



JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers

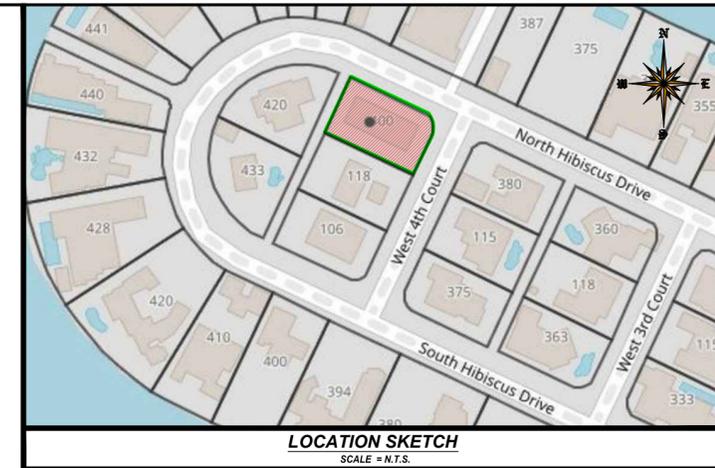
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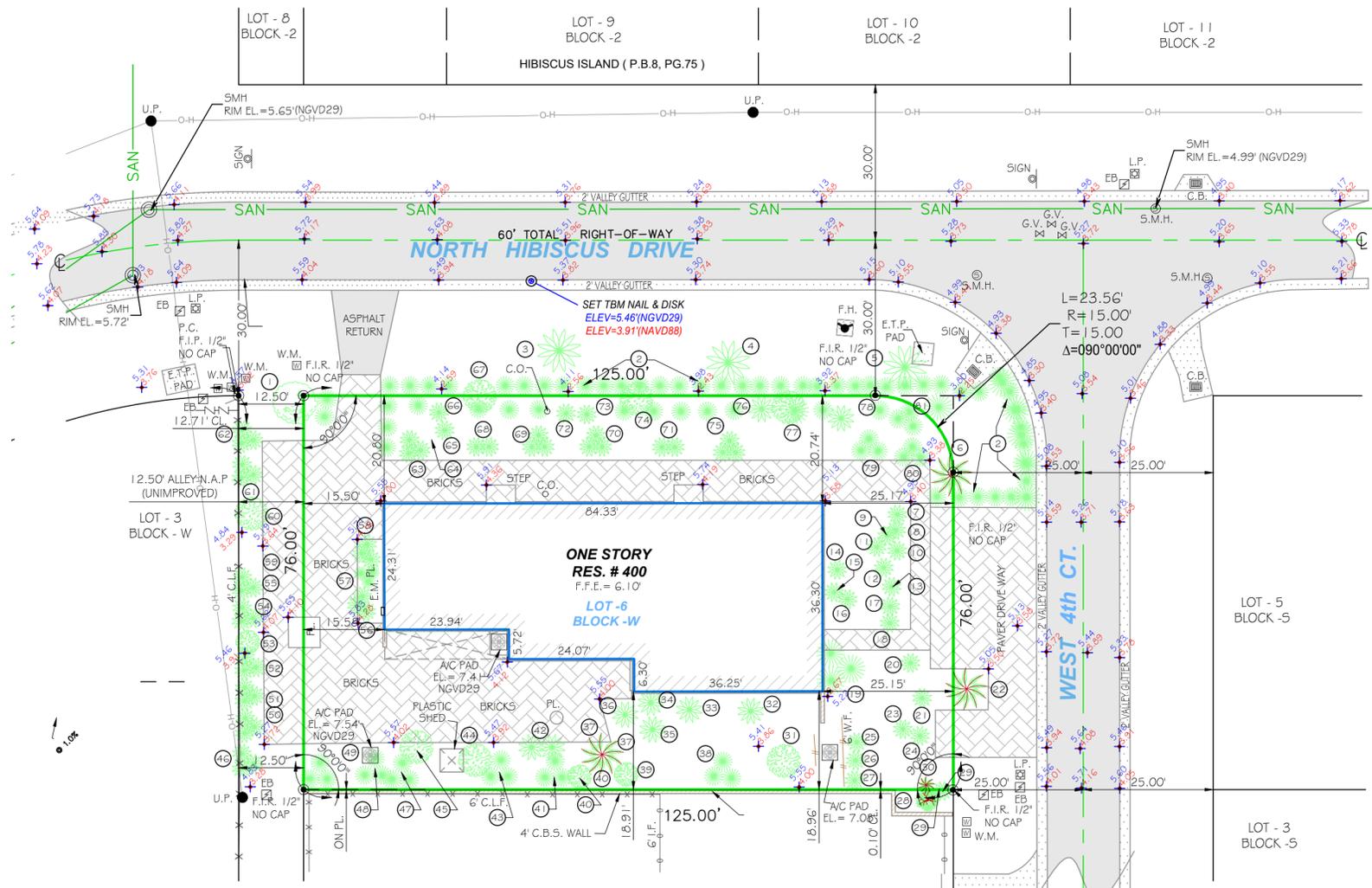
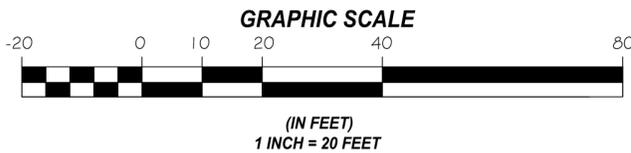
3725 DEL PRADO BLVD. S.
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MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY



