

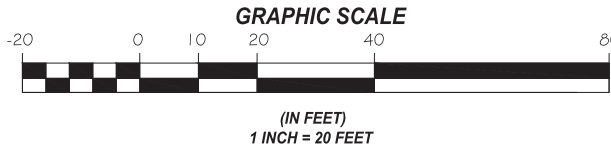


**JOHN IBARRA & ASSOCIATES, INC.**  
Professional Land Surveyors & Mappers  
WWW.IBARRALANDSURVEYORS.COM  
777 N.W. 72nd AVENUE  
SUITE 3025  
MIAMI, FLORIDA 33126  
PH: (305) 262-0400  
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3728 DEL PRADO BLVD. S.  
SUITE 823  
CAPE CORAL, FL 33904  
PH: (239) 540-2660  
FAX: (239) 540-2664

## MAP OF BOUNDARY SURVEY



### SURVEYOR'S NOTE:

LAND AREA= ± 14,866 SQ. FT  
OR ± 0.341 ACRES



LOCATION SKETCH  
SCALE = N.T.S.

**LEGAL DESCRIPTION:**  
LOTS 3 AND 4, BLOCK 8 OF RIVO ALTO ISLAND ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 74 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

### PROPERTY ADDRESS:

250 E RIVO ALTO DRIVE,  
MIAMI BEACH FLORIDA, 33139  
110 3rd RIVO ALTO TERRACE,  
MIAMI BEACH FLORIDA, 33139

### CERTIFICATION:

ALEX AND STEPHANIE SHACK

### LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- 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 PLOT 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 FOUNDATIONS.
- 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: "AE"  
BASE FLOOD ELEVATION: 9.00 FT.  
COMMUNITY: 120651  
PANEL: 0317  
SUFFIX: L  
DATE OF FIRM: 09/11/2009  
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 CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 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 #MDC D 169, LOCATED @ SW CORNER OF BRIDGE @ RIVO ALTO, ELEVATION IS 7.87 FEET OF N.G.V.D. OF 1929

### SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY:  **JOHN IBARRA** 11/26/2019  
(DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA  
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

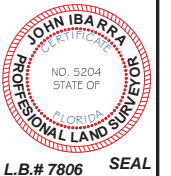
REVISED ON: \_\_\_\_\_  
REVISED ON: \_\_\_\_\_

