

# JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers

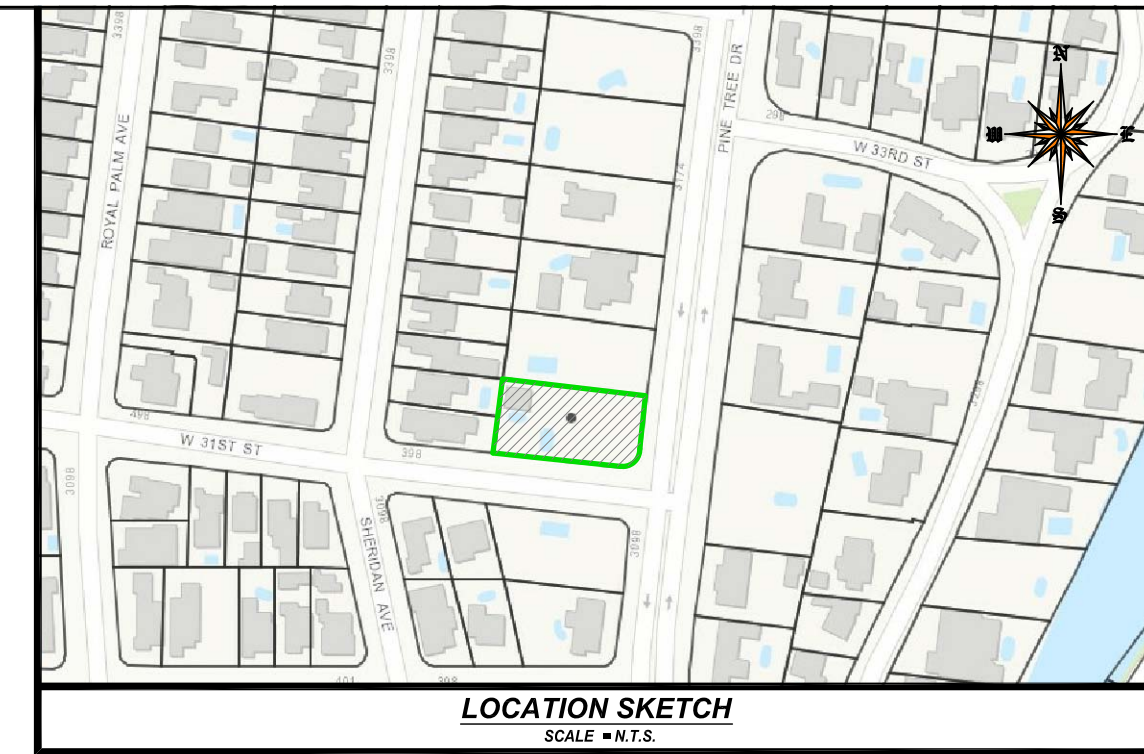
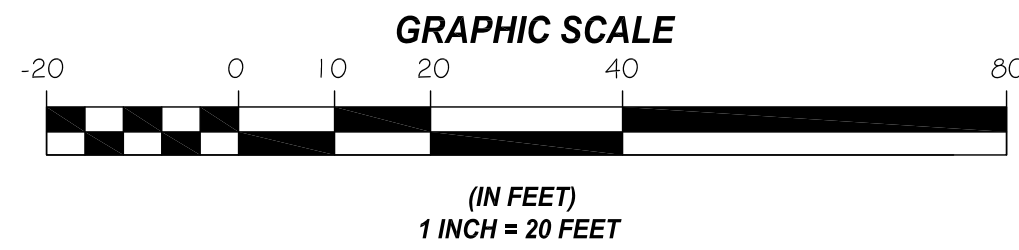
