

# TENTATIVE PLAT OF "NORTH BAY ROAD VILLAS"

BEING A REPLAT OF A PORTION OF LOTS 43,44,45 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.

**SURVEYOR'S REFERENCE**

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

**FIELD WORK DATE**

FIELD DATE: 06/13/2022

**ADJOINING/NEIGHBORING LAND OWNERS**

FOLIO NO.:	OWNER:
02-3222-000-0010	U S A GENERAL SERVICES ADM

OWNER / FOLIO	OWNER'S CONTACT INFORMATION
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FOLIO: 02-3222-011-0390	NAME: ERNESTO AND ASHLEY ARGUELLO
OWNER: ERNESTO ARGUELLO AND ASHLEY ARGUELLO	ADDRESS: 4230 NORTH BAY ROAD, MIAMI BEACH, FLORIDA 33140
	PHONE NUMBER: (305) 496-0827
	EMAIL: ErnestoArguello@me.com

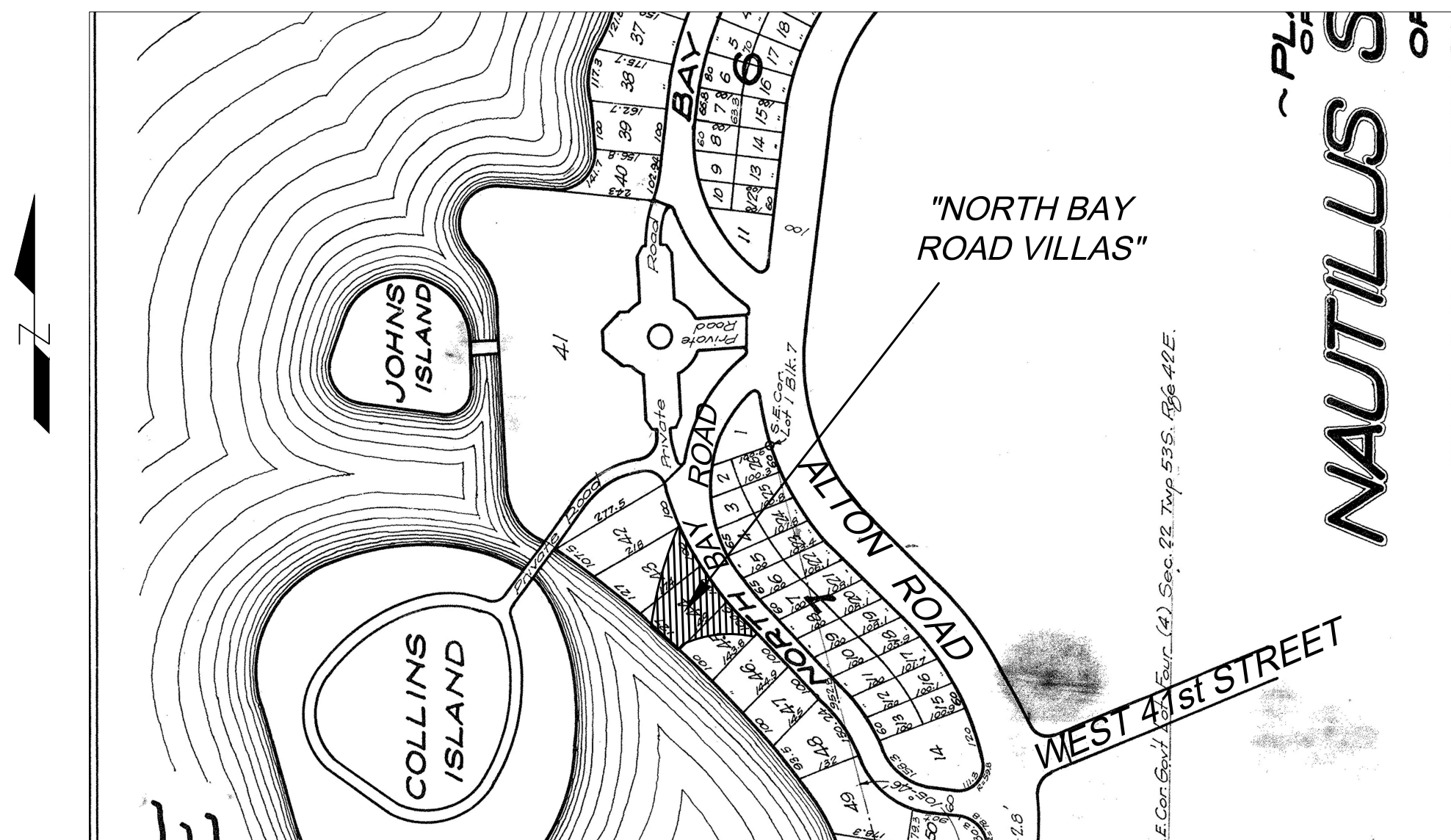
**MIAMI-DADE FLOOD CRITERIA MAP**

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

**PROPERTY ADDRESS**

4230 NORTH BAY ROAD,  
MIAMI BEACH, FLORIDA 33140

PREPARED BY:  
**LANNES AND GARCIA, INC.**  
PROFESSIONAL SURVEYING AND MAPPING  
4967 SW 75th AVENUE, MIAMI, FLORIDA 33155  
JUNE 2022



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

**LOCATION MAP**

1" = 300'

LYING 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, MIAMI-DADE COUNTY, FLORIDA.

**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.

**SURVEYOR'S NOTE**

1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO THIS TENTATIVE PLAT BY ANY OTHERS THAN THE SIGNING PARTIES ARE PROHIBITED.
