

0.5 mile radius from location

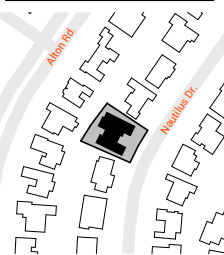


4350 Nautilus Dr

Project



Miguel Concha Arquitectura



Location

Issues

Date	Description	REV#
	NOT FOR CONSTRUCTION	



Date: 12/12/2022

Drawn by: GPR

Exhibits

Sheet No. E-01

Context
Location Plan

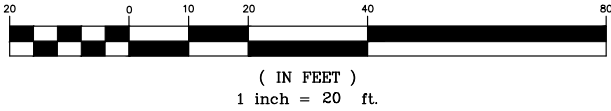
Context

1" = 500'

If the above dimension does not measure one inch exactly, this drawing will have been reduced or enlarged.
ALL LABELED SCALES ARE NULL OR VOID

SKETCH OF BOUNDARY SURVEY

GRAPHIC SCALE



PROPERTY ADDRESS:
4350 Nautilus Drive
Miami Beach, Florida 33140-2824

LEGAL DESCRIPTION:
Lot 7, Block 18, NAUTILUS EXTENSION SECOND, according to the Plat thereof, as recorded in Plat Book 34, Page 81, of the Public Records of Miami-Dade County, Florida.

FOLIO NUMBER: 02 3222 007 0070 (Miami-Dade County Public Records/Property Appraiser's Office)

SURVEYOR'S NOTES:
All distances as shown hereon are based on the US Survey foot.

At the time of Survey, The National Flood Insurance Rate Map for Florida, Community Panel No. 120651 (City of Miami Beach) 12086 C, 0309 L, FIRM Date 09/11/2009 and Revised with an effective date of 09/11/2009, published by the United States Department of Housing and Urban Development, delineates the herein described land to be situated within the Special Flood Hazard Area designated by the Federal Emergency Management Agency (FEMA). Subject property lies within Flood Hazard Zone "AE", Base Flood Elevation 7 feet. The Base Flood Elevation "AE" 7' refers to the NGVD (1929) Datum.

Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plats and legal description provided to the surveyor and also from the Miami-Dade County Public Records/Property Appraiser Office and no claims as to ownership are made or implied.

Distances from property lines to fences or walls may slightly varies due to their irregularity, width and composition. Fences or walls not always travel on a straight line and in most cases meander through trees, hedges, vines and heavy landscaping usually located along boundary lines, therefore the resultant of said dimensions as shown hereon may vary slightly within 0.30' to 0.50' of a foot more or less.

The legal ownership of the fences and/or walls as shown hereon was not determined, and the locations as shown are based on the recovered boundary monumentation and calculations.

Adjacent properties were not investigated at the time of this Survey.

Any fencing, walls, entrance features and landscaping could be subject to a "Safe Sight Distance Triangle" rule.

Call 811 or visit www.sunshine811.com before digging.

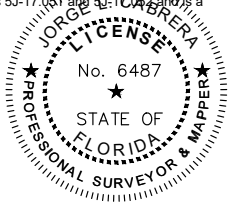
CERTIFIED TO:
4350 Nautilus LLC
Herskowitz Shapiro PLLC
Old Republic National Title Insurance