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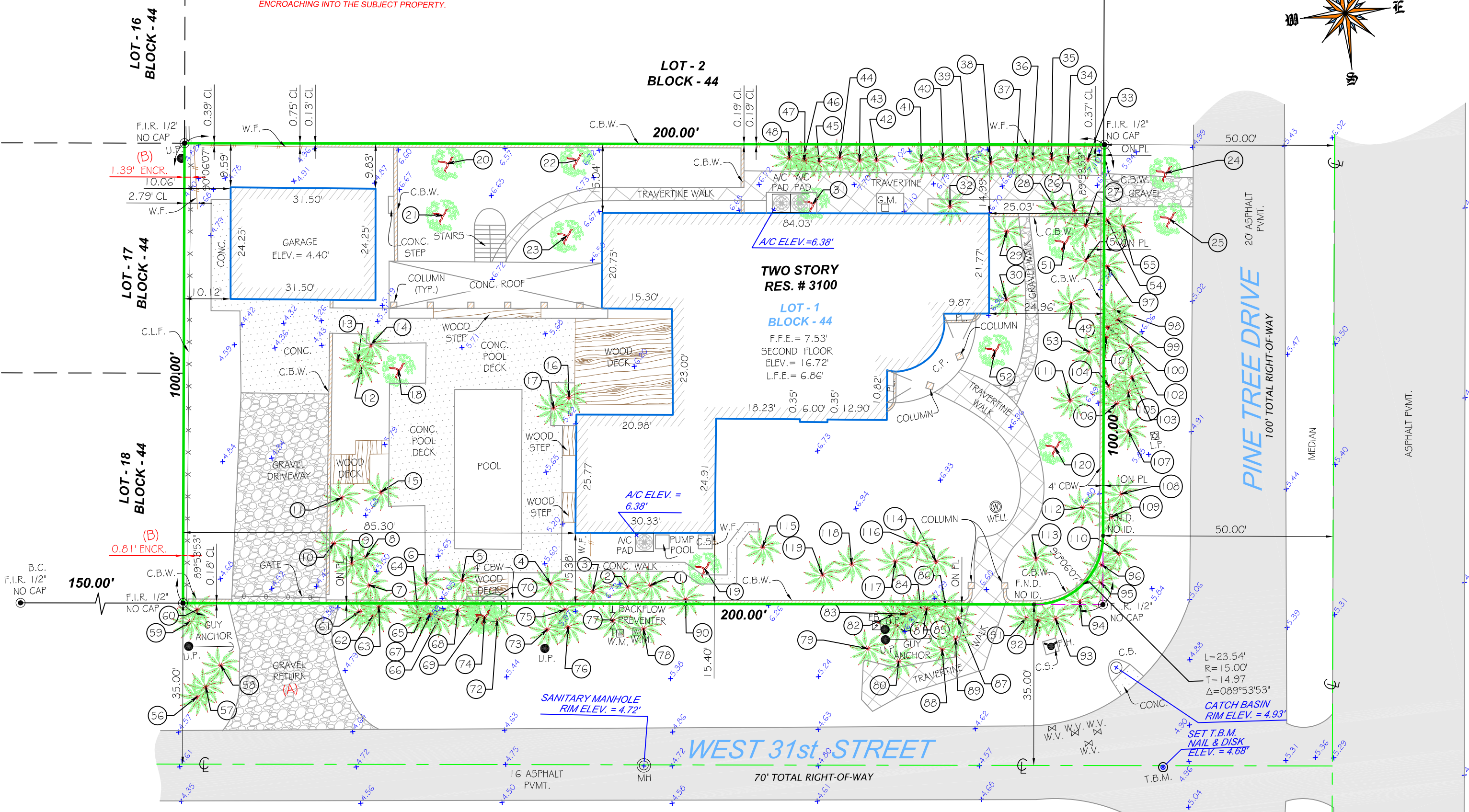
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# MAP OF BOUNDARY SURVEY