LOCATION SKETCH
SCALE = N.T.S.

TREE TABLE				
No.	Name	Diameter (Fl.)	Height (Fl.)	Spread (Fl.)
1	TREE	10.0	35.0	30.0
2	EDGE	10.0	6.0	3.0
3	PALM	0.3	10.0	8.0
4	PALMS CLUSTER	1.5	12.0	10.0
5	PALMS CLUSTER	1.5	12.0	10.0
6	PALM	0.6	15.0	8.0
7	PALM	0.6	15.0	8.0
8	PALM	0.6	30.0	12.0
9	PALM	0.6	30.0	10.0
10	PALM	0.6	12.0	10.0
11	PALM	0.6	20.0	10.0
12	PALM	0.7	25.0	6.0
13	PALM	0.6	30.0	8.0
14	PALM	0.6	30.0	10.0
15	PALM	0.7	20.0	15.0
16	PALM	0.6	35.0	10.0
17	PALM	0.6	35.0	10.0
18	PALM	0.8	35.0	10.0
19	ARECA CLUSTER	7.0	30.0	15.0
20	PALM	0.6	30.0	10.0
21	PALM	0.6	30.0	10.0
22	PALM	1.5	70.0	15.0
23	PALM	0.6	30.0	12.0
24	PALM	0.6	25.0	12.0
25	PALM	0.6	25.0	12.0
26	PALM	0.5	27.0	10.0
27	PALM	0.6	40.0	8.0
28	FICUS	5.0	70.0	25.0
29	PALM	0.8	70.0	10.0
30	PALM	2.0	70.0	15.0
31	TREE	3.0	70.0	40.0
32	PALM	0.7	30.0	12.0
33	PALM	0.7	30.0	10.0
34	PALM	0.7	30.0	10.0
35	PALM	0.6	20.0	8.0
36	PALM	0.6	28.0	10.0
37	PALM	1.5	55.0	15.0
38	ARECA CLUSTER	2.0	25.0	15.0
39	TREE	1.5	60.0	20.0
40	TREE	2.5	60.0	20.0
41	ARECA CLUSTER	1.0	15.0	6.0
42	PALMS CLUSTER (2)	0.4	45.0	6.0
43	ARECA CLUSTER	2.5	20.0	10.0
44	TREE	2.5	70.0	30.0
45	TREE	1.0	28.0	15.0
46	PALMS CLUSTER	3.0	30.0	10.0
47	ARECA CLUSTER	2.0	20.0	10.0
48	ARECA CLUSTER	2.5	20.0	10.0
49	ARECA CLUSTER	1.5	12.0	6.0
50	PALMS CLUSTER	3.0	30.0	10.0
51	PALMS CLUSTER	3.0	25.0	10.0
52	PALMS CLUSTER	2.5	25.0	10.0
53	TREE	1.3	50.0	20.0
54	PALMS CLUSTER	3.0	25.0	10.0
55	PALMS CLUSTER	3.0	25.0	10.0
56	PALMS CLUSTER	1.5	30.0	12.0
57	ARECA CLUSTER	2.0	8.0	6.0
58	PALMS CLUSTER	1.5	25.0	15.0
59	PALM	1.5	60.0	15.0
60	TREE	1.5	50.0	20.0
61	PALMS CLUSTER	3.0	28.0	12.0
62	PALMS CLUSTER	3.0	25.0	10.0
63	PALMS CLUSTER	1.5	30.0	15.0
64	PALM	1.5	60.0	15.0
65	PALM	0.4	30.0	8.0
66	PALM	0.4	30.0	8.0
67	TREE	1.5	65.0	35.0
68	PALMS CLUSTER (2)	1.5	30.0	12.0
69	PALMS CLUSTER (3)	1.5	30.0	15.0
70	PALMS CLUSTER (3)	1.5	30.0	15.0
71	PALMS CLUSTER (2)	1.0	30.0	10.0
72	PALM	0.4	35.0	8.0
73	PALM	2.0	35.0	15.0
74	TREE	2.0	35.0	15.0
75	PALMS CLUSTER (3)	1.0	30.0	10.0
76	PALM	0.7	33.0	12.0
77	TREE	3.0	60.0	30.0
78	PALM	2.0	60.0	15.0
79	TREE CLUSTER	1.0	10.0	8.0
80	TREE CLUSTER	1.0	10.0	6.0
81	ARECA CLUSTER	5.0	25.0	15.0



