

HIBISCUS ISLAND LOT SPLIT APPLICATION

320 S. HIBISCUS DR.
MIAMI | FL | 33139

FOLIO No. 02-3232-006-0110

SCOPE OF WORK

- LOT SPLIT

FULL LEGAL DESCRIPTION

HIBISCUS ISLAND PB 8-75
LOTS 11 & 12 & 20FT STR IN BAY
ADJ LOT 13 BLK 1
LOT SIZE 180.000 X 175
OR 15962-3993 0393 5



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FINAL SUBMITTAL

HIBISCUS ISLAND LOT SPLIT APPLICATION

320 S. HIBISCUS ISLAND
SOUTH BEACH | FL | 33139

DRAWING

COVER SHEET

SHEET No.

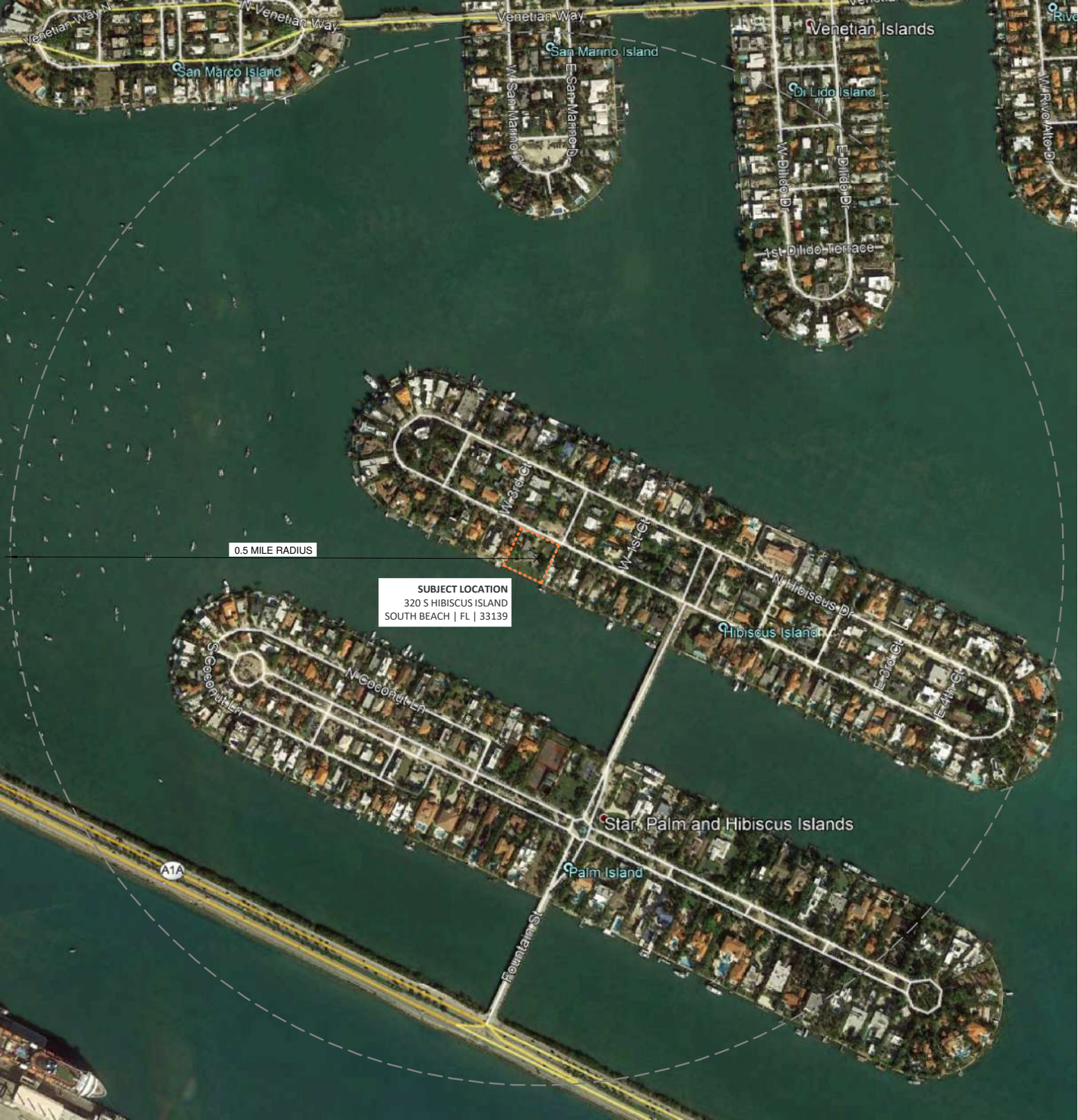
A-0

DATE

08-23-18

