

JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers

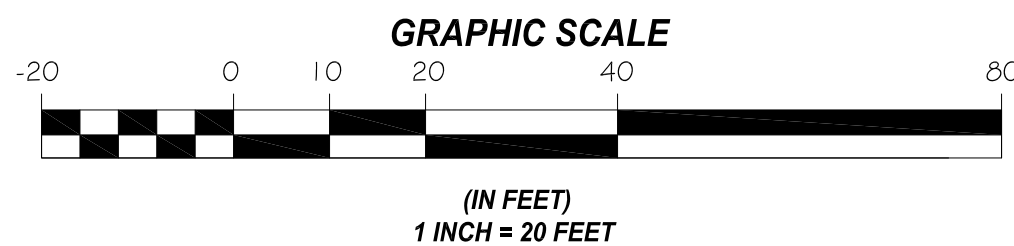
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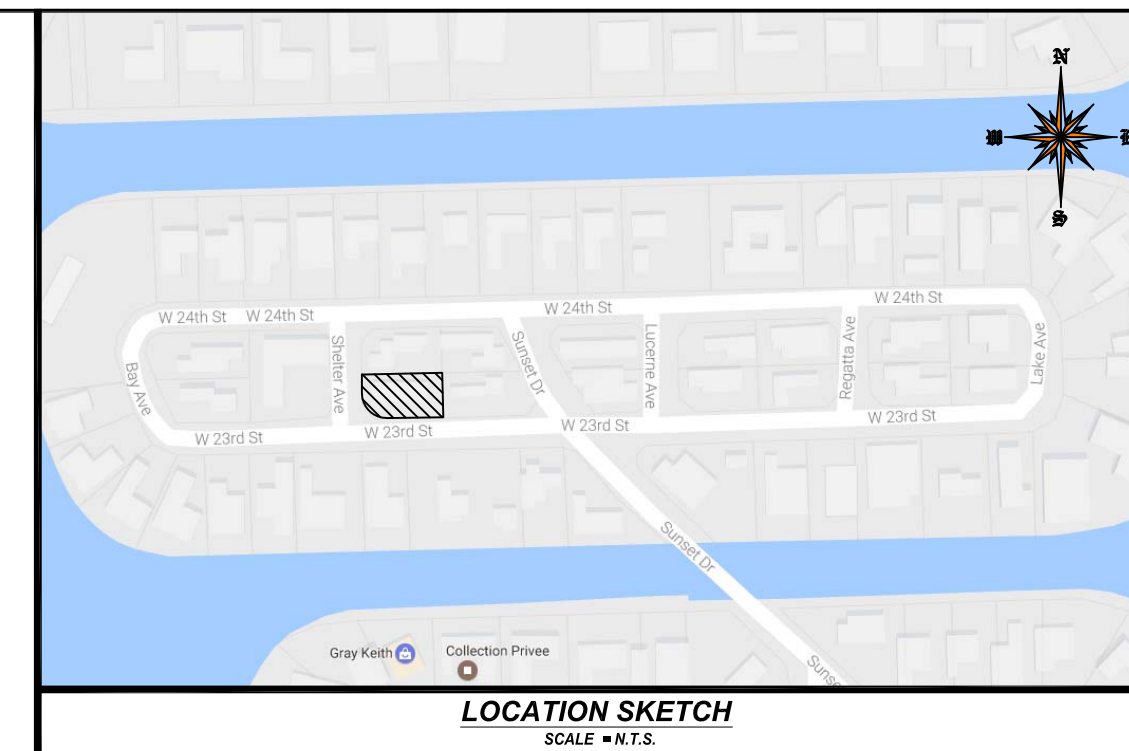
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MAP OF BOUNDARY SURVEY



SURVEYOR'S NOTE:
AN ARBORIST MUST CONFIRM ALL THE TREE NAMES, CONDITION AND SPECIES, WHAT IS SHOWN ON THE SURVEY MAY NOT BE THE CORRECT NAME OF THE TREES. LAND SURVEYORS ARE NOT ARBORISTS.