3. 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)
4. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN THIS SURVEY. FOUNDATIONS AND/OR BUILDING FOOTERS WERE NOT LOCATED.
5. 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.
6. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.
7. 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  
B.M. # D-157-R ELEV. = 4.93
8. ALL DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, UNLESS OTHERWISE NOTED.
9. 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.

**DEVELOPMENT INFORMATION**

**OWNER:**  
ERNESTO AND ASHLEY ARGUELLO  
4230 NORTH BAY ROAD  
MIAMI BEACH, FL 33140

**FOLIO NUMBER:**  
02-3222-011-0390

**DEVELOPMENT INFORMATION:**  
EXISTING SITE CONTAINING 25,900 SQ. FT. +/- OR 0.59 ACRES +/-  
EXISTING 3,855 SQ. FT SINGLE FAMILY RESIDENCE-TO REMAIN

PROPOSED LOT 1 CONTAINING 7,769 SQ. FT. +/- OR 0.18 ACRES +/-  
PROPOSED 3,655 SQ. FT. SINGLE FAMILY RESIDENCE

PROPOSED LOT 2 CONTAINING 13,311 SQ. FT. +/- OR 0.31 ACRES +/-  
EXISTING 3,855 SQ. FT SINGLE FAMILY RESIDENCE-TO REMAIN

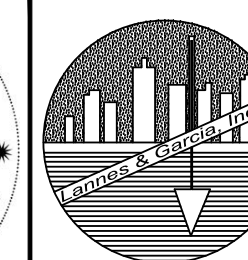
PROPOSED LOT 3 CONTAINING 6,066 SQ. FT. +/- OR 0.14 ACRES +/-  
VACANT -NO PROPOSED DEVELOPMENT AT THIS TIME

**ZONING NOTE:**  
RS-4 - SINGLE-FAMILY RESIDENTIAL

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS BOUNDARY 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.

