

JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers

WWW.IBARF 777 N.W. 72nd AVENUE MIAMI, FLORIDA 33126 PH: (305) 262-0400

LOT - 8

BLOCK - 10

_s LIDO

PROVISIONAL.

CLF.

+€.B.W.

MH O 2' VALLEY GUTTER

F.I.P. 1/2 0

COMMON

C.B.W.

NO CAP

O/S 2.9'E

∤ WW.M. 5'CONC.SWK

LOT - 11

BLOCK - 2

POT 11-3+

WOOD SEAWALL

✓ DOCK

ELEV.

=3.85'

DI

NO ID.

F.I.R. 1/

NO CAP

LOT - 12

BLOCK - 2

NO ID

SFAWAH

LIMIT OF PLAT

(N.A.P.)

0/5 3' 1

P.C. F.I.P. 1/2" NO CAP

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

LOT - I

BLOCK - 9

SIGN

120,00'

C.L.F.

PROVISIONAL

LOT -10

BLOCK -2

VACANT LOT

LAND AREA = ± 21960 SQ. FT OR ± 0.50 ACRES

22' ASPHALT

55' YOTAL RIGHT-OF-WAY

C PVMT.

2' VALLEY GUTTER

F.I.R. 1/2"

LOT - 9

BLOCK - 2

0.8'CL.

F.N.D. SEAWALI

LIMIT OF PLAT

(N.A.P.)

2

C.L.F.

LIMITS OF 8' STRIP

CONTIGUOUS PORTION

WEST LINE

LOT 10

120.00'

WATERWAY (N.A.P.)

BISCAYNE BAY

WOOD

DOCK

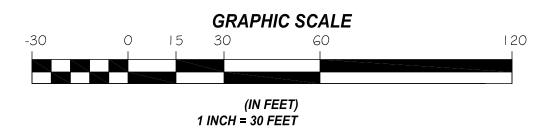
ELEV.

=4.20

NO CAP



TOPOGRAPHIC SURVEY



LEGAL DESCRIPTION:

Folio: 02-3232-011-0190

Lot 10, in Block 2, of DI LIDO, according to the Plat thereof, as recorded in Plat Book 8, Page 36, of the Public Records of Miami-Dade County, Florida

Together with:

An eight (8) foot strip of land contiguous to the Westerly boundary lines of Lots 9 and 10, in Block 2, of DI LIDO ISLAND, according to the Plat thereof, as recorded in Plat Book 8, at Page 36, of the Public Records of Miami-Dade County, Florida, lying between the Westerly extension of the Northerly line of Lot 9 and the Westerly extension of the Northerly line of Lot 10, in Block 2

Folio: 02-3232-011-0200

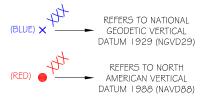
Lot 11, Block 2, of DI LIDO ISLAND, according to the Plat thereof, as recorded in Plat Book 8, Page 36, of the Public Records of Miami-Dade County, Florida.

Together with:

An 8-foot strip of land contiguous to the Westerly boundary line of said Lot 11, Block 2, D1 LIDO ISLAND, according to the Plat thereof, recorded in Plat Book 8, Page 36, of the Public Records of Miami-Dade County, Florida, lying between the Northerly and Southerly boundary lines of said Lot 11, in Block 2 extended Westerly.

TREE TABLE						
No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)		
	TREE	1.25	20	20		
2	PALM	0.80	25	15		

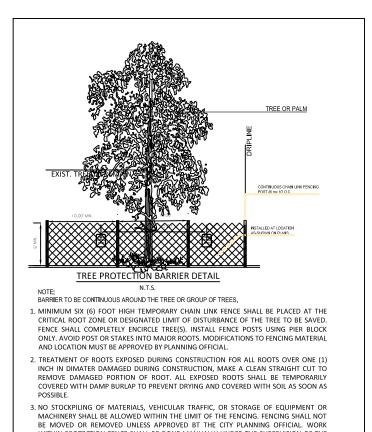
ADDITIONAL SURVEYOR'S NOTES:



CONVERSION NOTE:

NAVD(88)+1.55'=NGVD (29)

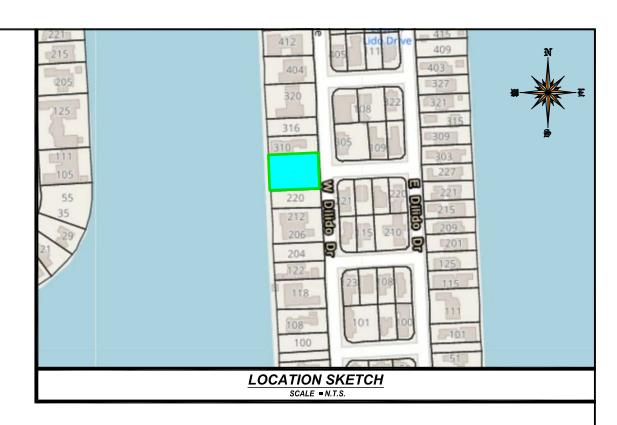
SURVEYOR'S NOTE: AN ARBORIST MUST CONFIRM ALL THE TREE NAMES, CONDITION AND SPECIES, WHAT IS SHOWN ON THE SURVEY MAY NOT BE THE CORRECT NAME OF THE TREES. LAND SURVEYORS ARE NOT ARBORIST.



WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE

4. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) ALONG THE

ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.



ABBREVIATIONS A/C = AIR CONDITIONER PAD
A.E. = ANCHOR EASEMENT
A.R. = ALUMINUM ROOF
A.S. = ALUMINUM ROOF
A.S. = ALUMINUM SHED
ASPH. = A.SPHALT
B.C. = BLOCK CORNER
BLDG. = BUILDING
B.M. = BENCH MARK
B.C.R. = BROWARD COUNTY RECORDS
B.M. = BENCH MARK
B.C.R. = BROWARD COUNTY RECORDS
B.M. = BUILDING SETBACK LINE
(C) = CALCULATED
C.B. = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
C.B. = CONCRETE BLOCK STRUCTURE
C.B.W. = CONCRETE BLOCK WALL
CH. = CHORD BEARING
CH.L. = CHORD BEARING
CH.L. = CHORD LENGTH
CL.F. = CHAIN LINK FENCE
C.M.E = CANAL MAINTENANCE EASEMENT
CONC. = C.CONCRETE
C.U.P. = CONCRETE UTILITY POLE
C.P. = CONCRETE FORCH
C.S. = CONCRETE WALK
D.E. = DRAINAGE BASEMENT
D.M.E. = CONCRETE WALK
D.E. = DRAINAGE MAINTENANCE EASEMENT
D.M.E. = ELECTRIC BOX
E.T.P. = ELECTRIC TRANSFORMER PAD
ELECTRIC TRANSFORMER PAD
ELECTRIC TRANSFORMER
ENCROACHMENT

E.T.P. = ELECTRIC TRANSFORMER PAD
ELEV. = LELEVATION
ENCR. = ENCROACHMENT
F.H. = FIRE HYDRAINT
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
F.F.E. = FINISHED FLOOR ELEVATION
F.N.D. = FOUND NAIL & DISK
FT. = FEET
FINISHED FLOOR ELEVATION
F.N.D. = FEDERAL NATIONAL INSURANCE PROGRAM
F.N. = FOUND NAIL
H. = HIGH OR (HEIGHT)