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HIBISCUS ISLAND LOT SPLIT APPLICATION
320 S. HIBISCUS ISLAND
SOUTH BEACH | FL | 33139

DRAWING
SITE LOCATION

SHEET No.
A-1

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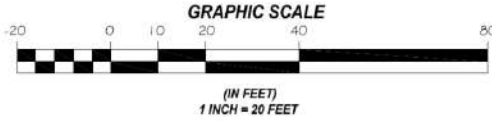
JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers

WWW.IBARRALANDSURVEYORS.COM
777 N.W. 72nd Avenue
SUITE 300
MIAMI, FLORIDA 33155
PH: (305) 252-0400
FAX: (305) 252-0401

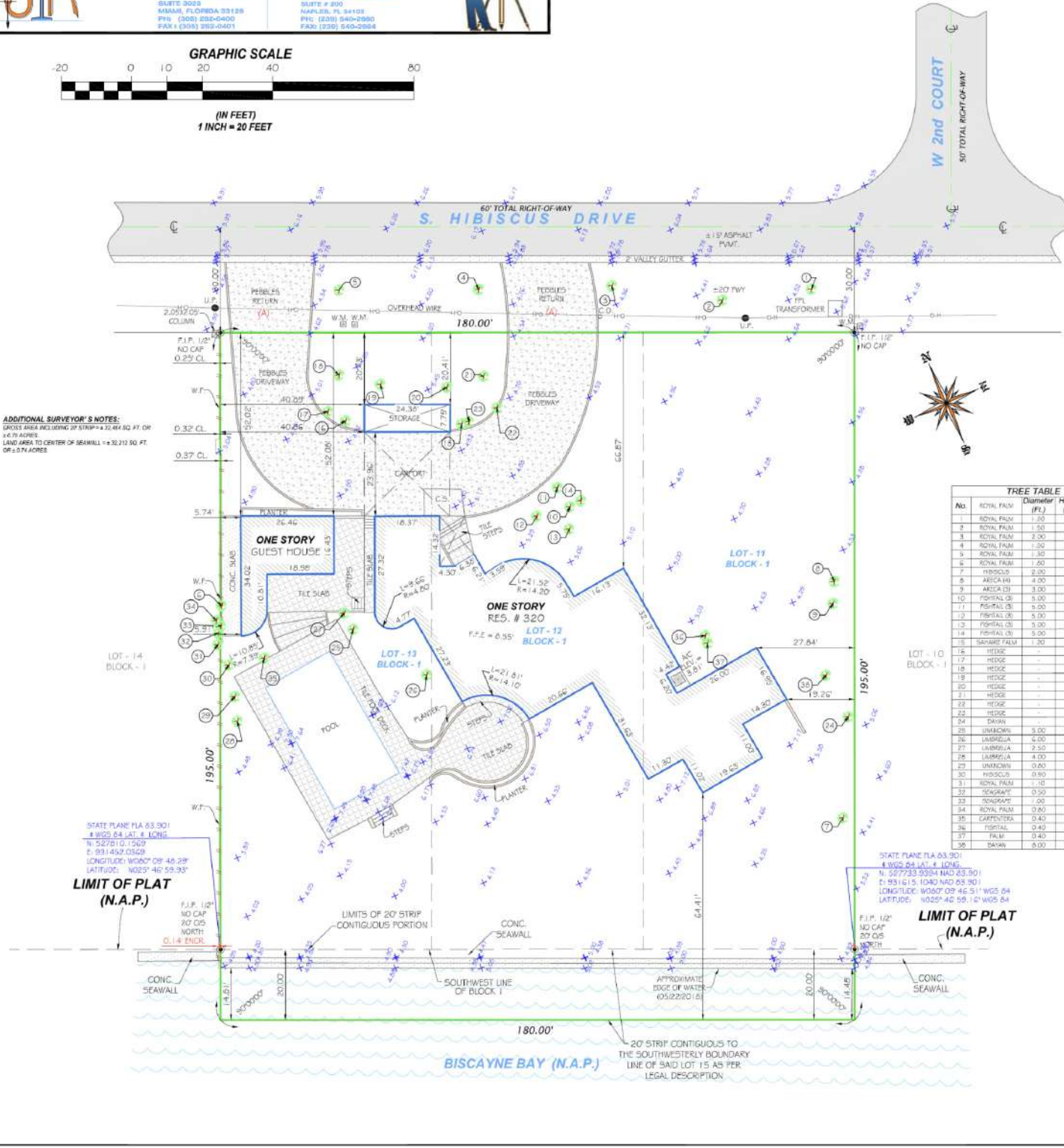
888 TAMMAM TRAIL NORTH
SUITE # 300
NAPLES, FL 34109
PH: (239) 540-2880
FAX: (239) 540-2884