- GENERAL SURVEYOR'S NOTES:
- 1)-This survey was conducted for the purpose of a "Boundary Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
 - 2)-The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Minimum Technical Standards requirements for a suburban area (1 foot in 7,500 feet) as specified in Chapter 5J-17, Florida Administrative Code.
 - 3)-This Survey does not reflect or determine ownership.
 - 4)-Legal Description subject to any dedications, limitations, retractions reservations or easements of record.
 - 5)-Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property; search of Public Records not performed by this office.
 - 6)-No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
 - 7)-This Survey has been prepared for the exclusive use the entities named hereon only and certifications hereon do not extend to any unnamed parties.
 - 8)-This Survey was prepared for a Mortgage Transaction only; not to be used for design and/or construction purposes without the consent of this office.
 - 9)-Utility facilities within Utility Easements not noted as violations.
 - 10)-Driveways or portions thereof within Roadways not noted as violations or encroachments.
 - 11)-Foundations and/or footings underneath the ground surface that may cross beyond the boundary lines of the herein described parcel are not shown.
 - 12)-Fence ownership determines by visual means only (if any); Legal ownership not determined.
 - 13)-No search records was made by this firm beside the record plat; therefore we do not imply or accept responsibility for any Easement, Dedication or Limitation for which information was not furnished.
 - 14)-Contact the appropriate authorities prior to any design work on the hereon-described parcel for Building and Zoning information.
 - 15)-In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions.
 - 16)-The dimensions and directions shown hereon are in substantial agreement with record and calculated values unless otherwise noted.
 - 17)- Obstructed corners are witnessed by improvements

This is to certify to the above named firm and or persons that the "SKETCH OF BOUNDARY SURVEY" of the herein described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction, also there are no visible encroachments other than those shown. Owner or his representative furnished the legal description contained herein. Other recorded instruments may affect this property. Surveyor has not examined the abstract of title. Locations of utilities on or adjacent to the property were not secured unless specifically requested by owner. I further certify that this map or plat meets the Standards of Practice and the Minimum Technical Standard Requirements, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code, under Sections 5J-17.051 and 5J-17.052 and is a "BOUNDARY SURVEY" as defined in Section 5J-17.050.

JORGE L. CABRERA

Professional Surveyor & Mapper, # 6487
State of Florida



JORGE L. CABRERA
Professional Surveyor and Mapper
State of Florida
PLS/PSM License No.: 6487
2852 S.W. 149th Place, Miami, Florida 33185
Phone: (305) 302-2522 Fax: (305) 207-9537
Email: jorgelcbrera@bellsouth.net

No.	Date	Description

4350 Nautilus LLC

Prepared for:

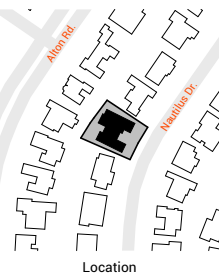
CHECKED BY: JLC.
DRAWN BY: JF / ELF
FIELD DATE: 01/10/2022
DATE: 01/11/2022
SCALE: 1" = 20'
JOB No. 22-6550

SHEET:
1 OF 1

4350 Nautilus Dr

Project

Miguel Concha Arquitectura



Issues

Date	Description	REV#



Date: 12/12/2022

Drawn by: GPR

Exhibits

Sheet No. E-02

Site Survey

Nautilus Survey

1" = 11. IN. ACTUAL
If the above dimension does not measure one inch exactly, this drawing will have been reduced or enlarged.
ALL LABELED SCALES ARE NULL OR VOID

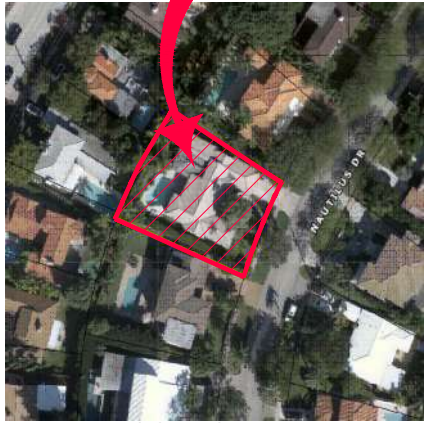
THIS AREA IS NOT PART OF THE SUBJECT PROPERTY

LEGEND

(C) = Calculated
CL. = Clear
CL = Center Line
CONC. = Concrete
CBS. = Concrete Block Stucco
Δ = Delta
ENC. = Encroachment
F.F.E.L. = Finish Floor Elevation
F.I.P. = Found Iron Pipe
F.I.R. = Found Iron Rod
F.N. = Found Nail
F.N&D. = Found Nail & Disc
I.D. = Identification
L = Length
(M) = Measured
M = Monument Line
O/L = On Line
P = Property Line
(P) = Plat
P.C. = Point of Curvature
P.B. = Plat Book
PG. = Page
R = Radius
(R) = Record
R/W = Right of Way
U.E. = Utility Easement

