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ABBREVIATIONS AND MEANINGS

A = ARC  
A/C = AIR CONDITIONER PAD.  
A.E. = ANCHOR EASEMENT.  
AR = ALUMINUM ROOF.  
AS = ALUMINUM SHED.  
ASPH. = ASPHALT.  
B.C. = BLOCK CORNER.  
B.C.R. = BROWARD COUNTY RECORDS  
B.D.G. = 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.  
CL = CLEAR.  
C.L.F. = CHAIN LINK FENCE.  
C.M.E. = CANAL MAINTENANCE EASEMENTS.  
CONC. = CONCRETE.  
C.P. = CONC. PORCH.  
C.S. = CONCRETE SLAB.  
C.U.P. = CONC. UTILITY POLE.  
C.W. = CONCRETE WALK.  
D.E. = DRAINAGE EASEMENT.  
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS  
DRIVE = DRIVEWAY  
° = DEGREES.  
E = EAST.  
EB = ELECTRIC BOX.  
E.T.P. = ELECTRIC TRANSFORMER PAD.  
ELEV. = ELEVATION.  
ENCR. = ENCROACHMENT.  
F.H. = FIRE HYDRANT.  
F.I.P. = FOUND IRON PIPE.  
F.I.R. = FOUND IRON ROD.  
F.F.E. = FINISHED FLOOR ELEVATION.  
F.N.D. = FOUND NAIL & DISK.  
FR = FRAME.  
FT = FEET.  
F.N.P. = FEDERAL NATIONAL INSURANCE.  
F.N. = FOUND NAIL.  
H. = HIGH (HEIGHT).  
I.C.V. = IRRIGATION CONTROL VALVE.  
I.F. = IRON FENCE.  
I.N.G. = INGRESS AND EGRESS EASEMENT.  
L.B. = Certificate of Authorization L.B.#7806.  
L.P. = LIGHT POLE.  
L.F.E. = LOWEST FLOOR ELEVATION.  
L.M.E. = LAKE MAINTENANCE EASEMENT.  
' = MINUTES.  
M. = MEASURED DISTANCE.  
MB = MAIL BOX.  
M.D.C.R. = MIAMI DADE COUNTY RECORDS  
M.E. = MAINTENANCE EASEMENTS  
MON. = MONUMENT LINE.  
MH = MAIN POLE.  
ML = MONUMENT LINE.  
N.A.P. = NOT A PART OF.  
NGVD = NATIONAL GEODETIC VERTICAL DATUM.  
N. = NORTH.  
N.T.S. = NOT TO SCALE.  
#NO. = NUMBER.  
O/S = OFFSET.  
O.H. = OVERHEAD.  
O.H.L. = OVERHEAD UTILITY LINES.  
O.R.B. = OFFICIAL RECORDS BOOK.  
OVH = OVERHANG.  
P.V.M.T. = PAVEMENT.  
PL = PLANTER.  
P.L. = PROPERTY LINE.  
P.C.C. = POINT OF COMPOUND CURVE.  
P.C. = POINT OF CURVE.  
PT = POINT OF TANGENCY.  
POB = POINT OF BEGINNING.  
P.O.B. = POINT OF BEGINNING.  
P.R.C. = POINT OF REVERSE CURVE.  
P.S. = PLAT BOOK.  
PG. = PAGE.  
PWY. = PARKWAY.  
PRM. = PERMANENT REFERENCE MONUMENT.  
P.L.S. = PROFESSIONAL LAND SURVEYOR.  
R. = RECORDED DISTANCE.  
RR. = RAIL ROAD.  
RES. = RESIDENCE.  
PROP. COR. = PROPERTY CORNER.  
RW = RIGHT OF WAY.  
R.P. = RADIUS POINT.  
RGE. = RANGE.  
SEC. = SECTION.  
STY. = STORY.  
SWK. = SIDEWALK.  
S.I.P. = SET IRON PIPE L.B. #7806.  
S.P. = SCREENED PORCH.  
S. = SOUTH.  
T = TANGENT.  
T.B. = TELEPHONE BOOTH.  
T.U.E. = TECHNOLOGY UTILITY EASEMENT.  
T.S.B. = TRAFFIC SIGNAL BOX.  
T.S.P. = TRAFFIC SIGNAL POLE.  
TWP. = TOWNSHIP.  
UTIL. = UTILITY.  
U.P. = UTILITY POLE.  
W.M. = WATER METER.  
W.F. = WOOD FENCE.  
W.R. = WOOD ROOF.  
W.M. = WATER METER.  
W.F. = WOOD FENCE.  
W.R. = WOOD ROOF.  
W.S. = WOOD SHED.  
W. = WEST.  
S = CENTER LINE.  
Δ = CENTRAL ANGLE.  
∠ = ANGLE.

LEGAL DESCRIPTION:

Lot 1, Block 2 A of RIVIERA, according to the Plat thereof as recorded in Plat book 9 at page 109 of the Public Records of Dade County, Florida.