MAP OF BOUNDARY SURVEY



ADDITIONAL SURVEYOR'S NOTES:
DRIVES AREA INCLUDING 20' STRIP = 22,484 SQ. FT. OR
4.47 ACRES
LAND AREA TO CENTER OF SEAWALL = 32,212 SQ. FT.
OR 0.74 ACRES



TREE TABLE			
No.	ROYAL PALM	Diameter (In.)	Height (Feet)
1	ROYAL PALM	1.20	60
2	ROYAL PALM	1.50	60
3	ROYAL PALM	2.00	60
4	ROYAL PALM	1.50	60
5	ROYAL PALM	1.50	60
6	ROYAL PALM	1.50	60
7	HYDRANGEA	2.00	50
8	HYDRANGEA	2.00	50
9	HYDRANGEA	2.00	50
10	HYDRANGEA	2.00	50
11	HYDRANGEA	2.00	50
12	HYDRANGEA	2.00	50
13	HYDRANGEA	2.00	50
14	HYDRANGEA	2.00	50
15	HYDRANGEA	2.00	50
16	HYDRANGEA	2.00	50
17	HYDRANGEA	2.00	50
18	HYDRANGEA	2.00	50
19	HYDRANGEA	2.00	50
20	HYDRANGEA	2.00	50
21	HYDRANGEA	2.00	50
22	HYDRANGEA	2.00	50
23	HYDRANGEA	2.00	50
24	HYDRANGEA	2.00	50
25	HYDRANGEA	2.00	50
26	HYDRANGEA	2.00	50
27	HYDRANGEA	2.00	50
28	HYDRANGEA	2.00	50
29	HYDRANGEA	2.00	50
30	HYDRANGEA	2.00	50
31	HYDRANGEA	2.00	50
32	HYDRANGEA	2.00	50
33	HYDRANGEA	2.00	50
34	HYDRANGEA	2.00	50
35	HYDRANGEA	2.00	50
36	HYDRANGEA	2.00	50
37	HYDRANGEA	2.00	50
38	HYDRANGEA	2.00	50