SYMBOLS

- AIR CONDITIONER
- CABLE TV
- CATCH BASIN
- CONCRETE POLE
- ELECTRIC BOX
- SANITARY MANHOLE
- WATER PUMP
- WATER HEATER
- WATER METER
- WOOD POLE
- EXISTING ELEVATION
- COVERED AREA
- CHAIN LINK FENCE (C.L.F.)
- METAL FENCE (M.F.)
- OVERHEAD LINES
- PLASTIC FENCE (P.F.)
- WOOD FENCE (W.F.)
- WIRE FENCE (WR.F.)
- CBS. WALL



LOCATION MAP
NOT TO SCALE

SURVEY SITE

LEGEND

CL = Center Line
CONC. = Concrete
CBS. = Concrete Block Stucco
Δ = Delta
ENC. = Encroachment
F.F.E.L. = Finish Floor Elevation
F.I.P. = Found Iron Pipe
F.N. = Found Nail
I.D. = Identification
L = Length
(M) = Measured
O/L = On Line
PL = Property Line
(P) = Plat
P.C. = Point of Curvature
P.B. = Plat Book
PG. = Page
R = Radius
(R) = Record
R/W = Right of Way
U.E. = Utility Easement

SYMBOLS

WM WATER METER
EXISTING ELEVATION
COVERED AREA
CHAIN LINK FENCE (C.L.F.)
WOOD FENCE (W.F.)
CBS. WALL

SKETCH OF BOUNDARY SURVEY

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

PROPERTY ADDRESS:
4350 Nautilus Drive
Miami Beach, Florida 33140-2824

LEGAL DESCRIPTION:
Lot 7, Block 18, NAUTILUS EXTENSION SECOND, according to the Plat thereof, as recorded in Plat Book 34, Page 81, of the Public Records of Miami-Dade County, Florida.

FOLIO NUMBER: 02 3222 007 0070 (Miami-Dade County Public Records/Property Appraiser's Office)

SURVEYOR'S NOTES:
All distances as shown hereon are based on the US Survey foot.

At the time of Survey, The National Flood Insurance Rate Map for Florida, Community Panel No. 120651 (City of Miami Beach) 12086 C, 0309 L, FIRM Date 09/11/2009 and Revised with an effective date of 09/11/2009, published by the United States Department of Housing and Urban Development, delineates the herein described land to be situated within the Special Flood Hazard Area designated by the Federal Emergency Management Agency (FEMA). Subject property lies within Flood Hazard Zone "AE", Base Flood Elevation 7 feet. The Base Flood Elevation "AE" 7 refers to the NGVD (1929) Datum.

All elevations as shown on this survey drawing are referred to the National Geodetic Vertical Datum, 1929 (NGVD).

BENCHMARK REFERENCES:

Dade County BM D-157-R - ADJUSTED
BM Name: D-157-R
BM Elevation (NGVD 1929): 4.93 feet
Location 1: 44 ST -- 35' SOUTH OF C/L
Location 2: ALTON RD -- ON C/L
Description 1: PK AND BRASS WASHER IN CONC BULLNOSE OF INTERSECTION.

Dade County BM D-106 - ADJUSTED
BM Name: D-106
BM Elevation (NGVD 1929): 3.20 feet
Location 1: 43 ST -- 125' SOUTH OF PROJECTED SOUTH EDGE OF PAVEMENT
Location 2: ALTON RD -- 15' WEST OF WEST EDGE OF PAVEMENT
Location 3: 30' SOUTH OF A SIGN READING "1-195 W & ALTON RD S"
Description 1: PK NAIL AND BRASS WASHER IN NE CORNER OF A STORM DRAIN.

The floor elevations as shown on this survey drawing were taken from the outside of the house only. No access was available to the surveyor to the inside of the house at the time of survey. There may be different levels of elevation inside the house not known to the surveyor.