Including:

A strip of land 20 feet wide abutting the waterfront and of Lot 1, Block 2-A of RIVIERA, PALM ISLAND, being a part of the 20 foot strip of land encircling Palm Island conveyed to Biscayne Bay Islands Company in Deed recorded in Deed Book 1501 at page 479 more specifically described by metas and bounds as follows, i.e.,:

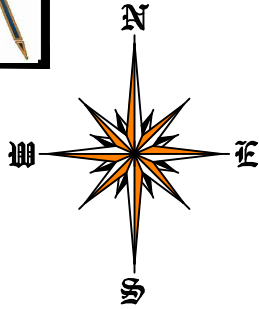
Commencing at the Southwesterly corner of Lot 1, Block 2-A, RIVIERA PALM ISLAND, as shown by the Amended Plat thereof recorded in Plat book 32 at page 37 of the Public Records of Dade County, Florida, thence Westerly 20 feet on a prolongation of the Southern boundary line of Lot 1, Block 2-A, RIVIERA, extended into the Bay; thence to the right on a line parallel to and 20 feet distant from the Western boundary line of Lot 1 to a point where said line intersect an extension of the dividing line between Lots 1 and 2 extended into the Bay; thence to the right 20 feet along said dividing line of Lots 1 and 2, extended into the Bay to the Northwesterly corner of Lot 1, thence to the right along the Western boundary line of Lot 1, 78 feet more or less to the Point of Beginning.

The External Area formed by a 25 foot Radius Curve Concave to the North, Tangent to the Southwesterly Line of Lot 1, Block 2-A, Amended Riviera and First and Second Additions Thereon, Plat Book 32, at Page 37, of the Public Records of Dade County, Florida, also known as Lot 1 Block 2A of Riviera, according to the plat thereof recorded in Plat Book 9, at page 109, of the Public Records of Dade County, Florida, and Tangent to the Southeasterly Line of Lot 1, Block 2A. FOLIO NUMBER: 02-3222-022-1360

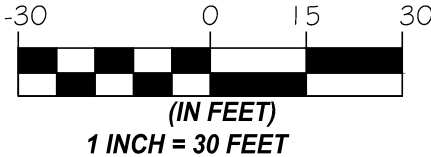
CERTIFICATION:  
WOOLEMS INC.

MAP OF BOUNDARY SURVEY

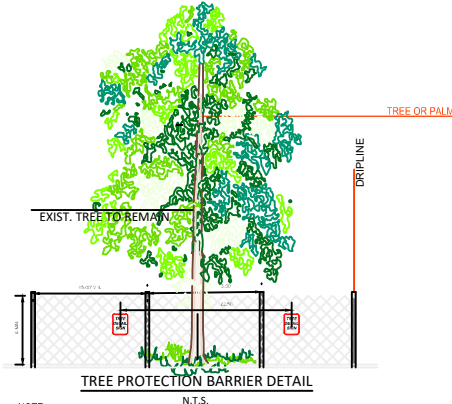
317 N COCONUT LANE, MIAMI BEACH, FLORIDA 33139



GRAPHIC SCALE



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:  
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 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.
  - TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION FOR ALL ROOTS OVER ONE (1) INCH IN DIAMETER 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.

TREE TABLE				
No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (ft.)
1	BANANA HEDGE	4.0	15.0	10.0
2	HEDGE	3.0	10.0	4.0
3	PALM	1.0	35.0	15.0
4	HEDGE	4.0	10.0	4.0
5	MANGO TREE	0.7	30.0	20.0
6	COCONUT PALM	0.8	25.0	12.0
7	COCONUT PALM	0.7	25.0	13.0
8	SEA GRAPE	2.0	20.0	25.0
9	COCONUT PALM	0.6	20.0	12.0
10	COCONUT PALM	0.8	25.0	12.0
11	COCONUT PALM	0.5	25.0	12.0
12	COCONUT PALM	0.6	30.0	12.0
13	COCONUT PALM	0.5	25.0	13.0
14	PALM	0.6	30.0	8.0
15	COCONUT PALM	0.6	30.0	12.0
16	TREE	1.0	35.0	20.0

LEGEND

—O—H—	= OVERHEAD UTILITY LINES
—X—X—X—	= CONCRETE BLOCK WALL
—X—X—X—	= CHAIN LINK FENCE
—O—O—O—	= IRON FENCE
—//—//—	= WOOD FENCE
—//—//—	= BUILDING SETBACK LINE
—//—//—	= UTILITY EASEMENT
—//—//—	= LIMITED ACCESS R/W
—//—//—	= NON-VEHICULAR ACCESS R/W
—//—//—	= EXISTING ELEVATIONS

LOCATION SKETCH  
SCALE = N.T.S.

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 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 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: 9FT.  
COMMUNITY: 120651  
PANEL: 0316  
SUFFIX: L  
DATE OF FIRM: 09/11/2009  
THE SUBJECT PROPERTY DOES 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 NATIONAL GEODETIC VERTICAL DATUM OF 1929; MIAMI-DADE BENCH MARK E-01, ; LOCATOR: 4250 SE @ MACARTHUR CSWY - @ SW OF EDGE OF PAVEMENT # FOUNTAIN ST - 15 SE OF PROJECTED CL; ELEVATION IS 5.35 FEET OF N.G.V.D. OF 1929

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 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: JOHN IBARRA (DATE OF FIELD WORK) 09/05/2021

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA

DRAWN BY: CA

FIELD DATE: 09/05/2021

SURVEY NO: 20-004226-2

SHEET: 1 OF 1