



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

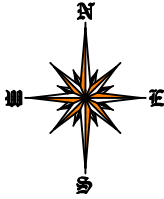
3725 DEL PRADO BLVD. S.
SUITE 823
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664



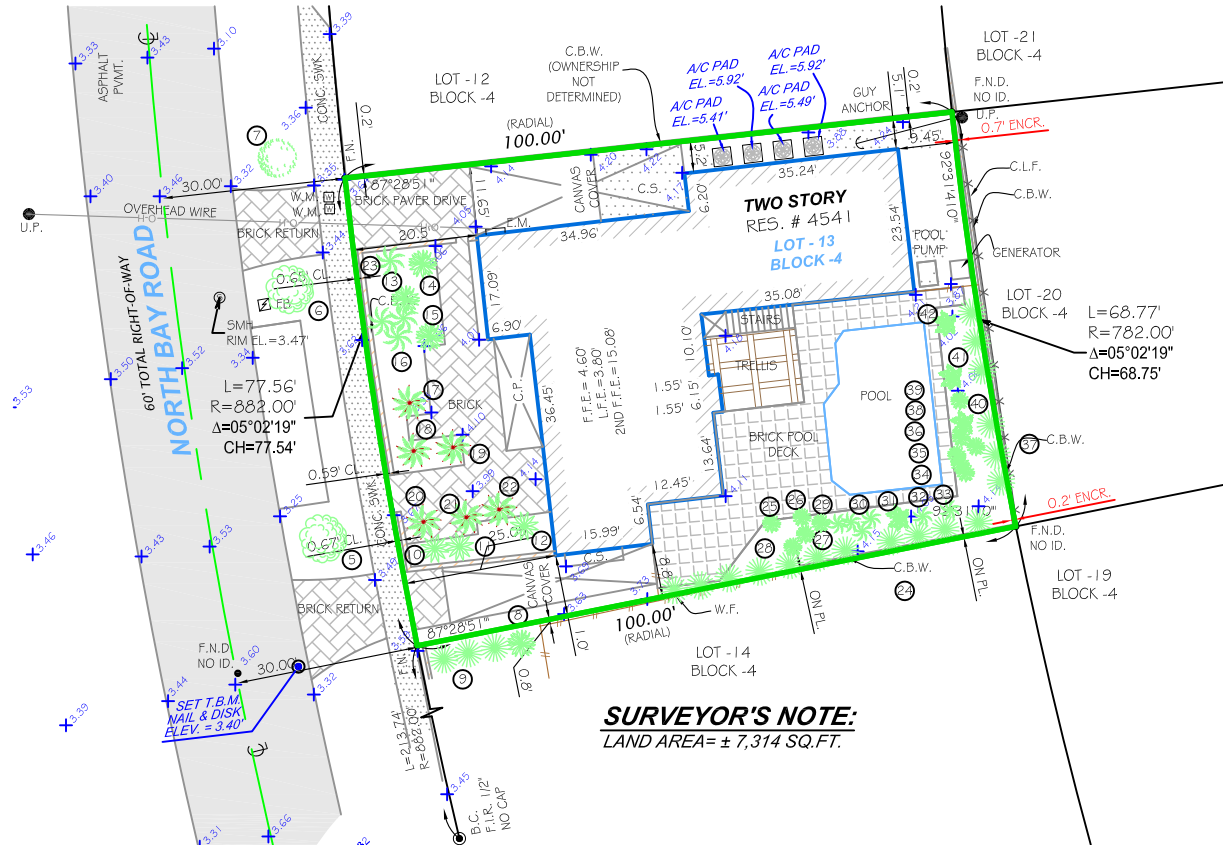
MAP OF BOUNDARY SURVEY



(IN FEET)
1 INCH = 20 FEET



LOCATION SKETCH
SCALE = N.T.S.



SURVEYOR'S NOTE:
LAND AREA = ± 7,314 SQ.FT.

TREE TABLE			
No.	Name	Diameter (ft.)	Height (ft.)
1	TREE	0.3	13.0
2	TREE	1.5	20.0
3	TREE	0.8	20.0
4	TREE	0.4	20.0
5	TREE	1.5	25.0
6	TREE	1.5	35.0
7	TREE	0.4	20.0
8	PALM	1.5	20.0
9	EDGE	4.0	10.0
10	PALM	0.5	10.0
11	PALM	0.6	15.0
12	PALM	0.7	25.0
13	PALM	0.8	30.0
14	PALM	0.8	25.0
15	PALM	0.8	25.0
16	PALMS CLUSTER (3)	1.5	12.0
17	PALM	1.7	45.0
18	PALM	2.0	45.0
19	PALM	1.6	45.0
20	PALM	1.6	40.0
21	PALM	2.0	45.0
22	PALM	2.0	30.0
23	PALM	1.6	15.0
24	EDGE	4.0	10.0
25	PALM	0.6	20.0
26	PALM	0.6	20.0
27	PALM	0.7	25.0
28	PALM	0.3	30.0
29	PALM	0.4	12.0
30	PALMS CLUSTER (6)	5.0	40.0
31	COCONUT PALM	0.6	45.0
32	PALM	0.2	5.0
33	PALM	0.2	7.0
34	PALM	0.7	35.0
35	PALM	1.0	20.0
36	PALM	0.3	8.0
37	PALM	0.3	15.0
38	PALM	1.0	20.0
39	COCONUT PALM	0.6	30.0
40	PALM	0.6	13.0
41	COCONUT PALM	0.7	40.0
42	COCONUT PALM	0.7	38.0

