

LOT 23

BLOCK 7

JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers

ONE STORY

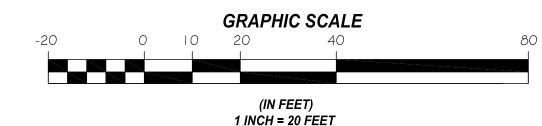
LOT 24

BLOCK 7

777 N.W. 72nd AVENUE MIAMI, FLORIDA 33126



MAP OF BOUNDARY SURVEY



(Ft.) (Ft.)

0.25

0.25

0.25

56 COCONUT PALM 0.75 35 16
57 COCONUT PALM 0.75 28 15
58 COCONUT PALM 0.65 27 12
59 COCONUT PALM 0.70 32 10

 60
 COCONUT PALM
 0.70
 32
 10

 60
 COCONUT PALM
 0.65
 30
 10

 61
 PALM
 0.35
 16
 6

 62
 PALM
 0.35
 16
 6

 63
 SEAGRAPE
 2.50
 12
 10

 64
 COCONUT PALM
 0.70
 25
 12

 65
 PALM
 0.40
 29
 8

 66
 PALM
 0.30
 25
 8

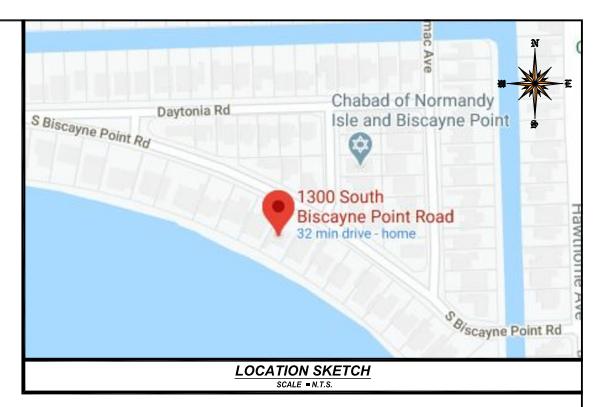
 67
 PALM
 0.30
 25
 8

 68
 TREE
 0.70
 20
 15

0.70 20

25





LEGAL DESCRIPTION:

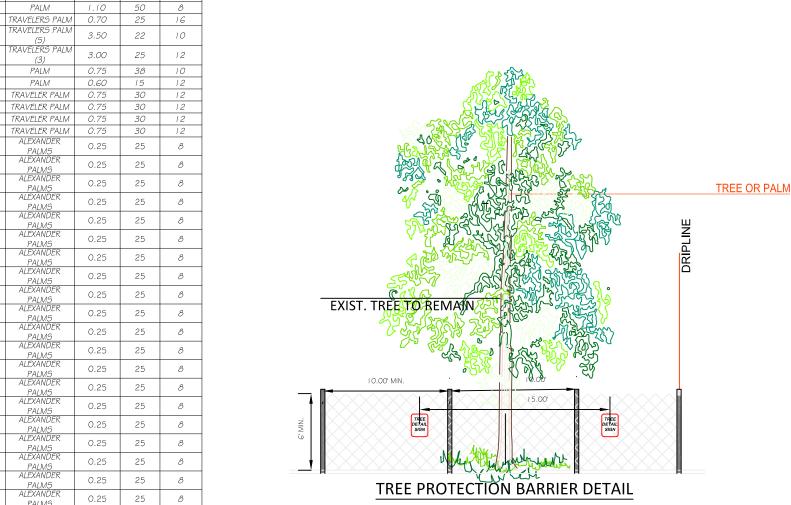
LOT 24, BLOCK 7 BISCAYNE POINT ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 35, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY,

PROPERTY ADDRESS:

1300 SOUTH BISCAYNE POINT ROAD. MIAMI BEACH, FLORIDA, 33141

CERTIFICATION:

MATTHEW COHEN AND ALEXIE COHEN



BARRIER TO BE CONTINUOUS AROUND THE TREE OR GROUP OF TREES.

- 1. 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
- 3. 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 BT 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.
- 4. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) ALONG THE

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: 8.00 FT.

COMMUNITY

DATE OF FIRM: 09/11/2009
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

- . 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 1929CITY OF MIAMI BEACH, BENCH MARK #CMB BP 03. LOCATED @ NE HENEDON AVE
- & DAYTONA RD; ELEVATION IS 4.44 FEET OF N.G.V.D. OF 1929

SURVEYOR'S CERTIFICATION:

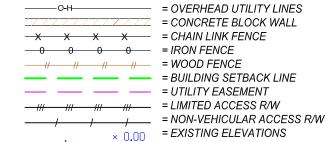
OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

> 07/21/2020 JOHN IBARRA (DATE OF FIELD WORK)

ROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR

REVISED ON:___

LEGEND



- = OVERHEAD UTILITY LINES = CONCRETE BLOCK WALL -X X X = CHAIN LINK FENCE
- — = BUILDING SETBACK LINE
- _____ = LIMITED ACCESS R/W
- DRAWN BY: DP FIELD DATE: | 07/21/2020 SURVEY NO: | 20-002530-1 SHEET: 1 OF 1

L.B.# 7806 SEAL

ABBREVIATIONS AND MEANINGS

LOT 25

BLOCK 7

LAND AREA = ± 10,848.92 SQ. FT

OR ± 0.25 ACRES

CURVE LENGTH RADIUS TANGENT CHORD D

75.00' 2103.05' 37.50'

CURVE TABLE