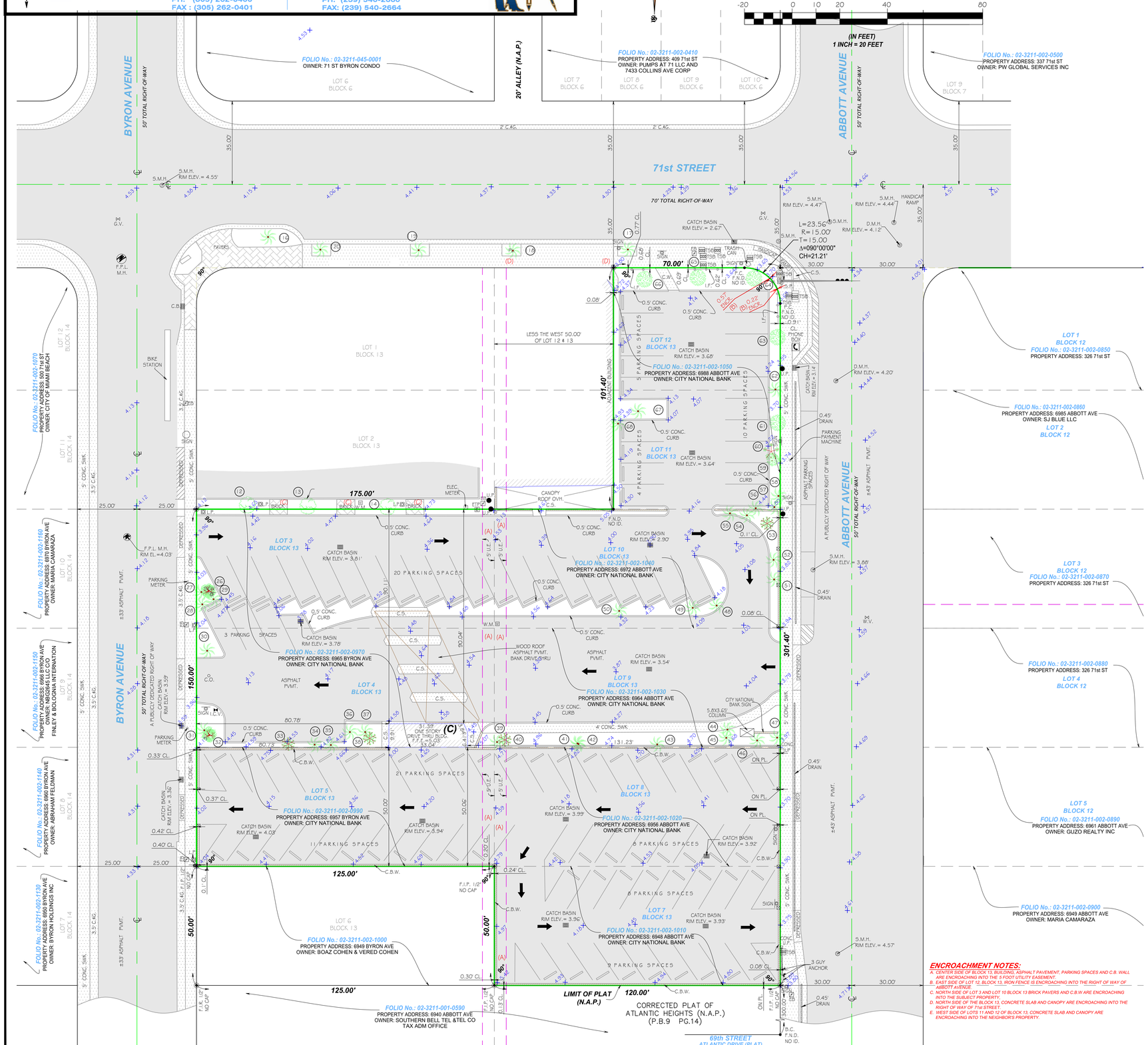
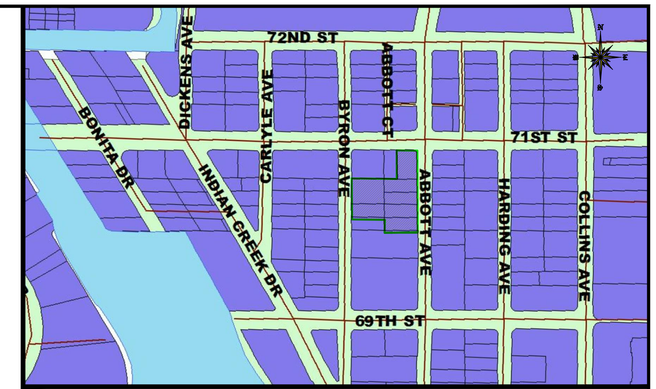
MAP OF BOUNDARY SURVEY





LOCATION SKETCH
SCALE = N.T.S.