LOCATION SKETCH
SCALE = N.T.S.

LEGAL DESCRIPTION:
LOT 1, BLOCK 3E 3RD REVISED PLAT OF SUNSET ISLANDS ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 8 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:
1745 W 23RD STREET,
MIAMI BEACH, FLORIDA, 33140

CERTIFICATION:
BUYER
TITLE AGENCY
UNDERWRITER
LENDER
ITS SUCCESSORS AND OR ASSIGNS, AS THEIR INTEREST MAY APPEAR

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. IT 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 PLAT 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 FT.
COMMUNITY: 120650
PANEL: 0317
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. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 CITY OF MIAMI BEACH BENCH MARK # 53-02. ELEVATION IS 2.99 FEET OF N.A.V.D. OF 1988; CONVERTED TO NGVD (29) USING CORPSSUM, BY ADDING 1.70 FEET FROM 2.99 FEET NAVD (88) CONVERSION FORMULA = (82.99 - 1.70) = 4.64' RESULTS = 4.64 FEET NGVD 29.

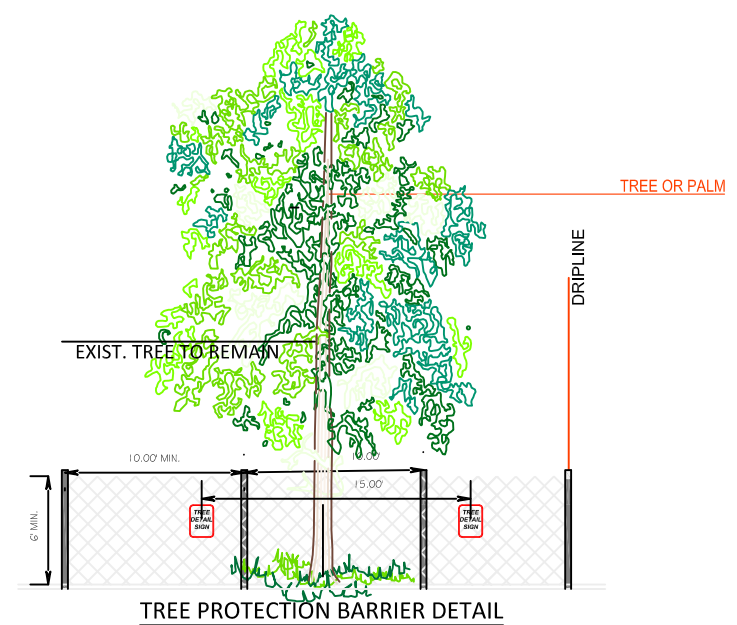
SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

Digitally signed by JOHN A IBARRA
Date: 2021.03.31 16:03:40
Adobe Acrobat version: 2021.001.20145
BY: **JOHN IBARRA** (DATE OF FIELD WORKS)
03/25/2021