ABBREVIATIONS

LEGAL DESCRIPTION:
LOT 11, 12 AND 13, BLOCK 1, HIBISCUS ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 15 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
TOGETHER WITH A STRIP OF LAND 20' WIDE, CONTIGUOUS AND ABUTTING THE WATERFRONT END OF LOTS 11, 12 AND 13 OF BLOCK 1, HIBISCUS ISLAND, WHICH SAID 20' STRIP IS A PART OF THE 20' STRIP CONVEYED TO THE BISCAYNE BAY ISLAND COMPANY BY DEED OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND AS RECORDED IN DEED BOOK 1501, PAGE 478 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:
320 S. HIBISCUS DRIVE
MIAMI BEACH, FL 33139

CERTIFICATION:
MOUNT SINAI MEDICAL CENTER FOUNDATION
SIEGFRED, RIVERA, HYMAN, LERNER, DE LA TORRE, MARS & SOBELL
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:
• THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
• THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
• 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 PLAT 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 FOUNDATION TIE-INS.
• 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
BASE FLOOD ELEVATION: 10 FT
COMMUNITY: 120501
PANEL: 0318
SUFFIX: L
DATE OF FIRM: 08/12/09
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S NOTES:
1. 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.
2. THE ELEVATION IN THE BOUNDARY SURVEY IS ABOVE 1750 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 CITY OF MIAMI BEACH BENCH MARK # CMB 118.01, ELEVATION IS 5.42 FEET OF N.G.V.D. OF 1929.

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THIS BOUNDARY SURVEY OF THE PROPERTY DESCRIBED HEREON, HAS BEEN CONDUCTED AND DRAWN UNDER MY SUPERVISION, AND CONFORMS WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 3A-11, FLORIDA ADMINISTATIVE CODE, EFFECTIVE JANUARY 1, 2001, FLORIDA STATUTES.


JOHN IBARRA
DATE OF FIELD WORK: 08/01/2018
PROFESSIONAL LAND SURVEYOR NO. 5204 STATE OF FLORIDA
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAKED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)

REVISED ON: _____
REVISED ON: _____

LEGEND

— O.H. —	= OVERHEAD UTILITY LINES
— X — X — X —	= CONCRETE BLOCK WALL
— — — — —	= CHAIN LINK FENCE
— — — — —	= IRON FENCE
— — — — —	= WOOD FENCE
— — — — —	= BUILDING SETBACK LINE
— — — — —	= UTILITY EASEMENT
— — — — —	= LIMITED ACCESS R/W
— — — — —	= NON-VEHICULAR ACCESS R/W
— — — — —	= EXISTING ELEVATIONS