**ENCROACHMENT NOTES:**  
A. SOUTH SIDE OF THE SUBJECT PROPERTY, GRAVEL RETURN IS ENCROACHING INTO THE RIGHT OF WAY OF SW 31st STREET.  
B. WEST SIDE OF THE SUBJECT PROPERTY NEIGHBOR'S CHAIN LINK FENCE IS ENCROACHING INTO THE SUBJECT PROPERTY.



No.	Name	Diameter (in.)	Height (ft.)	Spread (ft.)
1	ROYAL PALM	1.2	30	16
2	PALM (3)	0.5	22	6
3	PALM (6)	0.5	22	6
4	PALM	0.7	21	10
5	PALM	0.7	21	10
6	PALM	0.6	20	8
7	PALM	0.3	22	6
8	PALM	0.3	22	6
9	COCONUT	0.7	20	9
10	PALM	0.7	20	9
11	PALM	0.7	20	9
12	PALM	0.3	18	5
13	PALM	0.3	18	5
14	PALM	0.3	18	5
15	COCONUT	0.82	5	8
16	PALM	0.3	18	5
17	PALM	0.3	18	5
18	TREE	0.8	16	12
19	MANGO	1	20	20
20	MANGO	0.9	18	10
21	MANGO	0.9	18	10
22	MANGO	0.9	18	10
23	TREE	0.7	27	8
24	PINE	1.5	40	20
25	PINE	2	45	22
26	COCONUT	0.9	30	20
27	PALM	0.7	15	15
28	PALM	0.5	23	6
29	PALM	0.5	15	10
30	PALM (3)	0.4	18	6
31	TREE	0.4	23	6
32	PALM	0.7	20	10
33	PALM	0.3	25	6
34	PALM (2)	0.5	25	6
35	PALM	0.5	27	6
36	PALM	0.5	27	6
37	PALM	0.5	27	6
38	PALM	0.5	27	6
39	PALM	0.5	27	6
40	PALM	0.5	27	6
41	PALM	0.5	27	6
42	PALM	0.5	27	6
43	PALM	0.5	27	6
44	PALM	0.5	27	6
45	PALM	0.3	26	5
46	PALM	0.5	27	6
47	PALM	0.5	27	6
48	PALM	0.5	27	6
49	PALM (2)	0.4	23	6
50	PALM (2)	0.5	26	6
51	TREE	0.4	30	6
52	TREE	0.4	21	6
53	PALM	0.5	25	10
54	PALM	0.3	20	6
55	PALM	0.5	23	6
56	PALM (10)	0.5	23	6
57	PALM (3)	0.25	23	5
58	PALM (5)	0.25	23	6
59	PALM (10)	0.4	24	5
60	PALM (2)	0.4	23	6
61	PALM (4)	0.5	24	6
62	PALM (4)	0.5	24	6
63	PALM (2)	0.4	23	6
64	PALM (4)	0.4	24	6
65	PALM	0.4	24	6
66	PALM	0.5	24	6
67	PALM (2)	0.5	27	6
68	PALM (2)	0.6	20	6
69	PALM (3)	0.5	25	6
70	PALM (8)	0.5	25	6
71	PALM (8)	0.7	26	10
72	COCONUT	0.7	26	10
73	COCONUT	0.7	20	10
74	GLIMBO LIMBO	1.2	27	12
75	PALM (2)	0.7	23	6
76	PALM	0.9	26	6
77	PALM	0.4	23	6
78	PALM	0.6	24	6
79	COCONUT	0.8	26	6
80	COCONUT	0.8	26	6
81	PALM	0.5	27	6
82	PALM (3)	0.5	27	6
83	PALM	0.5	27	6
84	PALM	0.5	27	6
85	PALM	0.5	27	6
86	PALM	0.5	27	6
87	PALM	0.5	27	6
88	PALM (3)	0.5	27	6
89	PALM	0.5	27	6
90	PALM (2)	0.4	25	5
91	PALM	0.7	25	5
92	PALM	0.4	25	5
93	PALM	0.4	25	5
94	PALM	0.7	26	10
95	PALM	0.9	19	7
96	PALM	0.4	25	5
97	PALM (2)	0.4	22	5
98	PALM (2)	0.4	22	5
99	GLIMBO LIMBO	2	30	28
100	PALM	0.4	23	7
101	PALM	0.4	23	7
102	PALM	0.7	20	10
103	PALM	0.7	19	10
104	PALM	0.5	26	8
105	PALM	0.3	25	7
106	PALM (4)	0.4	27	6
107	PALM	0.7	24	10
108	PALM	0.7	24	10
109	PALM (3)	0.4	25	6
110	PALM	0.6	25	10
111	PALM	0.8	19	7
112	PALM	0.9	18	7
113	PALM	1	25	10
114	PALM	1	23	12
115	PALM	0.8	24	12
116	PALM	0.9	25	10
117	PALM	0.9	25	10
118	PALM	0.9	25	10
119	PALM	0.8	23	8
120	TREE	3	40	30

**LEGAL DESCRIPTION:**  
LOT 1, BLOCK 44, ORCHARD SUBDIVISION No. 1, ACCORDING TO THE MAP OF PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 111, OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA.