DRAWN BY: DP

FIELD DATE: 11/26/2019

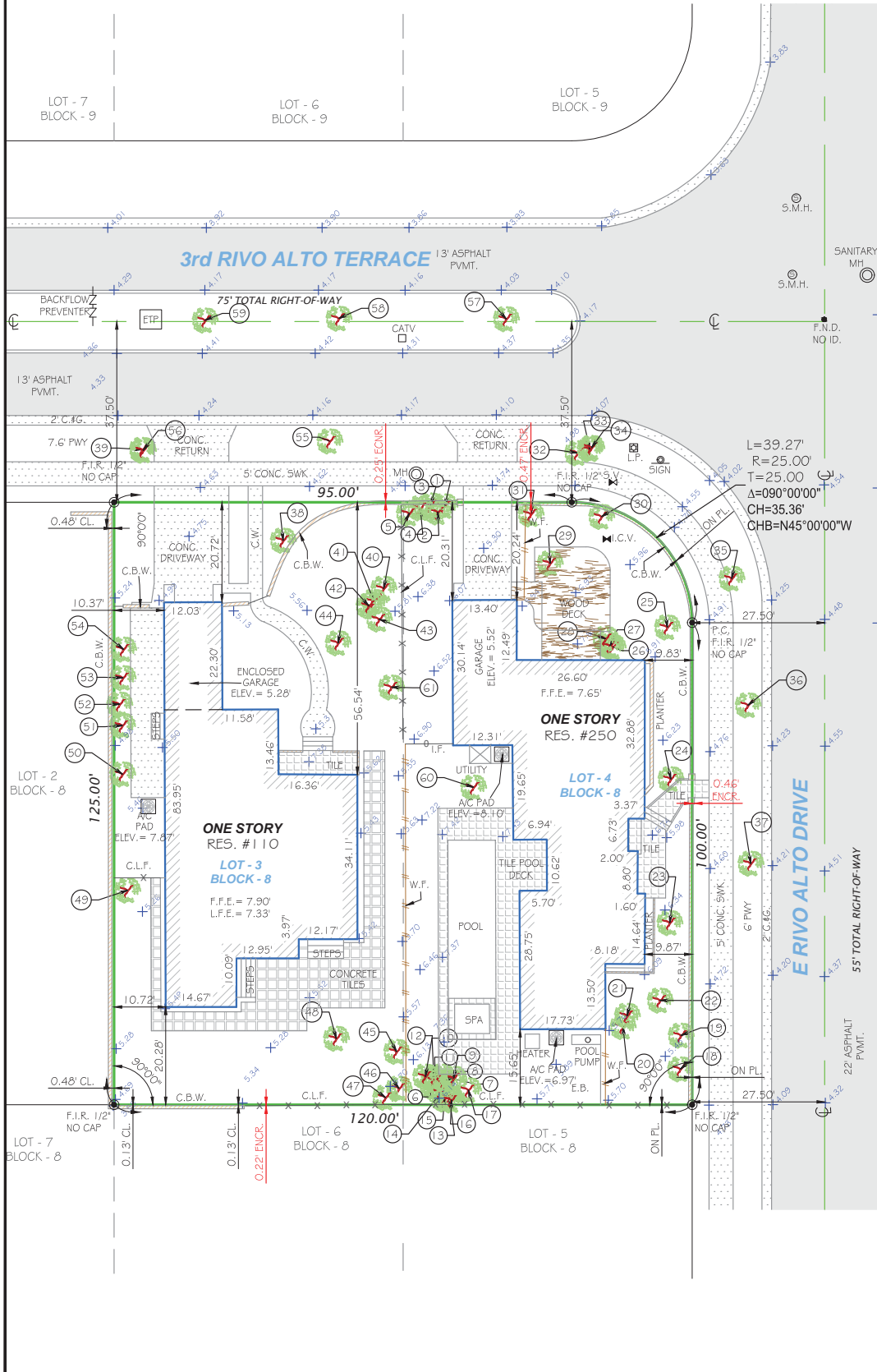
SURVEY NO: 19-005648-1

SHEET: 1 OF 1



### LEGEND

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



Tree #	Common Name	Scientific Name	"DBH (inches)"	Condition	"Height (feet)"	"Spread (feet)"	Prohibited?	Specimen?
1	WEeping FIG	FICUS BENJAMINA	7	GOOD	40	10	YES	NO
2	MONTGOMERY PALM	VEITCHIA MONTGOMERYANA	4	GOOD	35	8	NO	NO
3	WEeping FIG	FICUS BENJAMINA	4	GOOD	35	8	YES	NO
4	WEeping FIG	FICUS BENJAMINA	4	GOOD	35	8	YES	NO
5	WEeping FIG	FICUS BENJAMINA	18	GOOD	50	30	YES	YES
6	MONTGOMERY PALM	VEITCHIA MONTGOMERYANA	5	GOOD	25	8	NO	NO
7	MONTGOMERY PALM	VEITCHIA MONTGOMERYANA	5	GOOD	25	8	NO	NO
8	MONTGOMERY PALM	VEITCHIA MONTGOMERYANA	5	GOOD	25	8	NO	NO
9	SILK FLOSS	# N/A	19	GOOD	50	20	NO	YES
10	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	3	GOOD	25	10	NO	NO
11	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	3	GOOD	25	10	NO	NO
12	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	3	GOOD	25	10	NO	NO
13	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	3	GOOD	25	10	NO	NO
14	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	3	GOOD	25	10	NO	NO
15	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	3	GOOD	25	10	NO	NO
16	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	3	DEAD			NO	NO
17	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	3	GOOD	25	10	NO	NO
18	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	3	GOOD	25	10	NO	NO
19	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	3	GOOD	25	10	NO	NO
20	ROYAL PALM	ROYSTONIA REGIA	14	GOOD	45	20	NO	YES
21	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	4	DEAD			NO	NO
22	WEeping FIG	FICUS BENJAMINA	4	GOOD	9	5	YES	NO
23	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	4	DEAD			NO	NO
24	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	4	DEAD			NO	NO
25	COCONUT PALM	COCOS NUCIFERA	9	GOOD	40	20	NO	NO
26	ROYAL PALM	ROYSTONIA REGIA	8	GOOD	25	15	NO	NO
27	ROYAL PALM	ROYSTONIA REGIA	16	GOOD	25	20	NO	YES
28	ROYAL PALM	ROYSTONIA REGIA	20	GOOD	60	20	NO	YES
29	ROYAL PALM	ROYSTONIA REGIA	21	GOOD	60	20	NO	YES
30	ROYAL PALM	ROYSTONIA REGIA	18	GOOD	50	15	NO	YES