DRAWN BY:	DA
FIELD DATE:	08/01/2018
SURVEY NO:	18-002407-1
SHEET:	1 OF 1



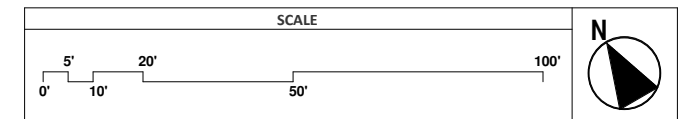
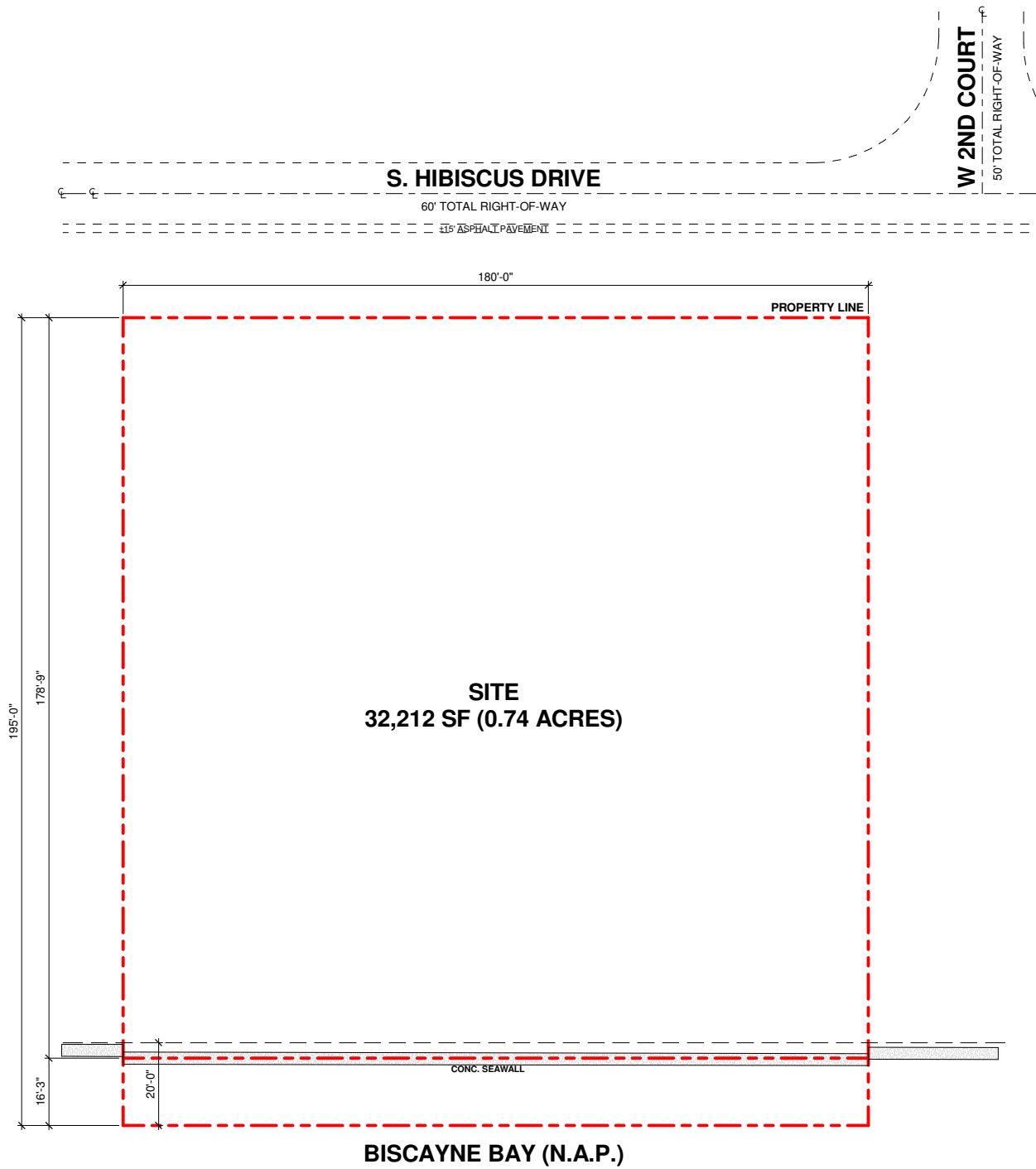
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DRAWING
SURVEY

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DRAWING

EXISTING SITE BOUNDARY

SHEET No.

