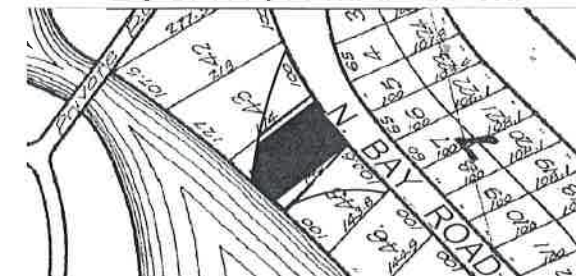


# PROPOSED LOT 2 "NORTH BAY ROAD VILLAS"

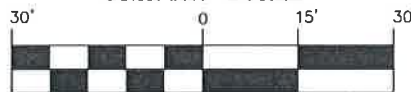
BEING A REPLAT OF A PORTION OF LOT 44, IN BLOCK 1 OF NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 53 SOUTH, RANGE 42 EAST, AND THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 53 SOUTH, RANGE 42 EAST, LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

LOCATION MAP 1" = 300'



"NAUTILUS SUBDIVISION" PLAT BOOK 8, PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

GRAPHIC SCALE



( IN FEET )  
1 inch = 30ft.

### LEGAL DESCRIPTION:

A PORTION OF LOT 44 IN BLOCK 1 OF NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ALSO THAT PART OF LOT 45 IN BLOCK 1 OF NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 45 AND RUNS WEST 9 FEET ALONG THE SOUTH LINE THEREOF TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 239 FEET; RUN THENCE NORTHWESTERLY 156.43 FEET ALONG SAID CURVE TO THE NORTHERLY LINE OF SAID LOT 45 AT A POINT OF 16 FEET EASTERLY FROM THE NORTHWEST CORNER THEREOF; RUN THENCE EASTERLY 133 FEET ALONG THE NORTHERLY LINE OF SAID LOT 45 TO THE NORTHEAST CORNER THEREOF; RUN THENCE SOUTHERLY 100 FEET ALONG THE EASTERLY LINE OF SAID LOT 45 TO THE POINT OF BEGINNING.

ALSO THAT PART OF LOT 43, IN BLOCK 1 OF NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, AT PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 43 RUN THENCE WESTERLY 108 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 43 TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEASTERLY, HAVING A RADIUS OF 768 FEET; RUN THENCE NORTHEASTERLY 144 FEET ALONG SAID CURVE TO THE EASTERLY LINE OF SAID LOT 43; RUN THENCE SOUTHERLY 85 FEET ALONG SAID LINE OF THE POINT OF BEGINNING.

### PROPERTY ADDRESS

4230 NORTH BAY ROAD, MIAMI BEACH, FLORIDA 33140

### MIAMI-DADE FLOOD CRITERIA MAP

ELEVATION = +7.50' N.G.V.D. 1929, PLAT BOOK 120, PAGE 13 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

### OWNER / FOLIO: OWNER'S CONTACT INFORMATION

NAME: ERNESTO AND ASHLEY ARGUELLO  
ADDRESS: 4230 NORTH BAY ROAD, MIAMI BEACH, FLORIDA 33140  
PHONE NUMBER: (305) 496-0827, EMAIL: ErnestoArguello@me.com

### DEVELOPMENT INFORMATION

OWNER: ERNESTO AND ASHLEY ARGUELLO  
4230 NORTH BAY ROAD, MIAMI BEACH, FL 33140  
FOLIO NUMBER: 02-3222-011-0390  
DEVELOPMENT INFORMATION:  
PROPOSED LOT 2 CONTAINING 13,311 SQUARE FEET +/- OR 0.31 ACRES +/-  
EXISTING 3,855 SQ. FT SINGLE FAMILY RESIDENCE-TO REMAIN  
ZONING NOTE: RS-4 - SINGLE-FAMILY RESIDENTIAL

### SURVEYOR'S REFERENCE

"NAUTILUS SUBDIVISION" PLAT BOOK 8, PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

### SURVEYOR'S NOTE

1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
2. THE BASIS OF BEARING IS GEODETIC NORTH, BASED ON A STATIC GPS OBSERVATION WITH A REFERENCE LINE OF WESTERLY LINE OF SUBJECT PROPERTY = (N51°17'33"W)
3. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN THIS SURVEY. FOUNDATIONS AND/OR BUILDING FOOTERS WERE NOT LOCATED.
4. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION.
5. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.
6. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) AND REFERENCED TO THE FOLLOWING BENCHMARK: MIAMI-DADE COUNTY B.M. # D-106 ELEV. = 3.20 AND B.M. # D-157-R ELEV. = 4.93
7. ALL DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, UNLESS OTHERWISE NOTED.
8. TITLE COMMITMENT OR ABSTRACT OF TITLE HAS NOT BEEN REVIEWED BY CERTIFYING SURVEYOR, THEREFORE CANNOT AND HAS NOT BASED ANY INFORMATION ON THIS PLAT UPON SUCH DOCUMENTATION.

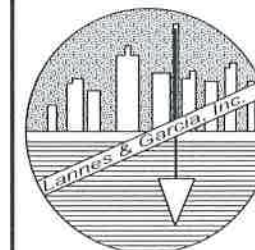
### SYMBOL LEGEND

*	SECTION CORNER
●	PERMANENT REFERENCE MONUMENT (PRM) LB NO. 2098
●	PERMANENT CONTROL POINT (PCP) LB NO. 2098
⊕	CENTERLINE
LB	LICENSED BUSINESS
NO.	NUMBER
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
R	RADIUS
L	ARC LENGTH
L.A.	LIMITED ACCESS
Δ	CENTRAL ANGLE
T	TANGENT DISTANCE
CH	CHORD DISTANCE
CHB	CHORD BEARING
E	EAST
W	WEST
N	NORTH
S	SOUTH

### SPECIFIC PURPOSE SURVEY

I HEREBY CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FRANCISCO F. FAJARDO  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 4767.



PROFESSIONAL SURVEYING AND MAPPING  
**LANNES AND GARCIA, INC.**

LB # 2098  
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)  
4967 SW 75th AVENUE,  
MIAMI, FLORIDA 33155  
PH (305) 666-7909 FAX (305) 442-2530

FIELD DATE: 06/13/2022

SCALE: 1" = 30'

DWG. No.: 269187-D2