Some elevations as shown hereon were obtained by using RTK - GPS measurements and are subject to variations due equipment vertical displacement.

Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plats and legal description provided to the surveyor and also from the Miami-Dade County Public Records/Property Appraiser Office and no claims as to ownership are made or implied.

Distances from property lines to fences or walls may slightly varies due to their irregularity, width and composition. Fences or walls not always travel on a straight line and in most cases meander through trees, hedges, vines and heavy landscaping usually located along boundary lines, therefore the resultant of said dimensions as shown hereon may vary slightly within 0.30' to 0.50' of a foot more or less.

The legal ownership of the fences and/or walls as shown hereon was not determined, and the locations as shown are based on the recovered boundary monumentation and calculations.

Adjacent properties were not investigated at the time of this Survey.

Any fencing, walls, entrance features and landscaping could be subject to a "Safe Sight Distance Triangle" rule.

Call 811 or visit www.sunshine811.com before digging.

No all property corners were not recovered at the time of the updated survey work.

The location of the trees as shown on this survey drawing are compiled from such field surveys deemed necessary by Jorge L. Cabrera, PSM, therefore the resultant of said dimensions shown hereon could vary slightly within 1 to 2 feet more or less. The subject property has heavily overgrown vegetation, shrubs and vines along all boundary lines. Shrubs and vines were not located.

The Tree Table as shown hereon was prepared by certified Arborist Jeff Schimonski, information below:

President, Tropical Designs of Florida, Inc.
Member, American Society of Consulting Arborists
ISA Certified Arborist Municipal Specialist FL-1052AM
ISA Tree Risk Assessment Qualification
LIAF Florida Certified Landscape Inspector - 2016-0175
305-773-9406
Jeff@TropicalArboriculture.com
www.TropicalDesigns.com
www.MalaysiaFlora.com

CERTIFIED TO:
4350 Nautilus LLC

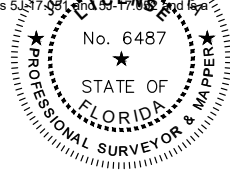
GENERAL SURVEYOR'S NOTES:

- This survey was conducted for the purpose of a "Boundary Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
- The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Minimum Technical Standards requirements for a suburban area (1 foot in 7,500 feet) as specified in Chapter 5J-17, Florida Administrative Code.
- This Survey does not reflect or determine ownership.
- Legal description subject to any dedications, limitations, retractions reservations or easements of record.
- Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property; search of Public Records not performed by this office.
- No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
- This Survey has been prepared for the exclusive use the entities named hereon only and certifications hereon do not extend to any unnamed parties.
- This Survey was prepared for a Mortgage Transaction only; not to be used for design and/or construction purposes without the consent of this office.
- Utility facilities within Utility Easements not noted as violations.
- Driveways or portions thereof within Roadways not noted as violations or encroachments.
- Foundations and/or footings underneath the ground surface that may cross beyond the boundary lines of the herein described parcel are not shown.
- Fence ownership determines by visual means only (if any); Legal ownership not determined.
- No search records was made by this firm beside the record plat; therefore we do not imply or accept responsibility for any Easement, Dedication or Limitation for which information was not furnished.
- Contact the appropriate authorities prior to any design work on the hereon-described parcel for Building and Zoning information.
- In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions.
- The dimensions and directions shown hereon are in substantial agreement with record and calculated values unless otherwise noted.
- Obstructed corners are witnessed by improvements