31	ROYAL PALM	ROYSTONIA REGIA	19	GOOD	55	20	NO	YES
32	CHRISTMAS PALM	ADONIDIA MERRELLI	6	GOOD	20	8	NO	NO
33	CHRISTMAS PALM	ADONIDIA MERRELLI	6	GOOD	20	8	NO	NO
34	CHRISTMAS PALM	ADONIDIA MERRELLI	6	GOOD	20	8	NO	NO
35	SPINDLE PALM	HYOPHORBE VERSCHAFFELTII	13	GOOD	18	10	NO	YES
36	BLUE LATAN PALM	LATANIA LODIGESII	10	GOOD	15	10	NO	NO
37	WEeping FIG	FICUS BENJAMINA	17	GOOD	30	30	YES	YES
38	ROYAL PALM	ROYSTONIA REGIA	13	GOOD	40	20	NO	YES
39	ROYAL PALM	ROYSTONIA REGIA	16	GOOD	40	20	NO	YES
40	ROYAL PALM	ROYSTONIA REGIA	19	GOOD	50	20	NO	YES
41	ROYAL PALM	ROYSTONIA REGIA	18	GOOD	30	20	NO	YES
42	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	24	GOOD	15	16	NO	YES
43	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	25	GOOD	15	16	NO	YES
44	SILVER BUTTWOOD	CONOCARPUS ERECTUS VAR. SERICUS	13	GOOD	20	15	NO	YES
45	CHRISTMAS PALM	ADONIDIA MERRELLI	6	GOOD	16	6	NO	NO
46	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	4	GOOD	30	8	NO	NO
47	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	4	GOOD	30	8	NO	NO
48	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	4	GOOD	30	8	NO	NO
49	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	4	GOOD	30	8	NO	NO
50	GUMBO LIMBO	BURSERA SIMARUBA	20	GOOD	26	20	NO	YES
51	SABAL PALM	SABAL PALMETTO	10	GOOD	30	15	NO	NO
52	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	13	GOOD	40	10	NO	YES
53	ROYAL PALM	ROYSTONIA REGIA	13	GOOD	40	25	NO	YES
54	ROYAL PALM	ROYSTONIA REGIA	13	DEAD			NO	NO
55	LIVE OAK	QUERCUS VIRGINIANA	19	GOOD	30	30	NO	YES
56	FRANGIPANI	PLUMERIA SP.	4	GOOD	12	10	NO	NO
57	SEAGRAPE	COCCOLOBA UVIFERA	5	GOOD	15	10	NO	NO
58	SEAGRAPE	COCCOLOBA UVIFERA	6	GOOD	12	10	NO	NO
59	SEAGRAPE	COCCOLOBA UVIFERA	3	GOOD	12	10	NO	NO
60	SEAGRAPE	COCCOLOBA UVIFERA	7	GOOD	16	10	NO	NO
61	SEAGRAPE	COCCOLOBA UVIFERA	5	GOOD	16	10	NO	NO
62	SEAGRAPE	COCCOLOBA UVIFERA	5	GOOD	15	10	NO	NO
63	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	4	GOOD	20	8	NO	NO
64	CHRISTMAS PALM	ADONIDIA MERRELLI	6	GOOD	25	25	NO	NO



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FIRM LICENSE # AA26001123  
WWW.STRANG.DESIGN

PROJECT CLIENT(S) / OWNER(S):  
ALEX SHACK + STEPHANIE SHACK

IVIL ENGINEER:  
TBD

PROFESSIONAL SEAL(S):