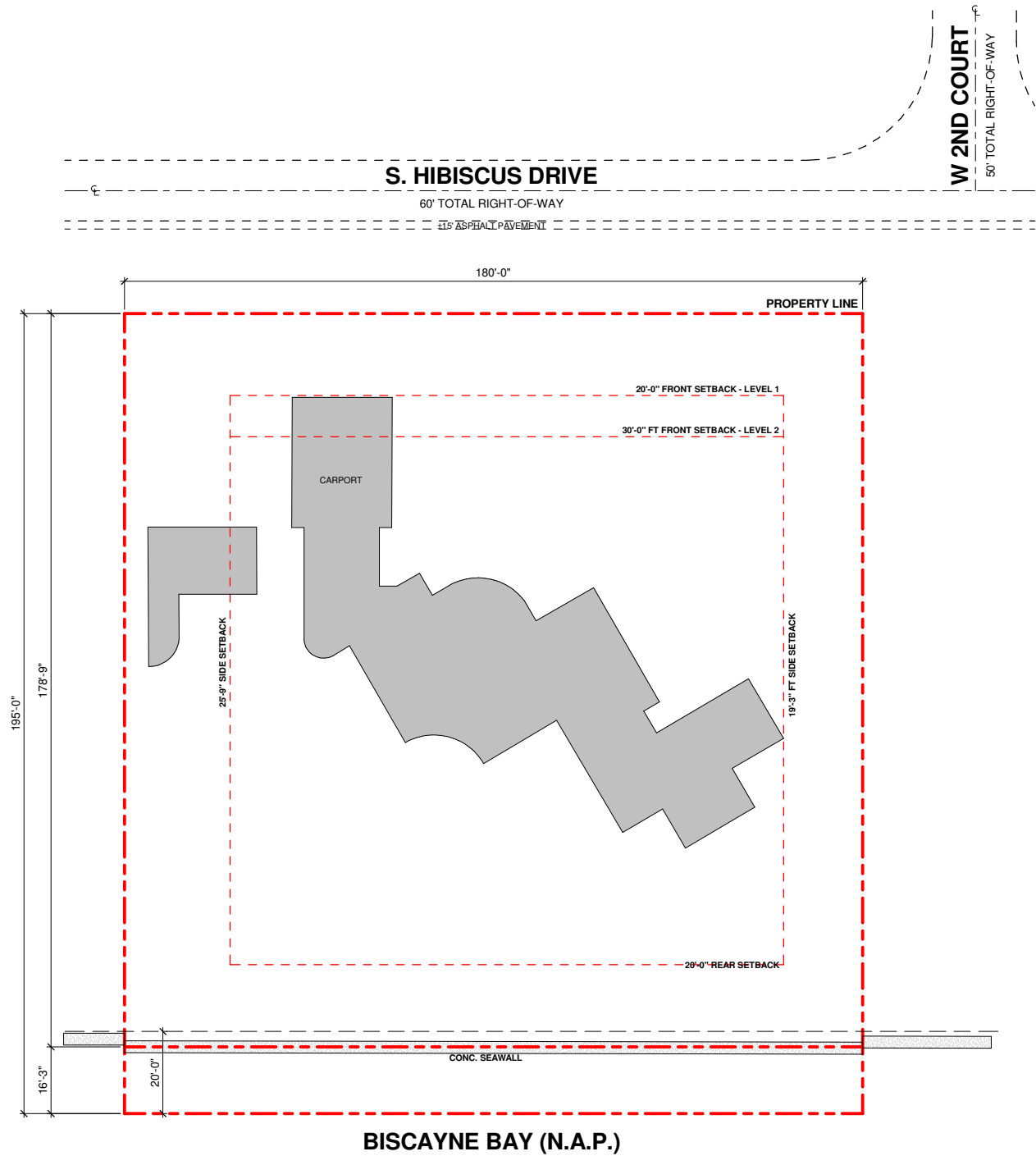
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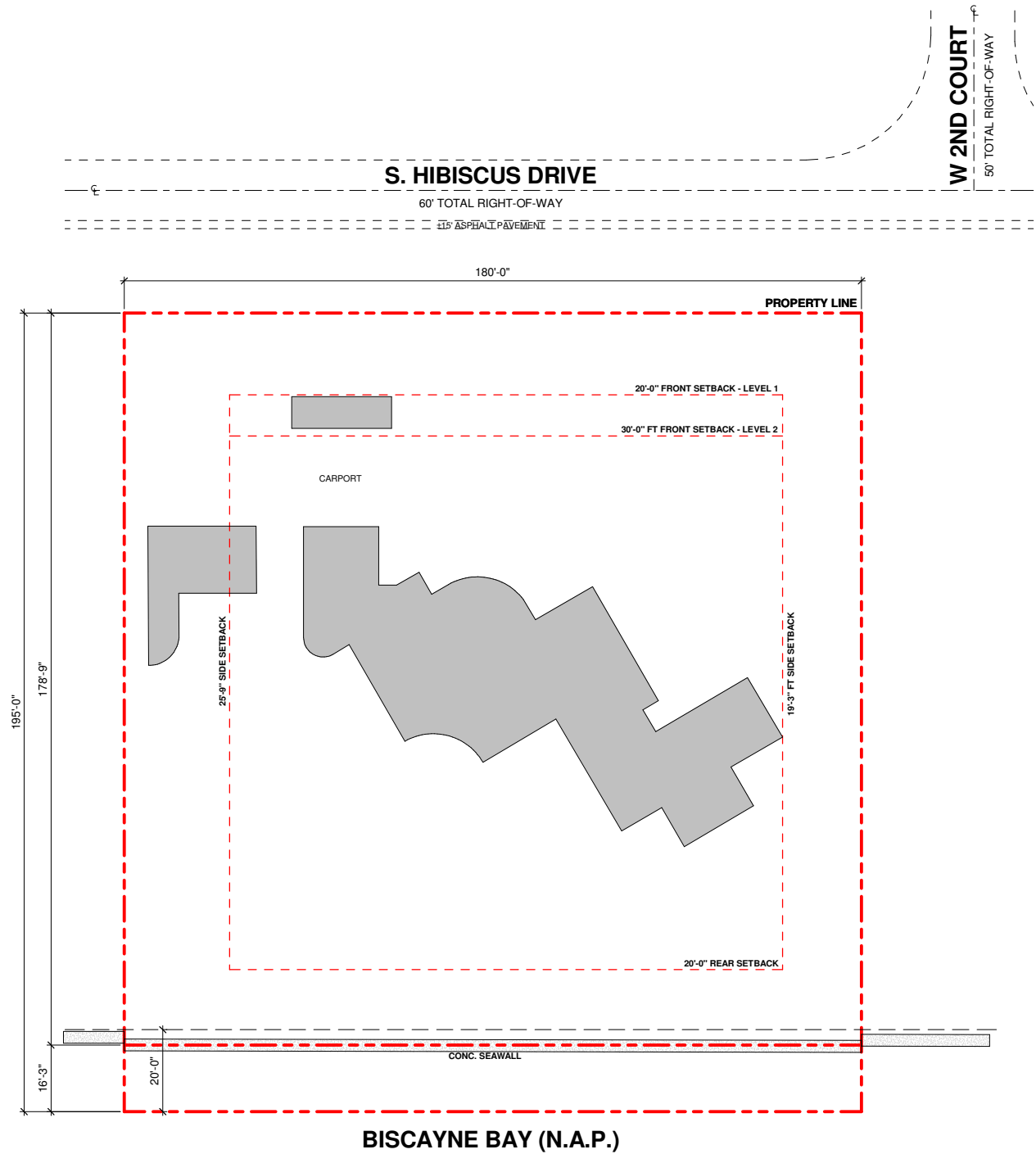




EXISTING LOT COVERAGE DIAGRAM			
AREA CALCULATION	ALLOWED	PROVIDED	SCALE
	30% LOT AREA 32,212 SF X 30 % = 9,664 SF	5,206 SF (16.2%)	

5'10'20'50'100'

N



EXISTING UNIT SIZE DIAGRAM			
AREA CALCULATION	ALLOWED	PROVIDED	SCALE
	50% LOT AREA 32,212 SF X 50 % = 16,106 SF	4,621 SF (14.4%)	

5'10'20'50'100'

N



VIEW 01



VIEW 02



VIEW 03



KEY DIRECTIONAL PLAN





VIEW 04



KEY DIRECTIONAL PLAN



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EXISTING STRUCTURE EXTERIOR IMAGES

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EXISTING STRUCTURE EXTERIOR IMAGES

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EXISTING STRUCTURE INTERIOR IMAGES

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