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BOUNDARY SURVEY



LOCATION SKETCH

SCALE = N.T.S.

TREE TABLE				
No.	Name	Diameter (P.I.)	Height (P.I.)	Spread (P.I.)
1	LEGASTROM	1.00	8	6
2	LEGASTROM	0.50	8	6
3	LEGASTROM	1.00	8	6
4	LEGASTROM	1.00	8	6
5	ROBELINI PALM(2)	0.40	15	8
6	ROYAL PALM	1.60	40	20
7	ALEXANDER PALM	0.30	15	6
8	ROYAL PALM	1.40	50	20
9	MAHOGANY TREE	4.00	40	40
10	ROYAL PALM	1.40	40	20
11	ROYAL PALM	1.40	40	20
12	ALEXANDER PALM	0.25	25	8
13	ALEXANDER PALM	0.25	20	8
14	SABAL PALM	1.00	20	12
15	SABAL PALM (2)	0.80	30	15
16	ROBELINI PALM(2)	0.30	10	6
17	ROBELINI PALM(2)	0.30	10	6
18	MANGO TREE	1.00	25	20
19	ALEXANDER PALM	0.70	30	10
20	ALEXANDER PALM	0.70	30	10
21	TRAVELERS PALM	0.80	30	12
22	TRAVELERS PALM	0.80	30	12
23	TRAVELERS PALM	0.80	30	12
24	TRAVELERS PALM	0.80	30	15
25	TRAVELERS PALM	0.80	30	15

TREE TABLE				
No.	Name	Diameter (P.I.)	Height (P.I.)	Spread (P.I.)
26	TRAVELERS PALM	0.80	25	12
27	TRAVELERS PALM	0.80	30	15
28	TRAVELERS PALM	0.80	25	12
29	TRAVELERS PALM	0.80	30	15
30	TRAVELERS PALM	0.80	30	15
31	TRAVELERS PALM	0.80	30	15
32	TRAVELERS PALM	0.80	30	15
33	TRAVELERS PALM	0.80	30	15
34	ALEXANDER PALM	0.60	30	12
35	ARCEA PALM	3.00	20	15
36	ALEXANDER PALM	0.60	30	15
37	TRAVELERS PALM (5)	0.40	25	8
38	TRAVELERS PALM (5)	0.40	20	10
39	ALEXANDER PALM (6)	0.20	25	8
40	PALMS (8)	0.50	30	10
41	ROYAL PALM	1.00	25	12
42	ROYAL PALM	0.60	20	12
43	ROYAL PALM	0.60	20	15
44	ROYAL PALM	1.00	25	18
45	ROYAL PALM	1.60	50	15
46	ROYAL PALM	1.00	25	15
47	ROYAL PALM	0.50	20	15
48	ROYAL PALM	0.50	20	12
49	ROYAL PALM	0.50	20	15
50	ROYAL PALM	0.60	20	15

TREE TABLE				
No.	Name	Diameter (P.I.)	Height (P.I.)	Spread (P.I.)
51	ROYAL PALM	0.80	25	15
52	DRACAENA	0.80	20	12
53	ALEXANDER PALM	0.40	30	10
54	ALEXANDER PALM	0.50	30	10
55	ALEXANDER PALM	0.50	30	10
56	ROBELINI PALM (5)	0.30	15	8
57	ALEXANDER PALM	0.50	30	10
58	ALEXANDER PALM	0.40	15	8
59	ALEXANDER PALM	0.40	15	8
60	ROYAL PALM	1.40	30	20
61	ROYAL PALM	1.40	30	20
62	ROYAL PALM	1.40	30	20
63	COCONUT PALM	0.70	30	15
64	COCONUT PALM	0.70	30	15
65	COCONUT PALM	0.70	30	15
66	COCONUT PALM	0.70	35	15
67	ALEXANDER PALM	0.50	35	15
68	ALEXANDER PALM	0.50	35	15
69	ALEXANDER PALM	0.50	35	15
70	ALEXANDER PALM	0.70	35	15
71	ALEXANDER PALM	0.70	35	15
72	ALEXANDER PALM	0.50	35	15
73	ALEXANDER PALM	0.50	35	15

LEGAL DESCRIPTION:

LOT 12 & 13, BLOCK 4 SAN MARINO ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 22 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

205 E SAN MARINO
MIAMI BEACH, FLORIDA 33139

CERTIFICATION:

AZENDA PROPERTIES, LLC.

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: 9 FEET.

COMMUNITY: 120651

PANEL: 0316

SUFFIX: L

DATE OF FIRM: 9/11/09

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 ID: D-172.1 LOCATOR NO.32455W; ELEVATION IS 7.79 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)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA

REVISED ON: 04/05/2022 UPDATE: SURVEY

REVISED ON: 05/15/2020 TOPOGRAPHIC SURVEY

REVISED ON: 03/31/2017 ADDED NEW SEAWALL ELEVATIONS

REVISED ON: 12/07/2016 UPDATED SURVEY WITH CONCRETE BLOCK WALL ELEVATIONS

REVISED ON: 09/29/2015 UPDATED SURVEY WITH TREES

REVISED ON: 07/10/2015 ORIGINAL SURVEY

LEGEND

- OVERHEAD UTILITY LINES
- CONCRETE BLOCK WALL
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- BUILDING SETBACK LINE
- UTILITY EASEMENT
- LIMITED ACCESS RW
- EXISTING ELEVATIONS

DRAWN BY: LK

FIELD DATE: 04/05/2022

SURVEY NO: 15-002750-8

SHEET: 1 OF 1