

# JOHN IBARRA & ASSOCIATES, INC.

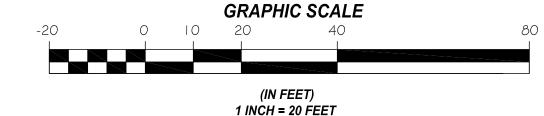
**Professional Land Surveyors & Mappers** 

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

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

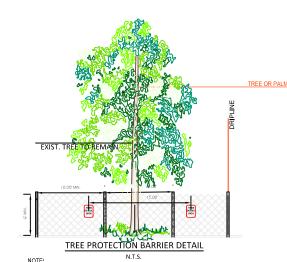


# MAP OF BOUNDARY SURVEY



#### 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 ARBORIST.



204.30' (RADIAL)

9.40

GARAGE

BRICK

210.40' (RADIAL)

211.90' (M)

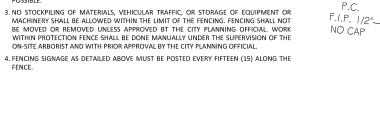
LOT - 19

BLOCK - 1

ELEV=

 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 DIMATER 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.



34

**\** 

25

NO CAP

BRICK DRIVEWAY

(4)

**€** 

ASPHALT

RETURN

3

(3)

SIGN

30.00'

2335.M.H.

0



LOCATION SKETCH

## **LEGAL DESCRIPTION:**

LOT 22, BLOCK 1, NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

## **ABBREVIATIONS**

A/C = AIR CONDITIONER PAD
A.E. = ANCHOR EASEMENT
A.R. = ALUMINUM ROOF
A.S. = ALUMINUM ROOF
A.S. = ALUMINUM SHED
ASPH. = ASPHALT
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.S. = BASIS OF BEARING
B.S.L. = BUILDING SETBACK LINE
(C. = CALCULATED
C.B. = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
C.B.W. = CONCRETE BLOCK WALL
CH. = CHORD
CH.B. = CHORD BEARING
CH.B. = CHORD BEARING
CH.B. = CHORD LENGTH
CL. = CLEAR
C.O. = CLEAN OUT
C.L.F. = CHAIN LINK FENCE
C.M.E = CANAL MAINTENANCE EASEMENT
CONC. = CONCRETE UTILITY POLE
C.P. = CONCRETE BLOCK
C.P. = CONCRETE BLOCK
C.P. = CONCRETE BLOCK
C.P. = CONCRETE BLOCK
C.P. = CONCRETE FORCH
C.S. = CONCRETE SLAB
C.W. = CONCRETE WALK
D.E. = DRAINAGE MAINTENANCE EASEMENT
D.M.E. = DRAINAGE TENER
ELECTRIC BOX
E.T.P. = ELECTRIC TRANSFORMER PAD
ELECTRIC BOX
E.T.P. = ELECTRIC TRANSFORMER PAD
ELECTRIC BOX
E.T.P. = ELECTRIC TRANSFORMER
ENCR. = 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
FINIPLE FLOOR FLOO

F.N. = FOUND NAIL
H. = HIGH OR (HEIGHT)
IN.&EG. = INGRESS AND EGRESS EASEMENT
I.C.V. = IRRIGATION CONTROL VALVE
I.F. = IRON FENCE
L.B. = LICENSED BUSINESS
L.P. = LIGHT POLE
L.F.E. = LOWEST FLOOR ELEVATION
L.M.E. = LAKE MAINTENANCE EASEMENT
- MINUTES
(M) = MEASURED DISTANCE
MB = MAIN FOY