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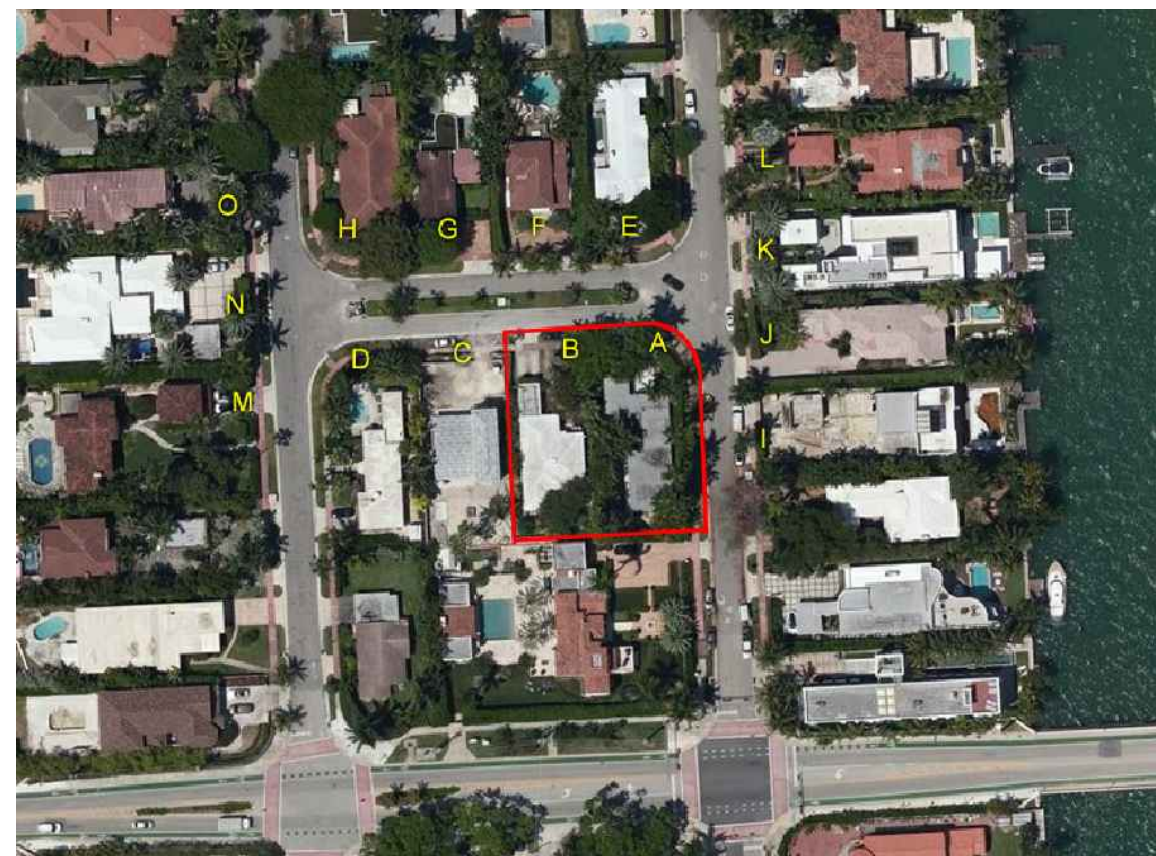
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A-009



**A LOCATION-MAP**  
N.T.S





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PROJECT LOCATION:  
110 3RD RIVO ALTO TERRACE +  
250 E RIVO ALTO  
MIAMI BEACH, FLORIDA 33139

PROJECT CLIENT(S) / OWNER(S):  
ALEX SHACK + STEPHANIE SHACK

ARCHITECT:  
MAX WILSON STRANG, FAIA  
LICENSE # AR0017183  
2900 SW 28TH TERRACE, SUITE 301  
MIAMI, FL 33133

STRUCTURAL ENGINEERING:  
TBD

MEP ENGINEERING:  
TBD

LANDSCAPE ARCHITECT:  
TBD

CIVIL ENGINEER:  
TBD

PROJECT NAME:  
SHACK RESIDENCE

PROFESSIONAL SEAL(S):

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## CONTEXT PHOTOS

Sheet No:

A-010



**B** 110 3RD RIVO ALTO TERRACE  
N.T.S.



**A** 250 E RIVO ALTO DRIVE  
N.T.S.



**D** 255 W RIVO ALTO DRIVE  
N.T.S.



**C** 116 3rd RIVO ALTO TER  
N.T.S.

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PROJECT LOCATION:  
110 3RD RIVO ALTO TERRACE +  
250 E RIVO ALTO  
MIAMI BEACH, FLORIDA 33139

PROJECT CLIENT(S) / OWNER(S):  
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ARCHITECT:  
MAX WILSON STRANG, FAIA  
LICENSE # AR0017183  
2900 SW 28TH TERRACE, SUITE 301  
MIAMI, FL 33133

STRUCTURAL ENGINEERING:  
TBD

MEP ENGINEERING:  
TBD

LANDSCAPE ARCHITECT:  
TBD

CIVIL ENGINEER:  
TBD

PROJECT NAME:  
SHACK RESIDENCE

PROFESSIONAL SEAL(S):


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No.	DATE	DESCRIPTION

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PROJECT LOCATION:  
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250 E RIVO ALTO  
MIAMI BEACH, FLORIDA 33139

PROJECT CLIENT(S) / OWNER(S):  
ALEX SHACK + STEPHANIE SHACK

ARCHITECT:  
MAX WILSON STRANG, FAIA  
LICENSE # AR0017183  
2900 SW 28TH TERRACE, SUITE 301  
MIAMI, FL 33133

STRUCTURAL ENGINEERING:  
TBD

MEP ENGINEERING:  
TBD

LANDSCAPE ARCHITECT:  
TBD

CIVIL ENGINEER:  
TBD

PROJECT NAME:  
SHACK RESIDENCE

PROFESSIONAL SEAL(S):

[illegible]

Sheet Title:

## CONTEXT PHOTOS

Sheet No:

A-012



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PROJECT LOCATION:  
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250 E RIVO ALTO  
MIAMI BEACH, FLORIDA 33139

PROJECT CLIENT(S) / OWNER(S):  
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ARCHITECT:  
MAX WILSON STRANG, FAIA  
LICENSE # AR0017183  
2900 SW 28TH TERRACE, SUITE 301  
MIAMI, FL 33133

STRUCTURAL ENGINEERING:  
TBD

MEP ENGINEERING:  
TBD

LANDSCAPE ARCHITECT:  
TBD

CIVIL ENGINEER:  
TBD

PROJECT NAME:  
SHACK RESIDENCE

PROFESSIONAL SEAL(S):