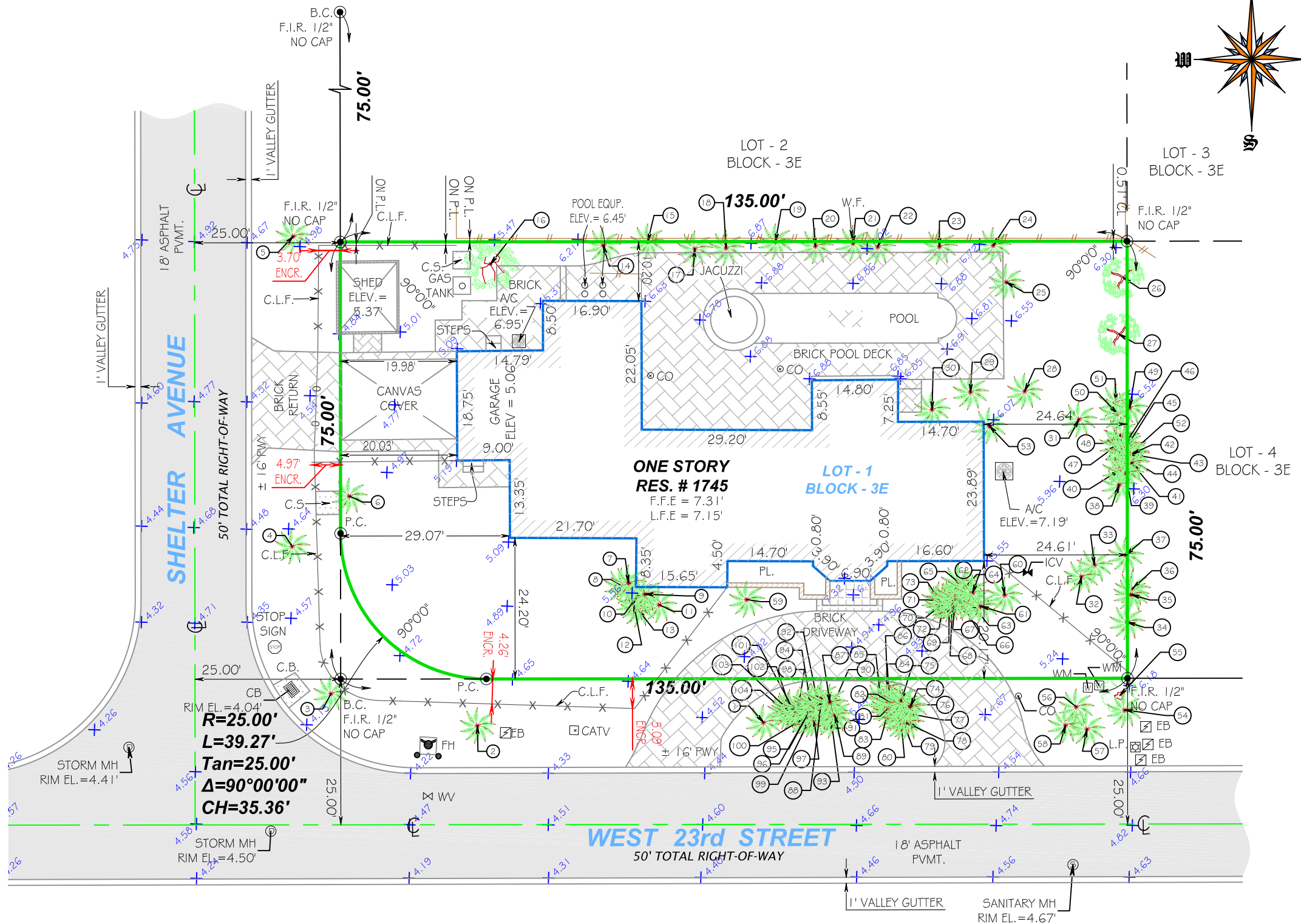
PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA