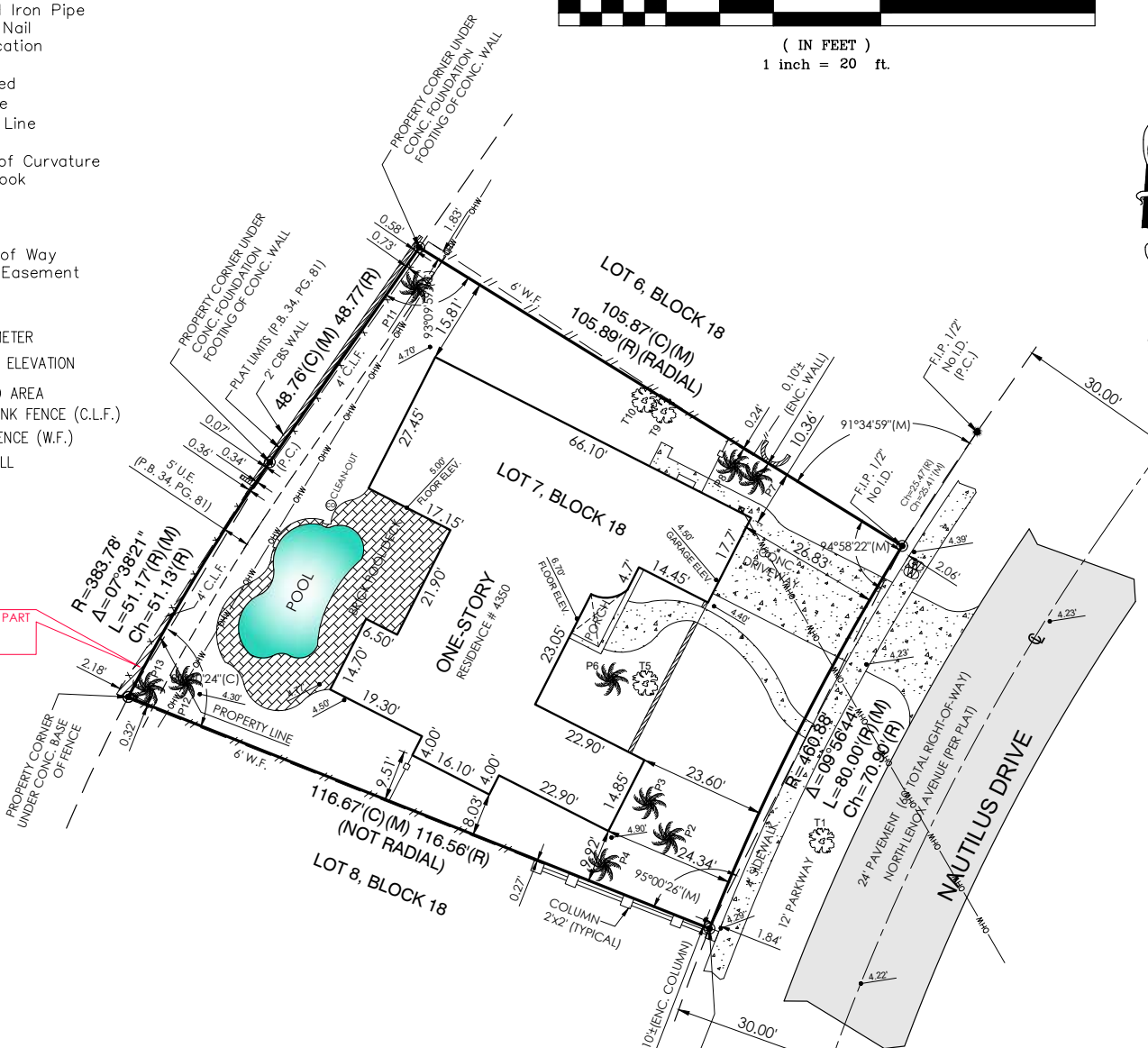
This is to certify to the above named firm and or persons that the "SKETCH OF BOUNDARY SURVEY" of the herein described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction, also there are no visible encroachments other than those shown. Owner or his representative furnished the legal description contained herein. Other recorded instruments may affect this property. Surveyor has not examined the abstract of title. Locations of utilities on or adjacent to the property were not secured unless specifically requested by owner. I further certify that this map or plat meets the Standards of Practice and the Minimum Technical Standard Requirements, adopted by the Board of Professional Surveyors and Mappers pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code, under Sections 5J-17.01 and 5J-17.02 and the "BOUNDARY SURVEY" as defined in Section 5J-17.050.

