



JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM
777 N.W. 72nd AVENUE SUITE 3025 MIAMI, FLORIDA 33126
PH: (305) 262-0400 FAX: (305) 262-0401



MAP OF TOPOGRAPHIC SURVEY



LOCATION SKETCH
SCALE = N.T.S.

GRAPHIC SCALE

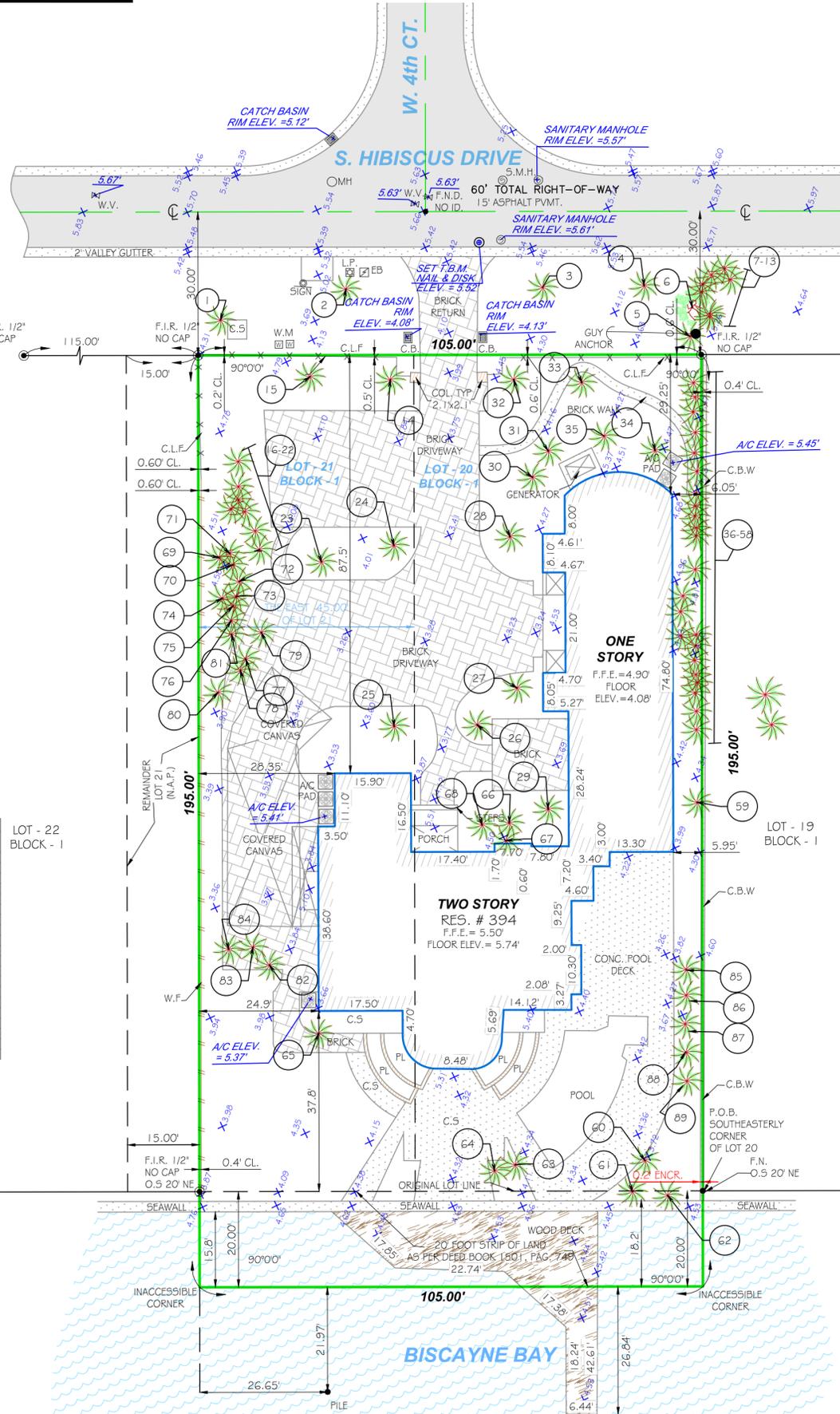


(IN FEET)
1 INCH = 20 FEET

LEGAL DESCRIPTION:

LOT 20 AND EAST 45 FEET OF LOT 21, IN BLOCK 1 OF HIBISCUS ISLAND, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH A TRACT OF LAND TWENTY FEET WIDE ADJOINING AND ABUTTING ON THE SEAWARD SIDE OF LOT 20 AND THE EAST 45 FEET OF LOT 21, IN BLOCK 1, HIBISCUS ISLAND, SAID 20 FOOT STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 20, THENCE SOUTHERLY ALONG THE EASTERLY BOUNDARY LINE OF LOT 20 EXTENDED SOUTHERLY FOR A DISTANCE OF 20 FEET; THENCE WESTERLY ALONG A LINE PARALLEL WITH THE SOUTHERLY BOUNDARY LINE OF LOT 20 AND THE EAST 45 FEET OF LOT 21 TO A POINT WHERE THE WESTERLY BOUNDARY LINE OF THE EAST 45 FEET OF LOT 21 EXTENDED SOUTHERLY INTERSECTS SAID LINE; THENCE NORTHERLY ALONG WITH WESTERLY EXTENDED BOUNDARY LINE OF THE EAST 45 FEET OF LOT 21 FOR A DISTANCE OF 20 FEET TO THE SOUTHWESTERLY CORNER OF THE EAST 45 FEET OF LOT 21; THENCE EASTERLY ALONG THE SOUTHERLY BOUNDARY OF THE EAST 45 FEET OF LOT 21 AND LOT 20 TO THE POINT OF BEGINNING.

SAID DESCRIBED STRIP OF LAND BEING A PART OF THE 20 FOOT STRIP OF LAND CONVEYED BY TRUSTEES OF INTERNAL IMPROVEMENT FUND TO BISCAIYNE BAY ISLANDS COMPANY BY DEED DATED SEPTEMBER 14, 1932, RECORDED IN DEED BOOK 1501 PAGE 479, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



TREE TABLE			
No.	Name	Diameter (Ft.)	Height (Ft.)
1	ARECA PALM	5	32
2	PALM	1.05	40
3	PALM	1.05	30
4	PALM	1.05	30
5	ARECA PALM	3.00	20
6	FIGUS	0.75	27
7	PALM	0.45	20
8	PALM	0.45	20
9	COCONUT PALM	1.15	60
10	COCONUT PALM	0.70	60
11	COCONUT PALM	0.90	45
12	PALM	0.35	20
13	PALM	0.90	20

TREE TABLE			
No.	Name	Diameter (Ft.)	Height (Ft.)
14	COCONUT PALM	0.85	50
15	PALM	0.55	50
16	PALM	0.75	35
17	PALM	0.75	35
18	PALM	0.65	35
19	PALM	0.65	35
20	PALM	0.55	18
21	PALM	0.70	8
22	PALM	0.30	18
23	PALM	1.50	50
24	PALM	1.50	50
25	PALM	1.50	50
26	PALM	1.50	50
27	PALM	1.35	45

TREE TABLE			
No.	Name	Diameter (Ft.)	Height (Ft.)
28	PALM	1.25	45
29	PALM	0.95	40
30	PALM	1.40	50
31	PALM	0.80	30
32	COCONUT PALM	0.75	50
33	COCONUT PALM	0.75	50
34	ARECA PALM	1.35	15
35	ARECA PALM	1.35	15
36	FISH TAIL PALM	1.20	20
37	FISH TAIL PALM	1.50	20
38	FISH TAIL PALM	1.50	20
39	FISH TAIL PALM	1.50	20
40	FISH TAIL PALM	1.50	20
41	FISH TAIL PALM	1.50	20

TREE TABLE			
No.	Name	Diameter (Ft.)	Height (Ft.)
42	ARECA PALM	1.15	25
43	ARECA PALM	1.15	25
44	ARECA PALM	1.15	25
45	ARECA PALM	1.15	25
46	ARECA PALM	1.15	25
47	ARECA PALM	1.15	25
48	PALM	0.70	35
49	PALM	0.95	40
50	PALM	0.45	12
51	ARECA PALM	1.25	25
52	ARECA PALM	1.25	25
53	ARECA PALM	1.25	25
54	ARECA PALM	1.25	25
55	ARECA PALM	1.25	25

TREE TABLE			
No.	Name	Diameter (Ft.)	Height (Ft.)
56	ARECA PALM	1.25	25
57	ARECA PALM	1.25	25
58	ARECA PALM	1.25	25
59	ARECA PALM	1.25	25
60	PALM	0.70	30
61	PALM	0.70	30
62	LAKONIA TREE	0.60	14
63	PALM	0.65	30
64	PALM	0.65	30
65	PALM	1.05	40
66	TRAVELERS PALM	3	25
67	PALM	0.25	35
68	PALM	0.25	35
69	PALM	0.55	30

