



JOHN IBARRA & ASSOCIATES, INC.

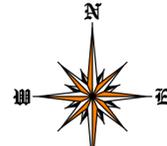
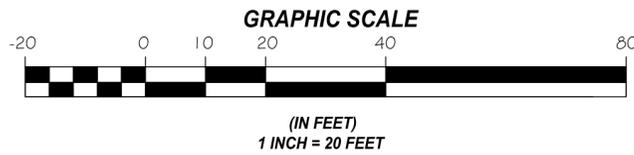
Professional Land Surveyors & Mappers

WWW.IBARRLANDSURVEYORS.COM
777 N.W. 72nd AVENUE SUITE 3025 MIAMI, FLORIDA 33126
PH: (305) 262-0400 FAX: (305) 262-0401

3725 DEL PRADO BLVD. S. SUITE 823 CAPE CORAL, FL 33904
PH: (239) 540-2660 FAX: (239) 540-2664



MAP OF BOUNDARY SURVEY



LOCATION SKETCH
SCALE = N.T.S.

LEGAL DESCRIPTION:
LOT 18, BLOCK 14, LAGORCE-GOLF SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:
5226 N BAY ROAD,
MIAMI BEACH, FLORIDA, 33140

CERTIFICATION:
GARY N SIEGLER

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 SHOW 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 FEET
COMMUNITY: 120651
PANEL: 0309
SUFFIX: L
DATE OF FIRM: 09/11/09
THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S NOTES:

- 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.
- THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
- CERTIFICATE OF AUTHORIZATION LB # 7806.
- ALL ELEVATIONS SHOWN ARE REFERRED TO NORTH AMERICAN DATUM OF 1988; CITY OF MIAMI BEACH BENCH MARK ID: 53-01; ELEVATION IS 3.58 FEET OF N.A.V.D. OF 1988. DESCRIPTION: PK N&W IN BULLNOSE OF S. MEDIAN

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 55-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

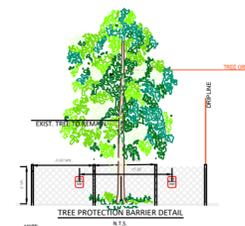
By:  Digitally signed by JOHN A IBARRA
Date: 2021.06.10 14:31:39 -0400
Adobe Acrobat version: 2021.005.20048

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA
DATE OF FIELD WORK: 06/01/2021

REVISED ON: _____
REVISED ON: _____

TREE TABLE				
No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
1	PYGMY DATE PALM (2)	0.30	12	6
2	PYGMY DATE PALM (2)	0.30	12	6
3	ROYAL PALM	1.0	40	20
4	ROYAL PALM	1.3	40	20
5	ALEXANDRA PALM	0.25	25	8
6	ALEXANDRA PALM	0.25	25	8
7	PYGMY DATE PALM	0.40	15	8
8	PYGMY DATE PALM	0.40	15	8
9	ARECA PALM	3.0	15	15
10	ALEXANDRA PALM	0.25	25	8
11	ALEXANDRA PALM	0.25	25	8
12	ALEXANDRA PALM	0.30	15	8
13	ALEXANDRA PALM	0.30	15	8
14	NISPERO	3.0	45	30
15	ALEXANDRA PALM	0.80	15	-
16	PYGMY DATE PALM	0.30	15	8
17	PYGMY DATE PALM	0.30	15	8
18	PYGMY DATE PALM	0.30	15	8
19	PYGMY DATE PALM	0.30	15	8
20	PYGMY DATE PALM	0.30	15	8
21	PYGMY DATE PALM	0.30	15	8
22	PYGMY DATE PALM	0.30	15	8
23	PYGMY DATE PALM	0.30	15	8
24	PYGMY DATE PALM	0.30	15	8
25	ALEXANDRA PALM	0.30	25	8
26	ALEXANDRA PALM (2)	0.30	25	8
27	ALEXANDRA PALM (9)	0.30	25	8
28	ALEXANDRA PALM (2)	0.30	25	8

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 ARBORIST.



NOTE:
BARRIERS TO CONSTRUCTION AROUND THE TREE OR GROUP OF TREES:
1. MINIMUM OR 66" 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 TREES. INSTALL FENCE POSTS USING PER CODE ONLY. AVOID POST OR STAKE 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 STRIPE CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH SAND BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE.
3. NO STOCKPILING OF MATERIALS, VEHICLES, 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. MARK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH APPROVAL BY THE CITY PLANNING OFFICIAL.
4. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTH (5) ALONG THE FENCE.

ADDITIONAL SURVEYOR'S NOTES:
(T.O.S)=TOP OF SEA WALL
ELEVATIONS DATUM REFERS TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
ELEVATIONS DATUM REFERS TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)

CONVERSION NOTE:
NAVD 1988 + 1.55' = NGVD 1929
ALL ELEVATIONS SHOWN ARE REFERRED TO NORTH AMERICAN DATUM OF 1988; CITY OF MIAMI BEACH BENCH MARK ID: 53-01; ELEVATION IS 3.58 FEET OF N.A.V.D. OF 1988. DESCRIPTION: PK N&W IN BULLNOSE OF S. MEDIAN

LEGEND

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

DRAWN BY:	RF
FIELD DATE:	06/01/2021
SURVEY NO:	21-001954-1
SHEET:	1 OF 1

Digitally signed by JOHN A IBARRA
Date: 2021.06.10 14:32:05 -0400
Adobe Acrobat version: 2021.005.20048



FLORIDA DEPARTMENT OF Environmental Protection
Major Stennisman Doo (4th Building)
3900 Commonwealth Boulevard
Tallahassee, FL 32399

Don DeLoatch
Governor
Janet Noller
Lt. Governor
Mark Valentin
Secretary

Tidal Water Survey Procedural Approval
Date: 6/9/2021
Name: John Ibarra
Firm Name: John Ibarra & Associates, Inc.
Address: 777 NW 72nd Avenue, Suite 3025
Miami, FL 33126
Phone: 305.262.4000 Email: john@ibarralandsurveyors.com
Point Identification No. 158 County: Miami
USGS 7.5-Minute Quad Map Name: Miami
Mean High Water (MHW): 0.16 ft Mean Low Water (MLW): -1.90 ft
Unit of Measurement: Feet Datum: NAVD88 Tidal Epoch: 1983 - 2001
Procedure: Extend the above MHW height to job if within one-half mile.
Source of Data: Florida Department of Environmental Protection, Bureau of Survey and Mapping.