**PROPERTY ADDRESS:**  
3100 PINE TREE DRIVE,  
MIAMI BEACH, FLORIDA, 33140

**CERTIFICATION:**  
TRAVELERS TRUST COMPANY LLC AS TRUSTEE OF THE JOSHUA FAMILY BED TRUST

**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 FEET  
COMMUNITY: 120651  
PANEL: 0317  
SUFFIX: L  
DATE OF FIRM: 09/11/2009  
THE SUBJECT PROPERTY DOES NOT 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-183, LOCATOR NO. 4324 W; ELEVATION IS 3.17 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 51-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: **JOHN IBARRA** (DATE OF FIELD WORKS) **03/30/2021**  
PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA

REVISED ON: \_\_\_\_\_  
REVISED ON: \_\_\_\_\_

<b>DRAWN BY:</b>	<b>JB</b>
<b>FIELD DATE:</b>	<b>03/30/2021</b>
<b>SURVEY NO:</b>	<b>21-001117</b>
<b>SHEET:</b>	<b>1 OF 1</b>

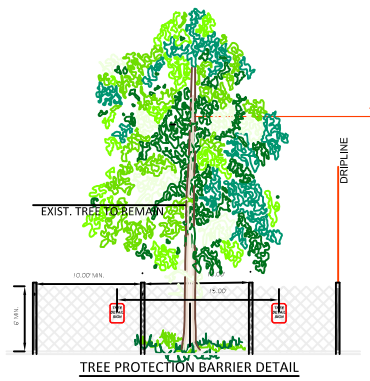
**SURVEYOR'S NOTE:**  
AN ARBORIST MUST CONFIRM ALL THE TREE NAMES, CONDITION AND SPECIES, WHAT IS SHOWN ON THE SURVEY MAY NOT BE THE CORRECT NAME OF THE TREES. LAND SURVEYORS ARE NOT ARBORIST.

### ABBREVIATIONS

- A = ARC
- A/C = AIR CONDITIONER PAD
- A/E = ANCHOR EASEMENT
- A/R = ALUMINUM ROOF
- A/S = ALUMINUM SHED
- ASPH = ASPHALT
- B.C. = BLOCK CORNER
- BLDG = BUILDING
- B.M. = BENCHMARK
- B.C.R. = BROWARD COUNTY RECORDS
- B.O.B. = BASIS OF BEARING
- B.S.L. = BUILDING SETBACK LINE
- C.A. = 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
- CH.V. = CHORD VALVE
- C.O. = CLEAN OUT
- C.L.F. = CHAIN LINK FENCE
- C.M.E. = CHAIN LINK FENCE EASEMENT
- CONC. = CONCRETE
- C.U.P. = CONCRETE UTILITY POLE
- C.S. = CONCRETE SLAB
- C.W. = CONCRETE WALK
- D.E. = DRAINAGE EASEMENT
- D.M.E. = DRAINAGE MAINTENANCE EASEMENT
- DRIVE = DRIVEWAY
- D.B. = DEGREES
- E.B. = 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
- F.T. = FEET
- F.N.P. = FEDERAL NATIONAL INSURANCE PROGRAM
- F.N. = FOUND NAIL
- G.M. = GAS METER
- H. = HIGH (OR HEIGHT)
- IN. SEG. = INGRESS AND EGRESS EASEMENT
- P.O.T. = POINT OF TANGENCY
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.O.R. = POINT OF REVERSE CURVATURE
- P.W.Y. = PARKWAY
- P.F.M. = PERMANENT REFERENCE MONUMENT
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- P.P. = POWER POLE
- P.P.S. = POOL PUMP SLAB
- M.C.R. = MIAMI DADE COUNTY RECORDS
- M.E. = MAINTENANCE

### LEGEND

- = OVERHEAD UTILITY LINES
- = CONCRETE BLOCK WALL
- = CHAIN LINK FENCE
- = IRON FENCE
- = WOOD FENCE
- = BUILDING SETBACK LINE
- = UTILITY EASEMENT
- = LIMITED ACCESS RW
- = NON-VEHICULAR ACCESS RW
- = EXISTING ELEVATIONS
- R.R. = RAIL ROAD
- RES. = RESIDENCE
- R.W. = RIGHT-OF-WAY
- R.O. = RADIUS OR RADIAL
- RGE. = RANGE
- R.O.D. = ROAD OVERHANG
- EASEMENT
- SEC. = SECTION
- STY. = STORY
- SWK. = SIDEWALK
- S.I.P. = SET IRON PIPE
- S. = SOUTH
- S.P. = SCREENED PORCH
- S.V. = SEWER VALVE
- S. = 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
- TWP. = TOWNSHIP
- UTIL. = 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
- CL. = CENTER LINE
- Δ = DELTA



- NOTE:**  
BARBER TO CONTIGUOUS 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 ENCLOSE TREES. INITIAL FENCE POSTS USING PIPE 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 FENCES 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.