TREE TABLE			
No.	Name	Diameter (Ft.)	Height (Ft.)
70	PALM	0.55	30
71	PALM	2	55
72	PALM	2	55
73	PALM	0.60	35
74	PALM	0.60	35
75	PALM	0.60	17
76	PALM	0.60	17
77	PALM	0.60	30
78	PALM	0.60	30
79	PALM	1.05	12
80	PALM	0.95	13
81	PALM	0.95	25
82	PALM	0.65	30
83	PALM	0.65	30
84	PALM	0.65	30
85	ARECA PALM	1.50	25
86	ARECA PALM	1.50	25
87	ARECA PALM	1.50	25
88	ARECA PALM	1.50	25
89	ARECA PALM	1.50	25

ABBREVIATIONS AND MEANINGS

A = ARC	F.N.I. = FEDERAL NATIONAL INSURANCE	P.L.S. = PROFESSIONAL LAND SURVEYOR
A.C. = AIR CONDITIONER PAD	F.N. = FOUND NAIL	R.L. = RECORDED DISTANCE
A.E. = ANCHOR EASEMENT	H. = HIGH (HEIGHT)	R.R. = RAIL ROAD
A.R. = ALUMINUM ROOF	I.C.V. = IRRIGATION CONTROL VALVE	RES. = RESIDENCE
A.S. = ASPHALT DRIVE	I.F. = IRON FENCE	PROP. COR. = PROPERTY CORNER
B.C. = BLOCK CORNER	I.N.A. EG. = INGRESS AND EGRESS EASEMENT	R.W. = RIGHT-OF-WAY
B.C.R. = BROWARD COUNTY RECORDS	L.B. = LEGAL BOUNDARY LINE #7506	R.F. = RADIAL POINT
B.D.G. = BUILDING	L.F. = LIGHT POLE	R.G.E. = RANGE
B.M. = BENCH MARK	L.F.E. = FINISHED FLOOR ELEVATION	SEC. = SECTION
B.O.B. = BASIS OF BEARINGS	L.M.E. = LAKE MAINTENANCE EASEMENT	STY. = STORY
B.S.L. = BUILDING SETBACK LINE	M. = MINUTES	SWK. = SIDEWALK
C = CALCULATED	M. = MEASURED DISTANCE	S.I.P. = SET IRON PIPE I.B. #7506
C.B. = CATCH BASIN	M.B. = MAIL BOX	S.P. = SCREENED PORCH
C.B.S. = CONCRETE BLOCK STRUCTURE	M.D.C.R. = MIAMI DADE COUNTY RECORDS	S. = SOUTH
C.W. = CONCRETE BLOCK WALL	M.E. = MAINTENANCE EASEMENTS	S.E. = SECONDS
CH. = CHORD	M.O.N. = MONUMENT LINE	T = TANGENT
CH.B. = CHORD BEARING	M.P. = MOUND	T.B. = TELEPHONE BOOTHS
CL. = CHAIN	M.A. = MONUMENT LINE	T.U.E. = TECHNOLOGY UTILITY EASEMENT
C.L.F. = CHAIN LINK FENCE	N.A.P. = NOT A PART OF	T.S.B. = TRAFFIC SIGNAL BOX
C.M. = CANAL MAINTENANCE EASEMENTS	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	T.S.P. = TRAFFIC SIGNAL POLE
C.C. = CONCRETE	N. = NORTH	TWP. = TOWNSHIP
C.P. = CONC. PORCH	N.T.S. = NOT TO SCALE	UTL. = UTILITY
C.S. = CONCRETE SLAB	#NO. = NUMBER	U.P. = UTILITY POLE
C.U.P. = CONC. UTILITY POLE	O.G. = OFFSET	W.M. = WATER METER
D. = DRIVE	O.V. = OVERHEAD	W.F. = WOOD FENCE
D.E. = DRAINAGE EASEMENT	O.U.L. = OVERHEAD UTILITY LINES	W.R. = WOOD ROOF
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS	O.R.B. = OFFICIAL RECORDS BOOK	W.M. = WATER METER
D.R. = DRIVEWAY	O.V.M. = OVERBRIDGE	W.F. = WOOD FENCE
D. = DEGREES	P.V.M. = PAVEMENT	W.R. = WOOD ROOF
E = EAST	P.L. = PLANTER	W.S. = WOOD SHED
E.B. = ELECTRIC BOX	P.L. = PROPERTY LINE	W. = WEST
E.T.P. = ELECTRIC TRANSFORMER PAD	P.C.C. = POINT OF COMPOUND CURVE	C = CENTER LINE
ELEV. = ELEVATION	P.C. = POINT OF CURVE	C.A. = CENTRAL ANGLE
E.N.C. = ENCROACHMENT	P.T. = POINT OF TANGENCY	Δ = ANGLE
F.H. = FINE HYDRANT	P.O.C. = POINT OF COMMENCEMENT	
F.I.P. = FOUND IRON PIPE	P.O.B. = POINT OF BEGINNING	
F.I.R. = FOUND IRON ROD	P.R.C. = POINT OF REVERSE CURVE	
F.F.E. = FINISHED FLOOR ELEVATION	P.B. = PLAT BOOK	
F.N.D. = FOUND NAIL & DISK	P.C. = PAGE	
FR. = FRAME	P.W. = PARKWAY	
FT. = FEET	PRM. = PERMANENT REFERENCE MONUMENT	