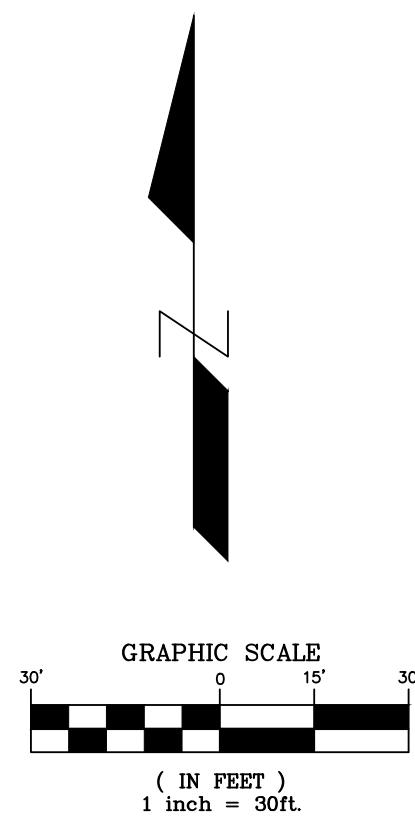




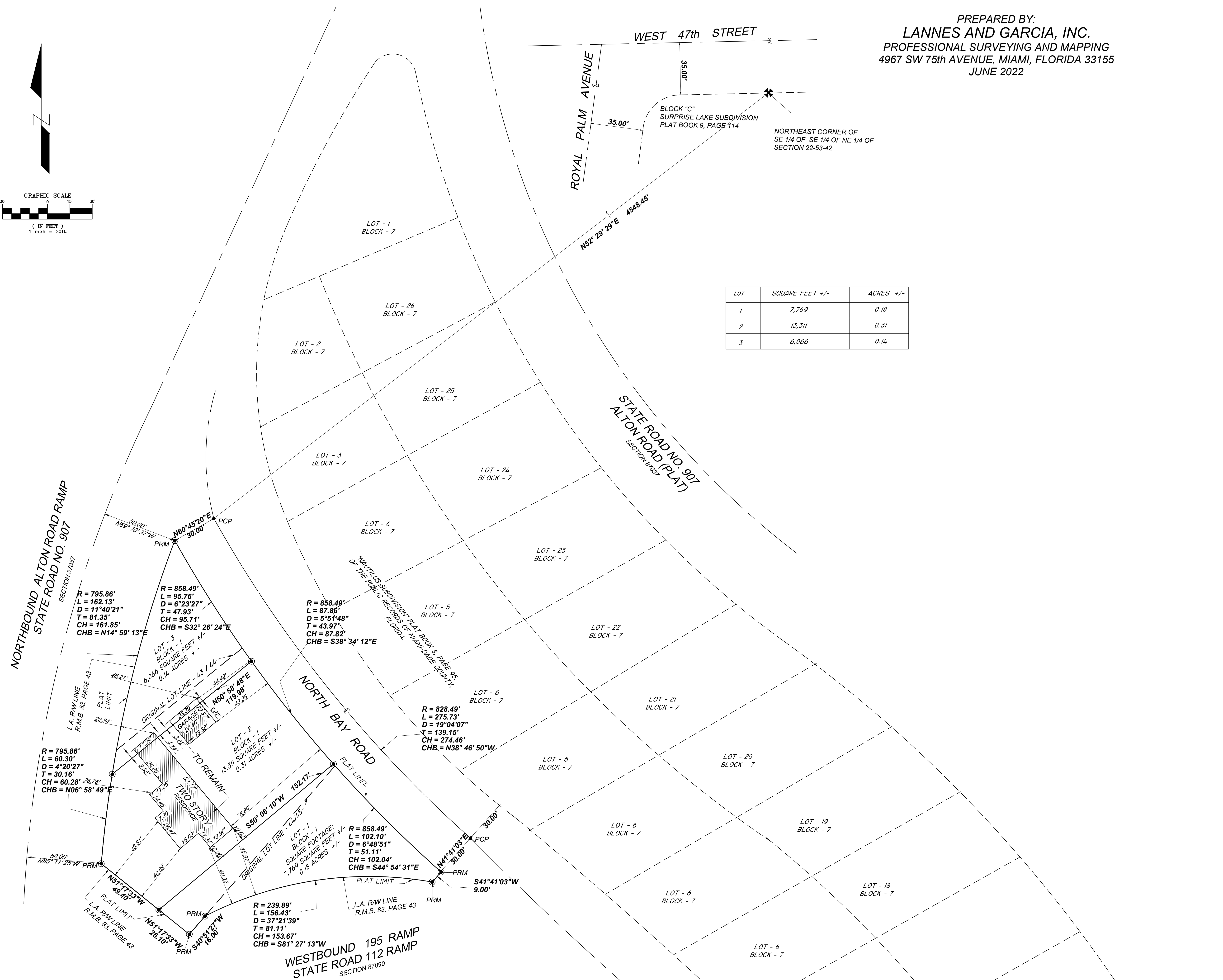
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LOT	SQUARE FEET +/-	ACRES +/-
1	7,769	0.18
2	13,311	0.31
3	6,066	0.14



**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

DWG. No.: 269187-C



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