REVISED ON: _____
REVISED ON: _____

TREE TABLE				TREE TABLE					
No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)	No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
1	PALM	1.20	60	12	53	PALM	0.40	35	8
2	PALM	1.20	60	12	54	PALM	0.40	35	8
3	PALM	1.20	60	12	55	OAK	2.00	55	50
4	PALM	1.20	60	12	56	PALM	1.75	65	12
5	PALM	1.20	60	12	57	PALM	1.75	65	12
6	PALM	2.00	28	15	58	PALM	1.75	65	12
7	PALM	0.45	30	8	59	PALM	0.35	16	8
8	PALM	0.45	30	8	60	PALM	0.40	30	6
9	PALM	0.45	30	8	61	PALM	0.40	30	6
10	PALM	0.45	30	8	62	PALM	0.40	30	6
11	PALM	0.45	30	8	63	PALM	0.40	30	6
12	PALM	0.45	30	8	64	PALM	0.40	30	6
13	PALM	0.45	30	8	65	PALM	0.40	30	6
14	PALM	1.85	65	12	66	PALM	0.40	30	6
15	PALM	1.85	65	12	67	PALM	0.40	30	6
16	PALM	1.05	20	13	68	PALM	0.40	30	6
17	PALM	1.20	22	7	69	PALM	0.40	30	6
18	PALM	1.20	22	7	70	PALM	0.40	30	6
19	PALM	1.20	22	7	71	PALM	0.40	30	6
20	PALM	1.20	22	7	72	PALM	0.40	30	6
21	PALM	1.20	22	7	73	PALM	0.40	30	6
22	PALM	1.20	22	7	74	PALM	0.40	30	6
23	PALM	1.20	22	7	75	PALM	0.40	30	6
24	PALM	1.20	22	7	76	PALM	0.40	30	6
25	PALM	0.95	26	10	77	PALM	0.40	30	6
26	BAMBU TREES	4	37	16	78	PALM	0.40	30	6
27	BAMBU TREES	4	37	16	79	PALM	0.40	30	6
28	PALM	0.70	45	8	80	PALM	0.40	30	6
29	PALM	0.70	45	8	81	PALM	0.40	30	6
30	PALM	1.85	45	12	82	PALM	0.40	30	6
31	PALM	0.35	22	10	83	PALM	0.40	30	6
32	PALM	1.05	50	12	84	PALM	0.40	30	6
33	PALM	0.30	17	6	85	PALM	0.40	30	6
34	PALM	0.40	35	8	86	PALM	0.40	30	6
35	PALM	0.40	35	8	87	PALM	0.40	30	6
36	PALM	0.40	35	8	88	PALM	0.40	30	6
37	PALM	0.25	30	6	89	PALM	0.40	30	6
38	UMBRELLA	2.00	32	16	90	PALM	0.40	30	6
39	PALM	0.40	35	8	91	PALM	0.40	30	6
40	PALM	0.40	35	8	92	PALM	0.40	30	6
41	PALM	0.40	35	8	93	PALM	0.40	30	6
42	PALM	0.40	35	8	94	PALM	0.40	30	6
43	PALM	0.40	35	8	95	PALM	0.40	30	6
44	PALM	0.40	35	8	96	PALM	0.40	30	6
45	PALM	0.40	35	8	97	PALM	0.40	30	6
46	PALM	0.40	35	8	98	PALM	0.40	30	6
47	PALM	0.40	35	8	99	PALM	0.40	30	6
48	PALM	0.40	35	8	100	PALM	0.40	30	6
49	PALM	0.40	35	8	101	PALM	0.40	30	6
50	PALM	0.40	35	8	102	PALM	0.40	30	6
51	PALM	0.40	35	8	103	PALM	0.40	30	6
52	PALM	0.40	35	8	104	PALM	0.40	30	6



- NOTE:**
BARRIER TO BE CONTINUOUS AROUND THE TREE OR GROUP OF TREES.
- 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 ENCLOSE 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.
 - TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION FOR ALL ROOTS OVER ONE (1) INCH IN DIMETER 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.
 - 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.
 - FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) ALONG THE FENCE.