TREE NO.	SPECIES		DBH	HEIGHT	SPREAD	CANOPY
	Common Name	Scientific Name	Inches	Feet	Feet	Sq. Ft.
12	Mahogany	Swietenia mahagoni	19.5	25	22	380
13	Mahogany	Swietenia mahagoni	21	25	22	380
14	Mahogany	Swietenia mahagoni	16	25	20	314
26	Indian Laurel	Ficus nitida	19,8,9	20	24	452
27	Sabal palm	Sabal palmetto	11	20	12	113
28	Sabal palm	Sabal palmetto	14	6	8	50
29	Sabal palm	Sabal palmetto	15	11	12	113
30	Pygmy date palm	Phoenix roebelenii	6,6	14	12	226
31	Sabal palm	Sabal palmetto	15	12	8	50
32	Indian Laurel	Ficus nitida	10,10,15,5	25	26	530
33	Bottle brush	Callistemon rigidus	6,8	12	0	0
34	Sabal palm	Sabal palmetto	14	15	12	113
35	Sabal palm	Sabal palmetto	20	13	10	78
36	Sabal palm	Sabal palmetto	15,14,14	22	15	177
37	Sabal palm	Sabal palmetto	18	12	12	113
38	Indian Laurel	Ficus nitida	23,12	25	24	452
39	Sabal palm	Sabal palmetto	16	16	12	113
40	Indian Laurel	Ficus nitida	8,11,5,11	25	24	452
41	Sabal palm	Sabal palmetto	12	16	10	78
42	Sabal palm	Sabal palmetto	13	10	16	200
43	Sabal palm	Sabal palmetto	13	16	10	78
44	Sabal palm	Sabal palmetto	13	15	10	78
45	Sabal palm	Sabal palmetto	12	16	10	78
46	Sabal palm	Sabal palmetto	13	16	10	78
47	Sabal palm	Sabal palmetto	12	16	10	78
48	Sabal palm	Sabal palmetto	14	12	10	78
49	Sabal palm	Sabal palmetto	14	15	10	78
50	Sabal palm	Sabal palmetto	14,10	15	14	153
51	Sabal palm	Sabal palmetto	12.5	17	10	78
52	Sabal palm	Sabal palmetto	10	17	10	78
53	Indian Laurel	Ficus nitida	14,7,11,10	18	20	314
54	Sabal palm	Sabal palmetto	15	13	10	78
55	Sabal palm	Sabal palmetto	21	13	12	113
56	Sabal palm	Sabal palmetto	10	6	8	50
57	Sabal palm	Sabal palmetto	11	6	8	50
58	Sabal palm	Sabal palmetto	12	12	10	78
59	Melaleuca	Melaleuca quinquenervia	9,4	20	10	78
60	Sea grape	Cocoloba uvifera	4,3,3	15	12	113
61	Black olive	Bucida buceras	13	20	20	314
62	Sabal palm	Sabal palmetto	16	10	10	78
63	Black olive	Bucida buceras	12,8,8	25	20	314
64	Black olive	Bucida buceras	6.5	12	10	78
65	Black olive	Bucida buceras	14.5,11,9	25	24	452
66	Black olive	Bucida buceras	20.5,11.5,18	25	24	452
67	Sabal palm	Sabal palmetto	12	18	10	78
68	Sabal palm	Sabal palmetto	16	7	10	78
116	Medjool date palm	Phoenix dactylifera	16	20	14	153
117	Royal palm	Roystonea elata	14	30	10	78
118	Royal palm	Roystonea elata	135.5	35	10	78
119	Royal palm	Roystonea elata	15.5	35	10	78
120	Royal palm	Roystonea elata	19	35	10	78

PROPERTY ADDRESS:

6988 ABBOTT AVE
Miami Beach, FL 33141-3105
6972 ABBOTT AVE
Miami Beach, FL 33141-3105
6964 ABBOTT AVE
Miami Beach, FL 33141-3105
6956 ABBOTT AVE
Miami Beach, FL 33141-3105
6948 ABBOTT AVE
Miami Beach, FL 33141-3105
6957 BYRON AVE
Miami Beach, FL 33141-3108
6965 BYRON AVE
Miami Beach, FL 33141-3108

CERTIFICATION:

NORTH BEACH TOWN CENTER
DEVELOPMENT, LLC

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 DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT 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 F.
COMMUNITY: 120651
PANEL: 0326
SUFFIX: L
DATE OF FIRM: 09/11/2009
THE SUBJECT PROPERTY DOES 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. ELEVATIONS ARE REFERRED TO CITY OF MIAMI BEACH BENCHMARK # OMB 7201, ELEVATION 4.10 FEET OF N.G.V.D. OF 1929.