ABBREVIATIONS

A	= AIR
A/C	= AIR CONDITIONER PAD
A/E	= ANCHOR EASEMENT
A/R	= ALUMINUM ROOF
A/S	= ALUMINUM SHED
ASPH	= ASPHALT
B/C	= BLOCK CORNER
B/D	= BUILDING
B.M.	= BENCH MARK
B.C.R.	= BROWARD COUNTY RECORDS
B.O.B.	= BASIS OF BEARING
B.S.L.	= BUILDING SETBACK LINE
CI	= CALCULATED
C.B.	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.B.W.	= CONCRETE BLOCK WALL
CH	= CHORD
CH.B.	= CHORD BEARING
CH.L.	= CHORD LENGTH
CL	= CLEAR
CO	= CLEAN OUT
C.L.F.	= CHAIN LINK FENCE
C.M.E.	= CANAL MAINTENANCE EASEMENT
CONC	= CONCRETE
C.U.P.	= CONCRETE UTILITY POLE
C.P.	= CONCRETE PORCH
C.S.	= CONCRETE SLAB
C.W.	= CONCRETE WALK
D.E.	= DRAINAGE EASEMENT
D.M.E.	= DRAINAGE MAINTENANCE EASEMENT
DRIVE	= DRIVEWAY
°	= DEGREES
E.B.	= ELECTRIC TRANSFORMER PAD
ELEV.	= ELEVATION
ENC.	= 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
FT.	= FEET
F.N.P.	= FEDERAL NATIONAL INSURANCE PROGRAM
F.N.	= FOUND NAIL
H.	= HIGH OR (HEIGHT)
W.A.E.	= WAGES AND 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
MIN.	= MINUTES
M.	= MEASURED DISTANCE
M.B.	= MAIL BOX
M.D.C.R.	= MIAMI DADE COUNTY RECORDS
M.E.	= MAINTENANCE EASEMENT
M.H.	= MAHOLE
N.A.P.	= NOT A PART OF
NGVD	= NATIONAL GEODETIC VERTICAL DATUM
N.T.S.	= NOT TO SCALE
N.O.	= NUMBER
OS	= OFFSET
O.H.	= OVERHEAD
O.H.L.	= OVERHEAD UTILITY LINES
O.R.B.	= OFFICIAL RECORDS BOOK
O.V.H.	= OVERHANG
P.V.M.T.	= PAVEMENT
PL	= PLANTER
P.L.	= PROPERTY LINE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.	= POINT OF CURVATURE
P.O.T.	= POINT OF TANGENCY
P.O.C.	= POINT OF COMMENCEMENT
O.B.	= POINT OF BEGINNING
P.R.C.	= POINT OF REVERSE CURVATURE
P.W.	= PARKWAY
P.R.M.	= PERMANENT REFERENCE MONUMENT
P.L.S.	= PROFESSIONAL LAND SURVEYOR
P.P.	= POWER POLE
P.P.S.	= POOL 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
RISE	= RISE
R.O.E.	= ROOF OVERHANG EASEMENT
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.B.	= TELEPHONE BOOTH
T.B.M.	= TEMPORARY BENCHMARK
T.U.E.	= TECHNOLOGY UTILITY EASEMENT
T.S.B.	= TRAFFIC SIGNAL BOX
T.S.P.	= TRAFFIC SIGNAL POLE
T.W.P.	= TOWNSHIP
UTL.	= UTILITY
U.E.	= UTILITY EASEMENT
U.P.	= UTILITY POLE
W.M.	= WATER METER
W.F.	= WOOD FENCE
W.P.	= WOOD PORCH
W.R.	= WOOD ROOF
W.V.	= WATER VALVE
M	= MONUMENT LINE
Δ	= DELTA

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:
LOT 13, BLOCK 4 OF NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE(S) 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

4541 N BAY ROAD
MIAMI BEACH, FLORIDA 33140

CERTIFICATION:

4541 NBR LLC; 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.
- 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 LOT 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: 7 FT.
COMMUNITY: 120651
PANEL: 0309
SUFFIX:
DATE OF FIRM: 08/11/2009
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S NOTES:

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.
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI DADE COUNTY BENCH MARK #D-157-R LOCATOR NO. 3223 SW @ 44TH STREET & ALTON ROAD, ELEVATION IS 4.93 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 475.027, FLORIDA STATUTES.

BY: JULIO E. PEREZ 11/01/2021
(DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO. 6029 STATE OF FLORIDA

REVISED ON: ADD TREES 11-01-21

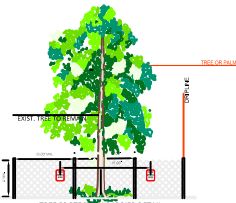
REVISED ON: ORIGINAL SURVEY 08-26-21

TITLE COMMITMENT NOTES:

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 1062-580754, ISSUING OFFICE FILE NUMBER: 21-4541 NBR, DATED AUGUST 05, 2021, AT 8:00 A.M.;

ITEM 9. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF NAUTILUS SUBDIVISION, AS RECORDED IN PLAT BOOK 8, PAGE(S) 95, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C), AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE.

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.



NOTES:
1. SURVEY TO BE CONDUCTED INCLUDING THE TREE OR GROUP OF TREES.
2. MINIMUM 48" (4'0") POST 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 PRECLUDE TRAFFIC, INSTALL FENCE POSTS USING PRE-BURIED ONLY AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
3. 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.
4. 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 HURRIEDLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH THEIR APPROVAL BY THE CITY PLANNING OFFICIAL.
5. FENCING SIGNAGE AS DETAIL ABOVE MUST BE POSTED EVERY FIFTEEN (15) ALONG THE FENCE.

LEGEND

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

DRAWN BY:	LK
FIELD DATE:	11/01/2021
SURVEY NO:	21-003099-3
SHEET:	1 OF 1