JOHN IBARRA & ASSOCIATES, INC. MAP OF BOUNDARY SURVEY Professional Land Surveyors & Mappers **777 N.W. 72nd AVENUE** 3725 DEL PRADO BLVD. S. **SUITE 3025** SUITE B **MIAMI, FLORIDA 33126** CAPE CORAL, FL 33904 PH: (305) 262-0400 PH: (239) 540-2660 FAX: (305) 262-0401 FAX: (239) 540-2664 1 INCH = 20 FEET 423.90'(R) 424.91' (TO THE EDGE OF SEAWALL) **LEGAL DESCRIPTION:** LOT 34, AMENDED PLAT OF THE INDIAN BEACH CORPORATION'S L = 100.07R = 1282.50Δ=04°28'14" **PROPERTY ADDRESS:** CH=100.04' 4721 PINE TREE DRIVE, MIAMI BEACH, FLORIDA, 33140 VACANT LOT **CERTIFICATION:** FRANZ BUERSTEDDE AND BRITNEY BUERSTEDDE APPROXIMATE LAND AREA = ± 43,215.1 SQ. FT EDGE OF WATER OR ± 10.68 ACRES WATER ELEV = 1.44'(NGVD29) @ 1:00PM 5/14/2021 LEV=2.53'(NGVD29) LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY: • THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY. 0.86 (NAVD88) 439.10'(R) 439.43'(M) 440.10' (TO THE EDGE OF SEAWALL) FOUNDATIONS. • FENCE OWNERSHIP NOT DETERMINED. FLOOD ZONE INFORMATION: SERVICE__ POLE BASE FLOOD ELEVATION: 7 FEET COMMUNITY: 120651 **SURVEYOR'S NOTES:** PANEL: 0309 SUFFIX: ELEVATIONS DATUM DATE OF FIRM: REFERS TO NORTH AMERICAN THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA. VERTICAL DATUM OF 1988 (NAVD88) → ELEVATIONS DATUM SURVEYOR'S NOTES: FLORIDA DEPARTMENT OF REFERS TO NATIONAL GEODETIC VERTICAL DATUM OF **Environmental Protection** 1929 (NGVD29) COUNTY, TOWNSHIP MAPS. Lt. Governor Noah Valenstein 3. CERTIFICATE OF AUTHORIZATION LB # 7806. 3900 Commonwealth Boulevard Tallahassee, FL 32399 **Request for Approximate Tidal Datum Elevations** 5.12 FEET NGVD 29. (Please type or print) Miami-Dade 4721 Pine Tree Drive, Miami Beach SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPULES 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. LOT - 36 USGS 7.5 Minute Quad Map Name: _ Insufficient data to determine tidal datum elevations at site. Will require a tide study Digitally signed by JOHN A IBARRA Date: 2021.05.28 10:42:05 -04'00' Adobe Acrobat version: 2021.001.20155 John Ibarra and Assoc., Inc. JOHN IBARRA 777 NW 72nd Avenue, Suite 3025 PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA Miami, FL 33126 Email: aldo@ibarralandsurveyors.com Phone: 305.262.0400 Fax: (To be completed by BSM) F.N. NO ID. Nearest Tide Station **Nearest Data Point** Datum Elevation (NAVD88) REVISED ON: 158 Mean High Water Mean Low Water A = ARC AC = AIR CONDITIONER PAD. A.E. = ANCHOR EASEMENT. AR = ALUMINUM ROOF. ASPH. = ASPHALT. B.C. = BLOCK CORNER. B.C.R. = BROWARD COUNTY RECORDS BLOG. = 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. CH. = CHORD. CH. B. = CHORD BEARING. CL. = CLER. CL.F. = CHAIN LINK, FENCE. C.M.E. = CANAL MAINTENANCE EASEMENTS. PROP. COR. = PROPERTY CORNER RW = RIGHT-OF-WAY. R.P. = RADIUS POINT. RGE. = RANGE. 9EC. = SECTION. 5TY. = STORY. SWK. = SIDEWALK. 5.I.P. = SCERENED PORCH S. = SOUTH. 5. = SOUTH. 5 = SOUTH. THE SOUTH TO SUMPLE LIB. #780G. T = TANGENT TB = TELEPHONE BOOTH T.U.E. = TECHNOLOGY UTILITY EASEMENT TSB = TRAFFIC SIGNAL BOX T.S.P. = TRAFFIC SIGNAL POLE TWP = TOWNSHIP. UTILL = UTILITY U.P. = UTILITY POLE. W.M. = WATER METER. W.F. = WOOD FENCE. W.F. = WOOD FENCE. W.R. = WOOD FONCE. LEGEND Seasonal High Water Line (SHWL = MHW + (MR x 1.5)) 0.65 ft Safe Upland Line (SUL) Elevation = CONCRETE BLOCK WALL X X X = CHAIN LINK FENCE Contact Lamar Evers, Bureau of Survey and Mapping, (850) 245-2636 or lamar.evers@floridadep.gov. <u> 0 0 0 0 = IRON FENCE</u> __________ = WOOD FENCE Retain this form for record keeping. - = BUILDING SETBACK LINE —— —— = UTILITY EASEMENT W. Lamar Evers, PSM Evers, PSM Date: 2021.05.11 06:54:05 -04% ______ = NON-VEHICULAR ACCESS R/W $\times 0.00$ = EXISTING ELEVATIONS 5/11/2021



SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 61, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY,

• EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.

ullet THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS

• 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

●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.

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

09/11/2009

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

2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.

4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929; CITY OF MIAMI BEACH BENCH MARK ID: CMB 47 01; ELEVATION IS 3.57 FEET OF

N.A.V.D. OF 1988; CONVERTED TO NGVD (29) USING CORPSCON, BY ADDING 1.55 FEET FROM 3.57 FEET NAVD (88) CONVERSION FORMULA = (3.57' +1.55' = 5.12') RESULTS =

05/14/2021

DRAWN BY: RF FIELD DATE: 05/14/2021 SURVEY NO: 21-00001702 1 OF 1 SHEET:

LB#7806 Digitally signed by JOHN A Date: 2021.05.28 10:42:18 Adobe Acrobat version: 2021.001.20155