LAST REVISION
08/29/2022
JN 22-6550-A

Jorge L. Cabrera
Jorge L. Cabrera
Professional Surveyor & Mapper, # 6487
State of Florida



This drawing is the property of Jorge L. Cabrera Professional Surveyor & Mapper Reproductions of this drawing are not valid unless Signed and embossed with the surveyor's seal.

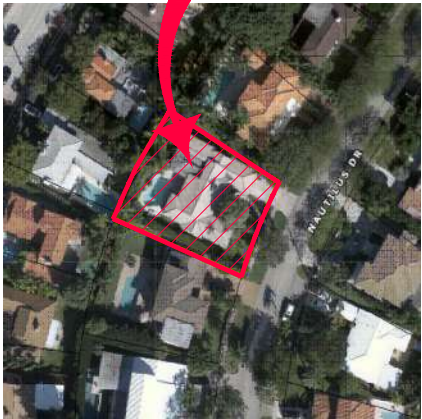


THIS AREA IS NOT PART OF THE SUBJECT PROPERTY

TREE TABLE

4350 Nautilus Drive, Miami Beach				
Jeff Shimonski ISA Certified Arborist 1052 AM				
	Scientific name	Common name	DBH	H/Ct Canopy
1	Quercus virginiana	Live oak	17"	28' 40'
2	Ptychosperma elegans	Solitaire palm	5"	25' 8'
3	Phoenix roebelenii x 2 tks	Pygmy date palm	8"	12' 16'
4	Ptychosperma elegans	Solitaire palm	4"	28' 8'
5	Handroanthus chrysanthus	Yellow trumpet tree	15"	28' 32'
6	Ptychosperma elegans x 2 tks	Solitaire palm	7"	26' 16'
7	Adonidia merrillii	Christmas palm	5"	17' 10'
8	Ptychosperma elegans	Solitaire palm	3"	20' 8'
9	Calliandra emarginata	Pink Powderpuff	28"	16' 18'
10	Calliandra emarginata	Pink Powderpuff	4"	16' 6'
11	Sabal palmetto	Sabal palm	13"	14' 12'
12	Adonidia merrillii x 4 tks	Christmas palm	23"	12' 22'
13	Syagrus romanzoffiana	Queen palm	8"	20' 28'

DBH is rounded-off to the nearest inch
DBH is measured at 4.5 feet above grade
A "0" in the DBH column denotes no trunk at 4.5 feet above grade
Canopy diameter is approximate and measured in one direction
H/Ct is approximate overall height of trees and approximate overall height of clear trunk of palms
For multi-trunked palms overall height of clear trunk is the approximate measurement of the tallest trunk



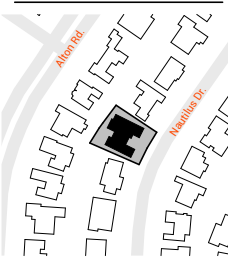
LOCATION MAP
NOT TO SCALE

SURVEY SITE

4350 Nautilus Dr

Project

Miguel Concha Arquitectura



Location

Issues

Date	Description	REV#
	NOT FOR CONSTRUCTION	



Date: 12/12/2022

Drawn by: GPR

Exhibits

Sheet No. E-03

Tree Survey

JN 22-6550-A-4350
NAUTILUS DR-18x24

1 IN. ACTUAL

If the above dimension does not measure one inch exactly, this drawing will have been reduced or enlarged.
ALL LABELED SCALES ARE NULL OR VOID



Jorge L. Cabrera
Professional Surveyor and Mapper
State of Florida
PLS/PSM License No: 6487
2852 S.W. 149th Place, Miami, Florida 33185
Phone: (305) 302-2522 Fax: (305) 207-9537
Email: jorgelcabrerapl@bellsouth.net

No	Date	Description
1	08/29/2022	REVISED TO UPDATE & ADD TREES & ELEVATIONS / JN 22-6550-A

4350 Nautilus LLC

Prepared for:

CHECKED BY: JLC.
DRAWN BY: JF / ELF
FIELD DATE: 01/10/2022
DATE: 01/11/2022
SCALE: 1" = 20'
JOB No. 22-6550

SHEET: 1 OF 1

Previous Design Proposal



New Facade Proposal



4350 Nautilus Dr

Project



Miguel Concha Arquitectura



Location

Issues

Date	Description	REV#
	NOT FOR CONSTRUCTION	



Date: 12/12/2022

Drawn by: GPR

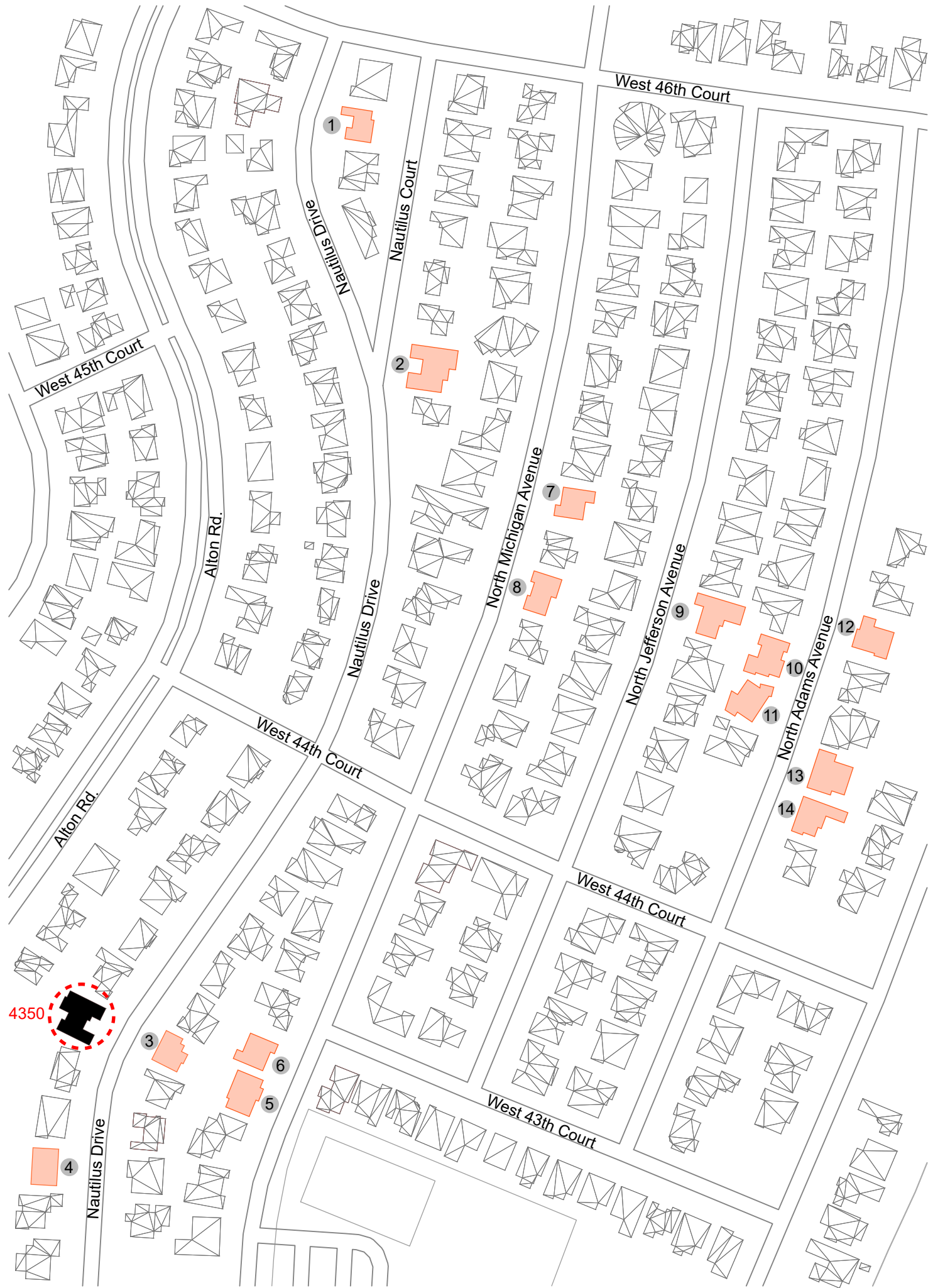
Exhibits

Sheet No. **E-04**

Facade Design.
New Proposal

← 1IN. ACTUAL →

If the above dimension does not measure one inch exactly, this drawing will have been reduced or enlarged.
ALL LABELED SCALES ARE NULL OR VOID



1. 4585 Nautilus Drive



2. 4535 Nautilus Drive



3. 4357 Nautilus Drive



4. 4322 Nautilus Drive



5. 4354 North Michigan Avenue



6. 4366 North Michigan Avenue



7. 4515 North Michigan Avenue



8. 4489 North Michigan Avenue



9. 4495 Jefferson Avenue



10. 4484 Adams Avenue



11. 4494 Adams Avenue



12. 4505 Adams Avenue



13. 4465 Adams Avenue



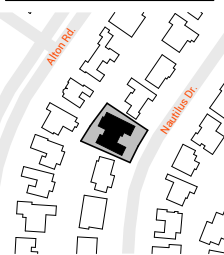
14. 4477 Adams Avenue

4350 Nautilus Dr

Project



Miguel Concha Arquitectura



Location

Issues

Date	Description	REV#
	NOT FOR CONSTRUCTION	



Date: 12/12/2022

Drawn by: GPR

Exhibits

Sheet No. E-05

Current
Photographs:
Surroundings

1IN. ACTUAL

If the above dimension does not measure one inch exactly, this drawing will have been reduced or enlarged.