' = MINUTES
(M) = MEASURED DISTANCE
MB. = MAIL BOX
M.D.C.R.= MIAMI DADE COUNTY RECORDS
M.E. = MAINTENANCE EASEMENT
M.H. = MANHOLE
N.A.P. = NOT A PART OF
NGVD = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
# Or NO. = NUMBER
O/S = OFFSET
O.H. = OVERHEAD UTILITY LINES
O.H. = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORDS BOOK
O.V.H. = OVERHEAD
PUMT. = PAVEMENT
PL. = PROPERTY LINE
P.C. = POINT OF COMPOUND CURVATURE
P.C. = POINT OF COMPOUND CURVATURE
P.O.T. = POINT OF COMPOUND CURVATURE
P.O.T. = POINT OF COMPOUND CURVATURE
P.O.T. = POINT OF COMMENCEMENT
P.O.B. = POINT OF COMMENCEMENT
P.O.B. = POINT OF DEGENORY
P.M.C. = POINT OF DEGENORY
P.M.C. = POINT OF DEGENORY
P.C. = POINT OF DEGENORY
P.C. = POINT OF DEGENORY
P.C. = POINT OF DEWSRESCE CURVATURE
PWY = PARKWAY
P.D. = DEPMANISHED DEGEDENCE MONIMENT

P.R.M. = PERMANENT REFERENCE MON
P.L.S. = PROFESSIONAL LAND SURVEYO
P.P. = POWER POLE
P.P.S. = POUL PUMP SLAB
P.U.E. = PUBLIC UTILITY EASEMENT
(R) = RECORD DISTANCE
R.R. = RAIL ROAD
RES. = RESIDENCE
R.W = RIGHT-OF-WAY
RAD. = RADIUS OR RADIAL
RGE. = RANGE
R.O.E. = ROOF OVERHANG EASEMENT
SEC. = SECTION

SEC. = SECTION STY. = STORY 
 SWK.
 = SIDEWALK

 S.I.P.
 = SET IRON PIPE

 S
 = SOUTH

 S.P.
 = SCREENED PORCH
 S.V. = SEWER VALVE " = SECONDS T = 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: 4540 NORTH BAY ROAD, MIAMI BEACH FL,

33140

#### **CERTIFICATION:**

4540 NBR LLC, A DELAWARE LIMITED LIABILITY COMPANY. ITS SUCCESSORS AND OR ASSIGNS, AS THEIR INTEREST MAY APPEAR. STACI J. RUTMAN, P.A. D/B/A RUTMAN LAW. FIRST AMERICAN TITLE INSURANCE COMPANY. 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. • 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: 7 FEET. COMMUNITY: PANEL: THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

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.

OF 1929; CITY OF MIAMI BEACH BENCH MARK #: 47-05; ELEVATION IS 3.52' FEET OF N.A.V.D. OF 1988; CONVERTED TO NGVD (29) USING CORPSCON, BY ADDING 1.55 FEET FROM 3.52 FEET NAVD (8) CONVERSION FORMULA = (3.52' +1.55' = 5.07') RESULTS = 5.07 FEET NGVD 29.

#### **SURVEYOR'S CERTIFICATION:**

OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPUES 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.

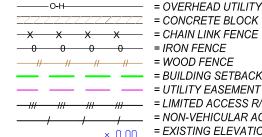
#### 01/26/2021 (DATE OF FIELD WORK)

CARLOS IBARRA

PROFESSIONAL LAND SURVEYOR NO.: 6770 STATE OF FLORIDA (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR

12/30/2020 - ORIGINAL SURVEY REVISED ON: 01/26/2021 - ADD TREES AND ELEVATIONS

### **LEGEND**



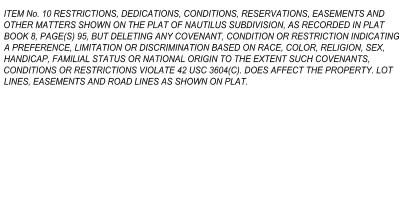
- = OVERHEAD UTILITY LINES = CONCRETE BLOCK WALL
- - SURVEY NO: SHEET:

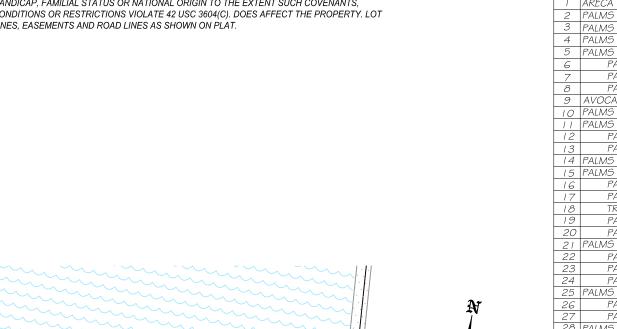
DRAWN BY: AP / DA FIELD DATE: 01/26/2021 20-004405-2 1 OF 1 <u>L.B.</u># 7806 SEAL

#### THAT I HAVE REVIEWED THE COMMITMENT AND ALL ITEMS ARE SHOWN ON THE SURVEY. THE ITEMS SHOWN HERE FORTH ARE PER SCHEDULE B-II OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NUMBER 1062-5122454. ISSUING OFFICE FILE

TITLE COMMITMENT NOTES:

NUMBER: 21-ART88 CAPITAL, DATED NOVEMBER 25th, 2020, AT 8:00 A.M.; OTHER MATTERS SHOWN ON THE PLAT OF NAUTILUS SUBDIVISION, AS RECORDED IN PLAT



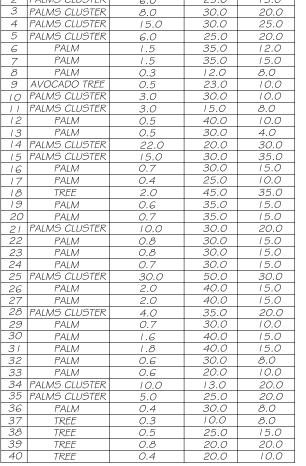


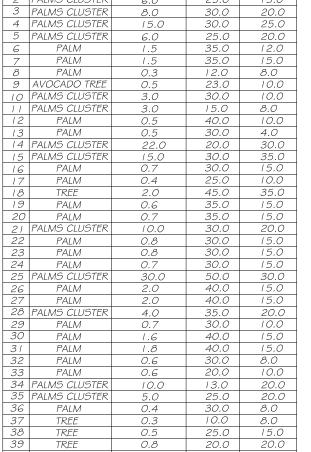


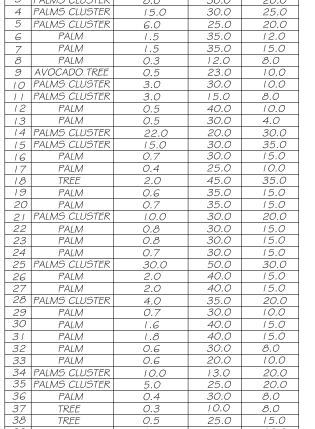


TREE TABLE

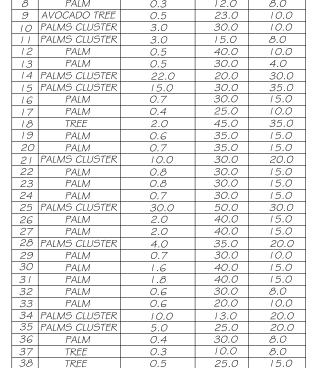
Diameter (Ft.) Height (Ft.) Spread (ft.

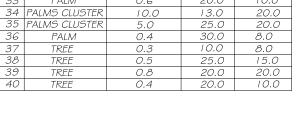












TWO STORY

RES. # 4540

NO CRAWL SPACE

LOT - 22

**6** 

6' C.B.S. WALL

LOT - 21 BLOCK - 1

 $\bigcirc$ L.P.🖾 👍 SPIRAL

METAL STAIRS (6) (3) POOL BOAT LIFT

NAIL # DISC

BRICK POOL DECK 9

COLUMN +23 WATER EL.=-0.68

(B)

FOUND DRILL HOLE O/S (W) 1.40'

### ### = LIMITED ACCESS R/W

\_\_\_\_ = NON-VEHICULAR ACCESS R/W × 0.00 = EXISTING ELEVATIONS