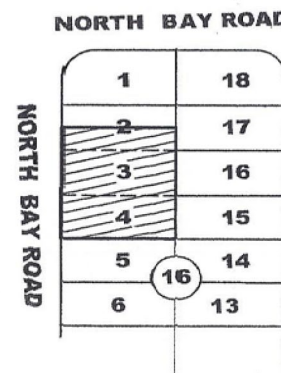


LOCATION SKETCH
SCALE: NTS

TREE CHART

No.	NAME	DIAMETER	HEIGHT	SPAN
1	ROYAL PALM	1.8"	50'	18'
2	ROYAL PALM	0.8"	35'	15'
3	ROYAL PALM	0.7"	35'	13'
4	ROYAL PALM	0.7"	30'	10'
5	ROYAL PALM	0.6"	30'	12'
6	ROYAL PALM	0.6"	30'	10'
7	ROYAL PALM	1.0"	35'	15'
8	FICUS ROW TREE (5)	0.40' - 0.70'	25'	5'
9	FICUS TREE (16)	0.50' - 0.75'	25'	5'
10	TRIPLE PALM	0.7"	40'	12'
11	TRIPLE PALM	0.7"	40'	12'
12	PALMETTO PALM	0.8"	35'	12'
13	PALMETTO PALM	0.8"	35'	12'
14	PALMETTO PALM	0.8"	35'	12'
15	PALMETTO PALM	1"	25'	12'
16	PALMETTO PALM	0.70"	12'	6'
17	COCONUT PALM	0.70"	25'	15'
18	ROYAL PALM (9)	0.60' - 0.80'	30'	12'
19	ROYAL PALM	1.8"	45'	18'



LOT AREA = 18,750 SQ. FT.

Property Address: 5633 North Bay Rd., Miami Beach, FL 33140.

Legal Description: The South ½ of Lot 2 and all of Lots 3 and 4, Block 10 of LAGORCE GOLF SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 14, Page 43, of the Public Records of Miami-Dade County, Florida.

ABBREVIATIONS:
 SWK=SIDEWALK, CBS=CONCRETE BLOCK STRUCTURE, CLF=CHAIN LINK FENCE, PL=PROPERTY LINE, DUE=DRAINAGE UTILITY EASEMENT, IP=IRON PIPE
 F=FOUND, A/C=AIR CONDITIONER PAD, P/C=PROPERTY CORNER, D/H=DRILLED HOLE, W/F=WOODEN FENCE, RES=RESIDENCE, CL=CLEAR, RB=REBAR
 UE=UTILITY EASEMENT, CONC=CONCRETE SLAB, R/W=RIGHT OF WAY, DE=DRAINAGE EASEMENT, CAL=CENTER LINE, O=DIAMETER, TYP=TYPICAL
 M=MEASURED, R=RECORDED, ENCR=ENCROACHMENT, COMP=COMPUTER, ASH=ASPHALT, N/D=NAIL & DISC, S=SET, FEE=FINISH FLOOR ELEVATION
 O/S=OFFSET, P/P=POWER POLE, OHP=OVERHEAD POWERLINE, WM=WATER METER
 WOOD FENCE=
 MASONRY WALL=
 CONCRETE=
 MAINTENANCE & DRAINAGE EASEMENT=M & D.E.

ELEVATION BASED ON LOC. # 3222-SW
 CBM# D-113 ELV. 3.71' TYPE OF SURVEY: BOUNDARY SURVEY

SURVEYOR'S NOTES: 1) OWNERSHIP SUBJECT TO OPINION OF TITLE. 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. 4) LEGAL DESCRIPTION PROVIDED BY CLIENT. 5) UNDERGROUND ENCROACHMENTS NOT LOCATED. 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. 7) OWNERSHIP OF FENCES ARE UNKNOWN. 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION. 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB. 14 PAGE 43

NOT VALID UNLESS EMBOSSED WITH
SURVEYOR'S SEAL



REVISED:
UPDATED
3/9/2018

I HEREBY CERTIFY That the survey represented thereon meets the minimum technical requirements adopted by the STATE OF FLORIDA Board of Land Surveyors pursuant to Section 472.027 Florida Statutes.
 There are no encroachments, overlaps, easements appearing on the plat or visible easements other than as shown hereon.

Adis N. Nunez
 ADIS N. NUNEZ
 REGISTERED LAND SURVEYOR
 STATE OF FLORIDA #5924

SINCE 1987
BLANCO SURVEYORS INC.

Engineers • Land Surveyors • Planners • LB # 0007059

555 NORTH SHORE DRIVE

MIAMI BEACH, FL 33141

(305) 865-1200 Email: blancosurveyorsinc@yahoo.com Fax: (305) 865-7810

FLOOD ZONE: AE

SUFFIX: L

DATE: 9/11/09 BASE: 8'

PANEL: 0309

COMMUNITY # 120651

DATE: 3/11/16

SCALE: 1" = 30'

DWN. BY: F. Blanco

JOB No

16-257

RUBIN RESIDENCE

5633 N BAY RD.
 MIAMI BEACH, FLORIDA 33140

KRSTO STAMATOVIKI, AIA
 AR 2011104

4800 N Federal Hwy, Suite 104A
 Boca Raton, Florida 33431
 Telephone: (561) 393-2440
 Facsimile: (561) 393-2450
 WWW.SKAF.COM

STUDIO K
 ARCHITECTS

A-1

SURVEY