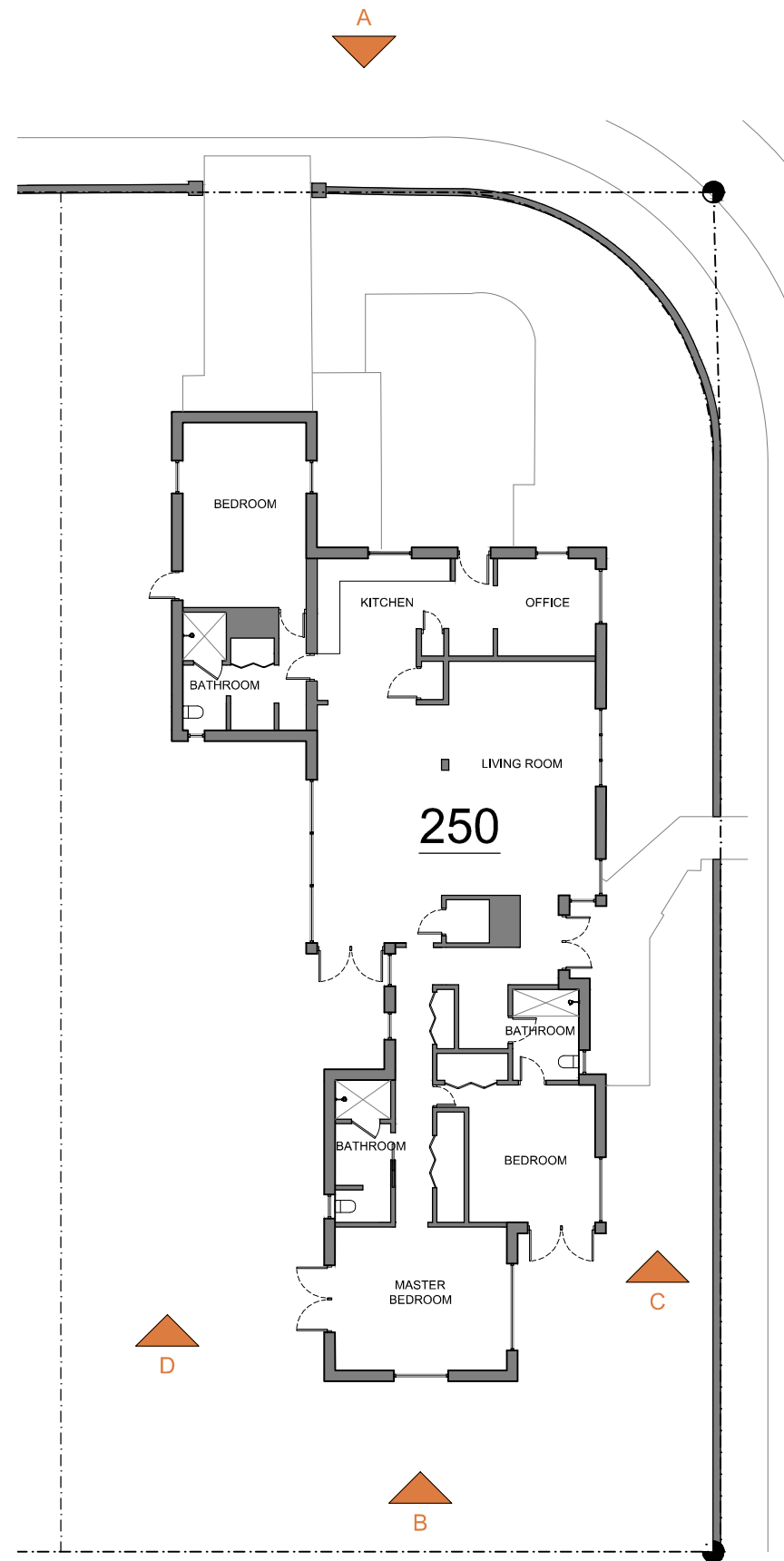
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A-013



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PROJECT LOCATION:  
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PROJECT CLIENT(S) / OWNER(S):  
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ARCHITECT:  
MAX WILSON STRANG, FAIA  
LICENSE # AR0017183  
2900 SW 28TH TERRACE, SUITE 301  
MIAMI, FL 33133

STRUCTURAL ENGINEERING:  
TBD

MEP ENGINEERING:  
TBDLANDSCAPE ARCHITECT:  
TBD

CIVIL ENGINEER:  
TBD

PROJECT NAME:  
SHACK RESIDENCE

PROFESSIONAL SEAL(S):