ALL LABELED SCALES ARE NULL OR VOID

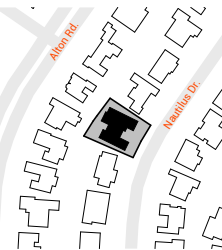


4350 Nautilus Dr

Project



Miguel Concha Arquitectura



Location

Issues

Date	Description	REV#
	NOT FOR CONSTRUCTION	



Date: 12/12/2022

Drawn by: GPR

Exhibits

Sheet No. **E-06**

Current
Photographs:
Site

← 1IN. ACTUAL →

If the above dimension does not measure one
inch exactly, this drawing will have been reduced
or enlarged.
ALL LABELED SCALES ARE NULL OR VOID

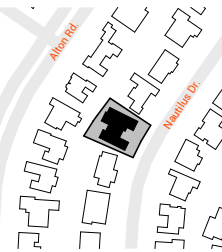


4350 Nautilus Dr

Project



Miguel Concha Arquitectura



Location

Issues

Date	Description	REV#
	NOT FOR CONSTRUCTION	



Date: 12/12/2022

Drawn by: GPR

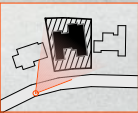
Exhibits

Sheet No. **E-07**

Current
Photographs:
Interior Space

← 1IN. ACTUAL →

If the above dimension does not measure one
inch exactly, this drawing will have been reduced
or enlarged.
ALL LABELED SCALES ARE NULL OR VOID

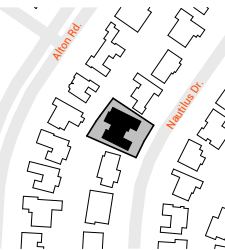


4350 Nautilus Dr

Project



Miguel Concha Arquitectura



Location

Issues

Date	Description	REV#
	NOT FOR CONSTRUCTION	



Date: 12/12/2022

Drawn by: GPR

Exhibits

Sheet No. E-08

Current
Photographs:
Surroundings

1IN. ACTUAL

If the above dimension does not measure one
inch exactly, this drawing will have been reduced
or enlarged.
ALL LABELED SCALES ARE NULL OR VOID