ABBREVIATIONS

- A = ARC
- AC = AIR CONDITIONER PAD
- A.E. = ANCHOR EASEMENT
- A.F. = ALUMINUM FENCE
- A.S. = ALUMINUM SHED
- ASPH. = ASPHALT
- B.C. = BLOCK CORNER
- B.L.D.G. = BUILDING
- B.M. = BENCH MARK
- B.C.R. = BROWARD COUNTY RECORDS
- B.O.B. = BASIS OF BEARING
- B.O.S. = BOTTOM OF STRUCTURE
- B.S.L. = BUILDING SETBACK LINE
- C. = CALCULATED
- C.B. = CONCRETE
- C.B.S. = CONCRETE BLOCK STRUCTURE
- C.B.W. = CONCRETE BLOCK WALL
- CH. = CHORD
- CH.B. = CHORD BEARING
- CH.L. = CHORD LENGTH
- CL. = CLEAR
- C.O. = CLEAN OUT
- C.L.F. = CHAIN LINK FENCE
- C.M.E. = CANAL MAINTENANCE EASEMENT
- CONC. = CONCRETE
- C.U.P. = CONCRETE UTILITY POLE
- C.S. = CONCRETE SLAB
- C.P. = CONCRETE PORCH
- C.W. = CONCRETE WALK
- D.E. = DRAINAGE EASEMENT
- D.M.E. = DRAINAGE MAINTENANCE EASEMENT
- D.R. = DRIVEWAY
- E.B. = ELECTRIC BOX
- E.T.P. = ELECTRIC TRANSFORMER PAD
- ELEV. = ELEVATION
- ENCR. = ENCROACHMENT
- F.H. = FIRE HYDRANT
- F.I.P. = FOUND IRON PIPE
- F.I.R. = FOUND IRON ROD
- F.F.E. = FINISHED FLOOR ELEVATION
- F.N.D. = FOUND NAIL & DISK
- FT. = FEET
- F.N.I. = FEDERAL NATIONAL INSURANCE PROGRAM
- F.N. = FOUND NAIL
- H. = HIGH OR (HEIGHT)
- H.A.E.G. = HEDGE AND GRESS EASEMENT
- I.C.V. = IRRIGATION CONTROL VALVE
- IE. = INVERT ELEVATION
- I.F. = IRON FENCE
- L.B. = LICENSED BUSINESS
- L.P. = LIGHT POLE
- L.F.E. = LOWEST FLOOR ELEVATION
- L.M.E. = LAKE MAINTENANCE EASEMENT
- M. = MINUTES
- M. = MEASURED DISTANCE
- MET. = METAL
- M.B. = MAIL BOX
- M.D.C.R. = MIAMI DADE COUNTY RECORDS
- M.E. = MAINTENANCE EASEMENT
- M.H. = MANHOLE
- N.A.P. = NOT A PART OF
- NGVD = NATIONAL GEODETIC VERTICAL DATUM
- N.T.S. = NOT TO SCALE
- # = NUMBER
- OS. = OFFSET
- O.H. = OVERHEAD
- O.H.L. = OVERHEAD UTILITY LINES
- O.R.B. = OFFICIAL RECORDS BOOK
- O.V.H. = OVERHANG
- P.W.T. = PATIENT
- PL. = PLANTER
- PL. = PROPERTY LINE
- P.C. = POINT OF COMPOUND CURVATURE
- P.C. = POINT OF CURVATURE
- P.O.T. = POINT OF TANGENCY
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.R.C. = POINT OF REVERSE CURVATURE
- P.W.Y. = PARKWAY
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- P.P. = POWER POLE
- P.F.S. = POOL PLUMB SLAB
- P.U.E. = PUBLIC UTILITY EASEMENT
- R. = RECORD DISTANCE
- R. = RAIL ROAD
- RES. = RESIDENCE
- R.W. = RIGHT-OF-WAY
- R.A.D. = RADIUS OR RADIAL
- R.G.E. = RANGE
- R.O.E. = ROOF OVERHANG EASEMENT
- SEC. = SECTION
- STY. = STORY
- SWK. = SIDEWALK
- S.I.P. = SET IRON PIPE
- S. = SOUTH
- STW. = STORM WATER MANHOLE
- SMH. = SANITARY MANHOLE
- S.P. = SCREENED PORCH
- S.V. = SEWER VALVE
- S. = SECONDS
- T. = TANGENT
- T.B. = TELEPHONE BOOTH
- T.B.M. = TEMPORARY BENCHMARK
- T.U.E. = TECHNOLOGY UTILITY EASEMENT
- UTL. = UTILITY
- U.E. = UTILITY EASEMENT
- U.P. = UTILITY POLE
- W.M. = WATER METER
- W.F. = WOOD FENCE
- W.P. = WOOD PORCH
- W.R. = WOOD ROOF
- W.V. = WATER VALVE
- M. = MONUMENT LINE
- C. = CENTER LINE
- Δ. = DELTA