ENCROACHMENT NOTES:

A. CENTER SIDE OF BLOCK 13, BUILDING, ASPHALT PAVEMENT, PARKING SPACES AND C.B. WALL ARE ENCROACHING INTO THE 5 FOOT UTILITY EASEMENT.
B. EAST SIDE OF LOT 12, BLOCK 13, IRON FENCE IS ENCROACHING INTO THE RIGHT OF WAY OF ABBOTT AVENUE.
C. NORTH SIDE OF LOT 3 AND LOT 10 BLOCK 13 BRICK PAVERS AND C.B.W ARE ENCROACHING INTO THE SUBJECT PROPERTY.
D. NORTH SIDE OF THE BLOCK 13, CONCRETE SLAB AND CANOPY ARE ENCROACHING INTO THE RIGHT OF WAY OF 71st STREET.
E. WEST SIDE OF LOTS 11 AND 12 OF BLOCK 13, CONCRETE SLAB AND CANOPY ARE ENCROACHING INTO THE NEIGHBORS PROPERTY.

ABBREVIATIONS AND MEANINGS

A. = ARC.
AC. = AIR CONDITIONER PAD.
A.E. = ANCHOR EASEMENT.
AR = ALUMINUM ROOF.
A/S = ALUMINUM SHED.
ASPH. = ASPHALT.
B.C.C. = BLOCK CORNER.
B.C.R. = BROWARD COUNTY RECORDS
BLDG. = BUILDING.
B.M. = BENCH MARK.
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.
CH.B. = CHORD BEARING.
CL. = CLEAR.
C.L.F. = CHAIN LINK FENCE.
C.M.E. = CANAL MAINTENANCE EASEMENTS.
CONC. = CONCRETE.
C.P. = CONC. PORCH.
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.
EB = ELECTRIC BOX
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.
FNIP. = FEDERAL NATIONAL INSURANCE
F.N.= FOUND NAIL.
ft. = HIGH (HEIGHT)
I.F. = IRON FENCE
IN & EG. = INGRESS AND EGRESS EASEMENT.
L.B. = Certificate of Authorization LB #7806.
L.P. = LIGHT POLE.
L.F.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.
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.
O.H. = OVERHEAD
O.H.L. = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORDS BOOK.
OVH = OVERHANG.
PVMT. = 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
P.B.= PLAT BOOK.
PG. = PAGE.
PWY. = PARKWAY.
PRM. = PERMANENT REFERENCE MONUMENT.
P.L.S. = PROFESSIONAL LAND SURVEYOR.
R. = RECORDED DISTANCE.
RR. = RAIL ROAD.
RES. = RESIDENCE.
PROP. COR. = PROPERTY CORNER
R/W = RIGHT OF WAY.
R.P. = RADIUS POINT.
RGE. = RANGE.
SEC. = SECTION.
STY. = STORY.
SWK. = SIDEWALK.
S.I.P. = SET IRON PIPE L.B. #7806.
S.P. = SCREENED PORCH
S. = SOUTH.
" = SECONDS
T = TANGENT.
TB = TELEPHONE BOOTH
T.U.E. = 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.R.= WOOD ROOF.
W.M.= WATER METER.
W.F.= WOOD FENCE.
W.R.= WOOD ROOF.
W.S.= WOOD SHED.
W = WEST.
℄ = CENTER LINE.
Δ = CENTRAL ANGLE.
∢ = ANGLE.

LEGEND

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

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
PARCEL 1:
LOTS 3, 4, 5, 7, 8, 9 AND 10, BLOCK 13 AND LOTS 11 AND 12, LESS THE WEST 50.00 FEET THEREOF.
BLOCK 13 OF NORMANDY BEACH SOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (LAND AREA: ±49,620 SQ. FT)

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 MINIMUM TECHNICAL STANDARDS 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: 2021.02.24 18:23:44 -05'00'
Adobe Acrobat version: 2021.001.20138
JOHN IBARRA (DATE OF FIELD WORK) **02/24/2021**

PROFESSIONAL LAND SURVEYOR NO. 5204 STATE OF FLORIDA

REVISED ON: _____

REVISED ON: _____

DRAWN BY:	TB
FIELD DATE:	02/24/2021
SURVEY NO:	18-001605-3
SHEET:	1 OF 1

JOHN IBARRA, STATE OF FLORIDA, PROFESSIONAL SURVEYOR AND MAPPER, LB#7806

Digitally signed by JOHN A IBARRA
Date: 2021.02.24 18:24:04 -05'00'
Adobe Acrobat version: 2021.001.20138

L.B.# 7806 SEAL