FLORIDA DEPARTMENT OF Environmental Protection
Tidal Water Survey Procedural Approval
Date: 10/01/2021
Name: John Ibarra
Firm Name: John Ibarra & Associates, Inc.
Address: 777 NW 72nd Avenue, Suite 3025 Miami, FL 33126
Phone: 305.262.0400 Email: john@ibarralandsurveyors.com
Point Identification No.: 145 County: Miami Date: 10/01/2021
USGS 7.5 Minute Quad Map Name: 1929A Mean Low Water (MLW) 1988
Unit of Measurement: Feet Datum: NAVD83 Tidal Epoch: 1983 - 2001
Procedure: Extend the above MEW bright to job if within one-half mile.
Source of Data: Florida Department of Environmental Protection, Bureau of Survey and Mapping
This form constitutes approval of the method to be used to survey the mean high-water line or the mean low-water line within one-half mile of the point identified above.
Retain this form for record keeping. Submit a copy of this form with the completed survey to the Bureau of Survey and Mapping.
Custodian: Florida Department of Environmental Protection Approved by: [Signature]
Bureau of Survey and Mapping in Charge: [Signature]
Main High Water Representative: [Signature]
1300 Commonwealth Boulevard, Mail Station 105 Tallahassee, FL 32399-3000 9032021 (Date)
141 (09/13/2006) 364 South Hibiscus Drive - Miami Beach

PROPERTY ADDRESS:
394 S HIBISCUS DRIVE,
MIAMI BEACH, FLORIDA, 33139

CERTIFICATION:

PAUL MORELLI, AS TRUSTEE OF THE HIBISCUS HOLDINGS TRUST U/A/D 2/9/21
LEVINE & PARTNERS, P.A.
CHICAGO TITLE INSURANCE COMPANY

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.

FEMA UPDATE:

FEMA HAS NOT COMPLETED A STUDY TO DETERMINE FLOOD HAZARD FOR SELECTED LOCATION; THEREFORE A FLOOD MAP HAS NOT BEEN PUBLISHED AT THIS TIME. YOU CAN CONTACT YOUR COMMUNITY OR THE FEMA FMIX FOR MORE INFORMATION ABOUT FLOOD RISK AND FLOOD INSURANCE IN YOUR COMMUNITY.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: "AE"
BASE FLOOD ELEVATION: 10 FEET
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 COUNTY BENCH MARK #D-135, LOCATOR NO. 4260 SE @ MACARTHUR CSWY. & FOUNTAIN STREET; ELEVATION IS 5.31 FEET OF N.G.V.D. OF 1929
- LOT AREA = 20475 SQUARE FEET.
BUILDABLE AREA = 18705 SQUARE FEET
WATERBOUND AREA = 1770 SQUARE FEET

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 SJ-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 475.027, FLORIDA STATUTES.

BY: JOHN IBARRA (DATE OF FIELD WORK) 10/01/2021

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

REVISED ON: _____
REVISED ON: _____

LEGEND

— O — H —	= OVERHEAD UTILITY LINES
— X — X — X —	= CONCRETE BLOCK WALL
— # — # — # —	= CHAIN LINK FENCE
— 0 — 0 — 0 —	= IRON FENCE
— — — —	= WOOD FENCE
— — — — —	= BUILDING SETBACK LINE
— — — — —	= UTILITY EASEMENT
— — — — —	= LIMITED ACCESS RW
— — — — —	= NON-VEHICULAR ACCESS RW
— — — — —	= EXISTING ELEVATIONS

DRAWN BY:	CARLOS D.
FIELD DATE:	10/01/2021
SURVEY NO.:	21-000551-2
SHEET:	1 OF 1

L.B.# 7806