This form constitutes approval of the method to be used to survey the mean high-water line or the mean low-water line within one half mile of the point identified above.

Retain this form for record keeping. Submit a copy of this form with the completed survey to the Bureau of Survey and Mapping.
Contact:
Florida Department of Environmental Protection
Bureau of Survey and Mapping
Mean High Water Repository
3800 Commonwealth Boulevard, Mail Station 105
Tallahassee, FL 32399-3000
Tel. (850) 245-2666

Approved by:
W. Lamar Evers, PDM
Date: 6/9/2021
(Date)

TOTAL LAND AREA = 1,372,429 SQ. FT

ABBREVIATIONS AND MEANINGS

A = ARC	CONC. = CONCRETE	F.N.I. = FEDERAL NATIONAL INSURANCE	OS = OFFSET	PROP. COR. = PROPERTY CORNER	W.M. = WATER METER
AGC = AIR CONDITIONER PAD	C.P. = CONCRETE PILE	F.N. = FOUND NAIL	O.H. = OVERHEAD	R.W. = RIGHT-OF-WAY	W.F. = WOOD FENCE
AE = ANCHOR EASEMENT	C.S. = CONCRETE SLAB	H. = HIGH (HEIGHT)	O.H.U. = OVERHEAD UTILITY LINES	R.P. = RADIUS POINT	W.R. = WOOD ROOF
AR = ALUMINUM ROOF	C.U.P. = CONG. UTILITY POLE	I.C.V. = IRRIGATION CONTROL VALVE	O.R.B. = OFFICIAL RECORDS BOOK	RGE = RANGE	W.S. = WOOD SHED
AS = ALUMINUM SHED	C.W. = CONCRETE WALK	I.F. = IRON FENCE	O.V.H. = OVERHANG	SEC. = SECTION	W. = WEST
ASPH. = ASPHALT	D.E. = DRAINAGE EASEMENT	IN & EG = INGRESS AND EGRESS EASEMENT	P.V.M.T. = PAVEMENT	STY. = STORY	
B.C. = BLOCK CORNER	D.M.E. = DRAINAGE MAINTENANCE EASEMENTS	L.B. = Certificate of Authorization L.B.#7806	PL = PLANTER	S.W. = SIDEWALK	
B.C.R. = BROADWAY COUNTY RECORDS	D.R. = DRIVEWAY	L.P. = LIGHT POLE	PL = PROPERTY LINE	S.I.P. = SET IRON PIPE L.B.#7806	
BLDG. = BUILDING	D. = DEGREES	L.F.E. = LOWEST FLOOR ELEVATION	P.C.C. = POINT OF COMPOUND CURVE	S.P. = SPORENEED POINT	
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	EB = ELECTRIC BOX	M. = MEASURED DISTANCE	P.T. = POINT OF TANGENCY	T = TANGENT	
B.S.L. = BUILDING SETBACK LINE	E.F.P. = ELECTRIC TRANSFORMER PAD	M.B. = MAIL BOX	POC. = POINT OF COMMENCEMENT	T.B. = TELEPHONE BOOTH	
C = CALCULATED	F.H. = FIRE HYDRANT	M.D.C.R. = MIAMI DADE COUNTY RECORDS	POB. = POINT OF BEGINNING	T.S.B. = TRAFFIC SIGNAL BOX	
C.B. = CATCH BASIN	F.I.R. = FOUND IRON ROD	M.E. = MAINTENANCE EASEMENTS	P.R.C. = POINT OF REVERSE CURVE	T.S.P. = TRAFFIC SIGNAL POLE	
C.B.S. = CONCRETE BLOCK STRUCTURE	F.N.D. = FOUND NAIL & DISK	MON. = MONUMENT LINE	P.B. = PLAT BOOK	T.M.P. = TOWNSHIP	
CDW = CONCRETE BLOCK WALL	F.F.E. = FINISHED FLOOR ELEVATION	M.H. = MANHOLE	P.F. = PAGE	U.T.L. = UTILITY	
CH = CHORD	F.F.D. = FOUND NAIL & DISK	M.L. = MONUMENT LINE	P.W.Y. = PARKWAY	U.P. = UTILITY POLE	
CH.B. = CHORD BEARINGS	F.N.D. = FOUND NAIL & DISK	N.A.P. = NOT A PART OF	PERM. = PERMANENT REFERENCE MONUMENT	W.M. = WATER METER	
CL = CLEAR	C.L.F. = CHAIN LINK FENCE	N.T.S. = NOT TO SCALE	P.L.S. = PROFESSIONAL LAND SURVEYOR	W.F. = WOOD FENCE	
C.L.F. = CHAIN LINK FENCE	C.M.E. = CANAL MAINTENANCE EASEMENTS	#NO. = NUMBER	R.S. = RECORDED DISTANCE	W.R. = WOOD ROOF	
			RES. = RESIDENCE		