FNIP. = FEDERAL NATIONAL INSURANCE PROGR.
F.N. = FOUND NAIL
H. = HIGH OR (HEIGHT)
IN.&EG. = INGRESS AND EGRESS EASEMENT
I.C.V. = IRRIGATION CONTROL VALVE
I.F. = IRRIGATION CONTROL VALVE
I.F. = IRRON FENCE
L.B. = LICENSED BUSINESS
L.P. = LIGHT POLE
L.F.E. = LOWEST FLOOR ELLEVATION
L.M.E. = LAKE MAINTENANCE EASEMENT
' = MINUTES
(M) = MEASURED DISTANCE
M.B. = NAIL BOX
M.D.C.R.= MIAMID DADE COUNTY RECORDS
M.E. = MAINTENANCE EASEMENT
M.H. = MANHOLE
N.A.P. = NOT A PART OF
NGYD = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
OT NO. = NUMBER
O'S = OFFSET
O.H. = OVERHEAD UTILITY LINES
O.H. = OVERHEAD UTILITY LINES
O.H. = OVERHEAD UTILITY LINES
O.H. = OVERHEAD UTILITY LINE
PLANTER
P.L. = PALYMENT
P.L. = PALYMENT
P.C. = POINT OF COMPOUND CURVATURE
P.C. = POINT OF CURVATURE
P.C. = POINT OF COMPOUND CURVATURE
P.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.R.C. = POINT OF BEGINNING
P.R.C. = POINT OF REVERSE CURVATURE
P.W. = PARKWAY
P.R.M. = PERMANENT REFERENCE MONUMENT

PWY = PARKWAY
P.R.M. = PERMANENT REFERENCE MONUMENT P.L.S. = PROFESSIONAL LAND SURVEYOR
P.P. = POWER POLE
P.P.S. = POOL PUMP SLAB
P.U.E. = PUBLIC UTILITY EASEMENT
(R) = RECORD DISTANCE
R.R. = RAIL ROAD
PESS = PESILIFANCE

R.K. = KAIL KOAD
RES. = RESIDENCE
RW = RIGHT-OF-WAY
RAD. = RADIUS OR RADIAL
RGE. = RANGE
R.O.E. = ROOF OVERHANG EASEMENT SEC. = SECTION STY. = STORY SWK. = SIDEWALK S.I.P. = SET IRON PIPE

= SCREENED PORCH

S.V. = SEWER VALVE = SECONDS = TANGENT T = TANGENT

TB = TELEPHONE BOOTH

T.B.M. = TEMPORARY BENCHMARK

T.U.E. = TECHNOLOGY UTILITY EASEMENT

TSB = TRAFFIC SIGNAL BOX

T.S.P. = TRAFFIC SIGNAL POLE

TWP = TOWNSHIP

UTIL. = UTILITY

U.E. = UTILITY FASEMENT

U.P. = UTILITY POLE

W.M. = WOOD FENCE

W.P. = WOOD PENCH

W.R. = WOOD PROCH

W.R. = WOOD ROOF

W.V. = WATER VALVE

M = MONUMENT LINE

€ = CENTER LINE

□ DELTA

PROPERTY ADDRESS:

228-302 W DI LIDO DRIVE MIAMI BEACH, FLORIDA 33 I 39

CERTIFICATION: ZACH VELLA

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY. • THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND
- SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES. • 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
- 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: 9FT. COMMUNITY: PANEL: DATE OF FIRM: 09/11/2009 THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

I. 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 MIAMI-DADE COUNTY BENCH MARK # D-172 .LOCATOR NO.3245 SW @ VENETIAN CSWY -18' SOUTH OF C/L& SAN MARINO ISLAND -EAST BRIDGE; ELEVATION

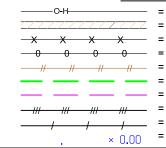
IS 7.79 FEET OF N.G.V.D. OF 1929

SURVEYOR'S CERTIFICATION:

F THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVIVED 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:	06/25/2021
JOHN IBARRA	(DATE OF FIELD WORK)
PROFESSIONAL LAND SURVEYOR NO.: 5204	STATE OF FLORIDA
REVISED ON:	

LEGEND



= OVERHEAD UTILITY LINES Z = CONCRETE BLOCK WALL

REVISED ON:_

DRAWN BY: LK FIELD DATE: 06/25/2021 SURVEY NO: 21-002295 1 OF 1 SHEET:

X X X = CHAIN LINK FENCE 0 0 0 = IRON FENCE_______ = WOOD FENCE

= LIMITED ACCESS R/W _____ = NON-VEHICULAR ACCESS R/W × 0.00 = EXISTING ELEVATIONS