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## CONTEXT PHOTOS

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A-014



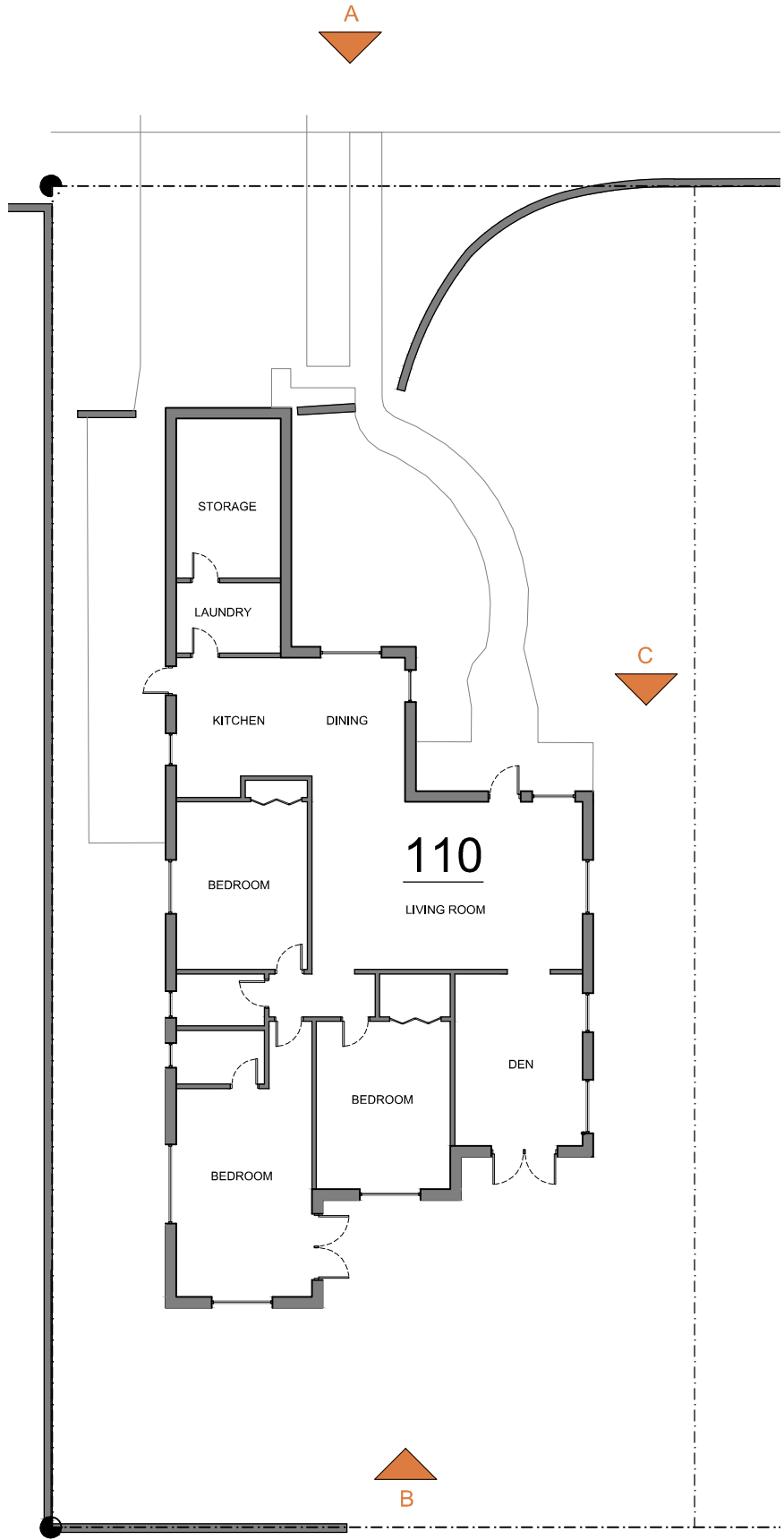
B



A



C



1 KEY PLAN  
N.T.S.



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MIAMI, FL 33133  
STRUCTURAL ENGINEERING:  
TBD

MEP ENGINEERING:  
TBD

LANDSCAPE ARCHITECT:  
TBD

CIVIL ENGINEER:  
TBD

PROJECT NAME:  
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PROFESSIONAL SEAL(S):


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MIAMI BEACH, FLORIDA 33139

PROJECT CLIENT(S) / OWNER(S):  
ALEX SHACK + STEPHANIE SHACK

ARCHITECT:  
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LICENSE # AR0017183  
2900 SW 28TH TERRACE, SUITE 301  
MIAMI, FL 33133

STRUCTURAL ENGINEERING:  
TBD

MEP ENGINEERING:  
TBDLANDSCAPE ARCHITECT:  
TBD

CIVIL ENGINEER:  
TBD

PROJECT NAME:  
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PROFESSIONAL SEAL(S):

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# CONTEXT ELEVATIONS

Sheet No:

**A-205**



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MIAMI BEACH, FLORIDA 33139

PROJECT CLIENT(S) / OWNER(S):  
ALEX SHACK + STEPHANIE SHACK

**ARCHITECT:**  
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LICENSE # AR0017183  
2900 SW 28TH TERRACE, SUITE 301  
MIAMI, FL 33133

STRUCTURAL ENGINEERING:  
TBD

MEP ENGINEERING:  
TBDLANDSCAPE ARCHITECT:  
TBD

CIVIL ENGINEER:  
TBD

PROJECT NAME:  
SHACK RESIDENCE

PROFESSIONAL SEAL(S):

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# CONTEXT ELEVATIONS

Sheet No:

**A-206**