PROPERTY ADDRESS:

400 N HIBISCUS DRIVE MIAMI BEACH, FLORIDA 33139

CERTIFICATION:

ZEUS S HIBISCUS HOUSE LLC

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. IT SHOULD 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: 10FT.
 COMMUNITY: 120635
 PANEL: 0316
 SUFFIX: L
 DATE OF FIRM: 09/11/2009
 THE SUBJECT PROPERTY DOES NOT 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 MIAMI-DADE COUNTY BENCH MARK # CMAB HIB01. LOCATION INTERSECTION OF W. PALM MIDWAY & S. HIBISCUS DRIVE; ELEVATION IS 4.07 FEET OF N.A.V.D. OF 1988, CONVERTED TO NGVD (29) USING CORPSCON, USING CONVERSION FORMULA = (4.07 + 1.55 = 5.62) RESULTS = 5.62 FEET NGVD 29.

SURVEYOR'S CERTIFICATION:

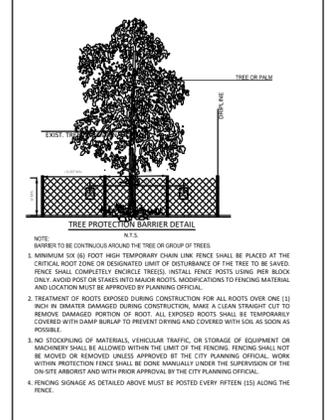
I HEREBY CERTIFY THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027,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

BY: **JOHN IBARRA** (DATE OF FIELD WORK) **12/10/2021**

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA

REVISED ON: _____
 REVISED ON: _____

SURVEYOR'S NOTE:
 AN ARBORIST MUST CONFIRM ALL THE TREE NAMES, CONDITION AND SPECIES, WHAT IS SHOWN ON THE SURVEY MAY NOT BE THE CORRECT NAME OF THE TREES. LAND SURVEYORS ARE NOT ARBORIST.



ADDITIONAL SURVEYOR'S NOTES:

ELEVATIONS DATUM REFERS TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)

ELEVATIONS DATUM REFERS TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

ELEVATION CONVERSION NOTE:
 NGVD 1929 TO NAVD 1988 =
 SUBTRACT 1.55 FEET FROM NGVD 1929 = NAVD 1988;

LEGEND

- - - - - = OVERHEAD UTILITY LINES
- ▬▬▬▬▬ = CONCRETE BLOCK WALL
- --- --- = CHAIN LINK FENCE
- — — — — = IRON FENCE
- — — — — = WOOD FENCE
- — — — — = BUILDING SETBACK LINE
- — — — — = UTILITY EASEMENT
- — — — — = LIMITED ACCESS RW
- — — — — = NON-VEHICULAR ACCESS RW
- = EXISTING ELEVATIONS

DRAWN BY:	LK
FIELD DATE:	12/10/2021
SURVEY NO:	21-004151
SHEET:	1 OF 1