ABBREVIATIONS AND MEANINGS

A = ARC	CONC. = CONCRETE	FNIP = FEDERAL NATIONAL INSURANCE	O.H. = OVERHEAD	W.M. = WATER METER
AC = AIR CONDITIONER PAD	C.P. = CONC. POLE	F.N. = FOUND NAIL	O.H.L. = OVERHEAD UTILITY LINES	W.F. = WOOD FENCE
AE = ANCHOR EASEMENT	C.S. = CONCRETE SLAB	O.R.B. = OFFICIAL RECORDS BOOK	O.F. = OFFICIAL RECORDS BOOK	W.R. = WOOD ROOF
AR = ALUMINUM ROOF	C.U.P. = CONC. UTILITY POLE	I.C.V. = IRRIGATION CONTROL VALVE	O.V.H. = OVERHANG	W.S. = WOOD SHED
AS = ALUMINUM SHED	C.W. = CONCRETE WALK	I.F. = IRON FENCE	P. = POINT	W.W. = WATER METER
ASPH. = ASPHALT	D.E. = DRAINAGE EASEMENT	N.E. = NORTH EASEMENT	P.L. = PLANTER	W.W.F. = WATER METER
B.C. = BLOCK CORNER	D.M.E. = DRAINAGE MAINTENANCE EASEMENTS	L.B. = Certificate of Authorization L.B.#7806	P.L. = PLANTER	W.W.F. = WATER METER
B.C.R. = BROWARD COUNTY RECORDS	D.R. = DRIVEWAY	L.F.E. = LOWEST FLOOR ELEVATION	P.C. = POINT OF CURVE	S.P. = SET IRON PIPE L.B.#7806
B.L.D.G. = BUILDING	D.S. = DRIVEWAY	L.M.E. = LAKE MAINTENANCE EASEMENT	P.C. = POINT OF CURVE	S.S. = SCREENED PORCH
B.M. = BENCH MARK	E. = EAST	L.M.E. = LAKE MAINTENANCE EASEMENT	P.C. = POINT OF CURVE	S. = SOUTH
B.O.B. = BASIS OF BEARINGS	E.B. = ELECTRIC BOX	L.M.E. = LAKE MAINTENANCE EASEMENT	P.C. = POINT OF CURVE	T. = TANGENT
B.S.I. = BUILDING SETBACK LINE	E.P. = ELECTRIC TRANSFORMER PAD	M. = MEASURED DISTANCE	P.C. = POINT OF CURVE	T.B. = TELEPHONE BOOTH
C. = CALCULATED	E.V. = ELEVATION	M.B. = MALE BENCH	P.C. = POINT OF CURVE	T.E. = TECHNOLOGY UTILITY EASEMENT
C.B. = CATCH BASIN	E.V. = ELEVATION	M.D.C.R. = MIAMI DADE COUNTY RECORDS	P.C. = POINT OF CURVE	T.S.P. = TRAFFIC SIGNAL POLE
C.B.S. = CONCRETE BLOCK STRUCTURE	F.H. = FIRE HYDRANT	M.E. = MAINTENANCE EASEMENTS	P.C. = POINT OF CURVE	T.W. = TOWNSHIP
CBW = CONCRETE BLOCK WALL	F.I.P. = FOUND IRON PIPE	M.O. = MONUMENT LINE	P.C. = POINT OF CURVE	U.T.L. = UTILITY
CH = CHORD	F.I.R. = FOUND IRON ROD	M.L. = MONUMENT LINE	P.C. = POINT OF CURVE	U.L.F. = UTILITY POLE
CH.B. = CHORD BEARING	F.F.E. = FINISHED FLOOR ELEVATION	M.L. = MONUMENT LINE	P.C. = POINT OF CURVE	W.M. = WATER METER
CL = CLEAR	F.N.D. = FOUND NAIL & DISK	N.A.F. = NOT A PART OF	P.C. = POINT OF CURVE	W.F. = WOOD FENCE
C.L.F. = CHAIN LINK FENCE	F.P. = FEET	NGVD = NATIONAL GEODETIC VERTICAL DATUM	P.C. = POINT OF CURVE	W.W. = WOOD ROOF
C.M.E. = CANAL MAINTENANCE EASEMENTS	FT. = FEET	N.T.S. = NOT TO SCALE	P.C. = POINT OF CURVE	
		#N.O. = NUMBER	P.C. = POINT OF CURVE	
		Q.S. = OFFSET	P.C. = POINT OF CURVE	

DRAWN BY:	TB
FIELD DATE:	03/25/2021
SURVEY NO.:	17-000386-2
SHEET:	1 OF 1

Digitally signed by JOHN A IBARRA
Date: 2021.03.31 16:04:03
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