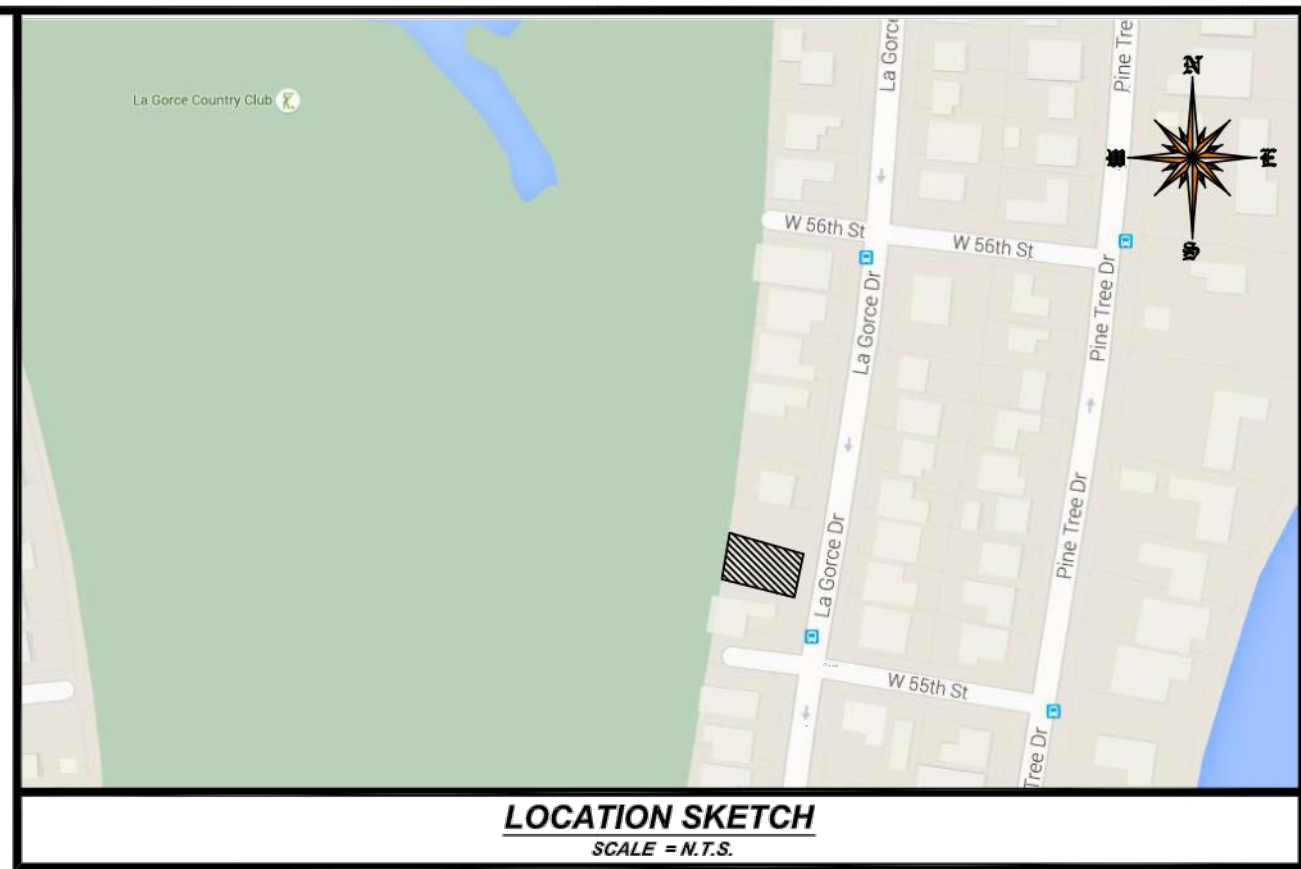


JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM
777 N.W. 78th AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX: (305) 262-0401

3904 DEL PRADO BLVD SOUTH
SUITE NO. 202 UNIT 1
CAPE CORAL, FL 33904
PH: (239) 540-2650
FAX: (239) 540-2654

MAP OF BOUNDARY SURVEY



LEGAL DESCRIPTION:
LOT 2, IN BLOCK 13, OF BEACH VIEW SUBDIVISION, ACCORDING TO THE
PLAT THEREOF AS RECORDED IN PLAT BOOK 9, AT PAGE 158, OF THE
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:
5512 LA GORCE DRIVE
MIAMI BEACH, FLORIDA, 33140

CERTIFICATION:
BIANA LLC, A DELAWARE LIMITED
LIABILITY COMPANY

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 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 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: VET
BASE FLOOD ELEVATION: 8 FT.
COMMUNITY: 120650
PANEL: 1307
SUFFIX: L
DATE OF FIRM: 08/11/2009
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 PLAN 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 # D-186 LOCATOR NO. 2312, ELEVATION IS 7.32' FEET OF N.G.V.D. OF 1929

SURVEYOR'S CERTIFICATION:

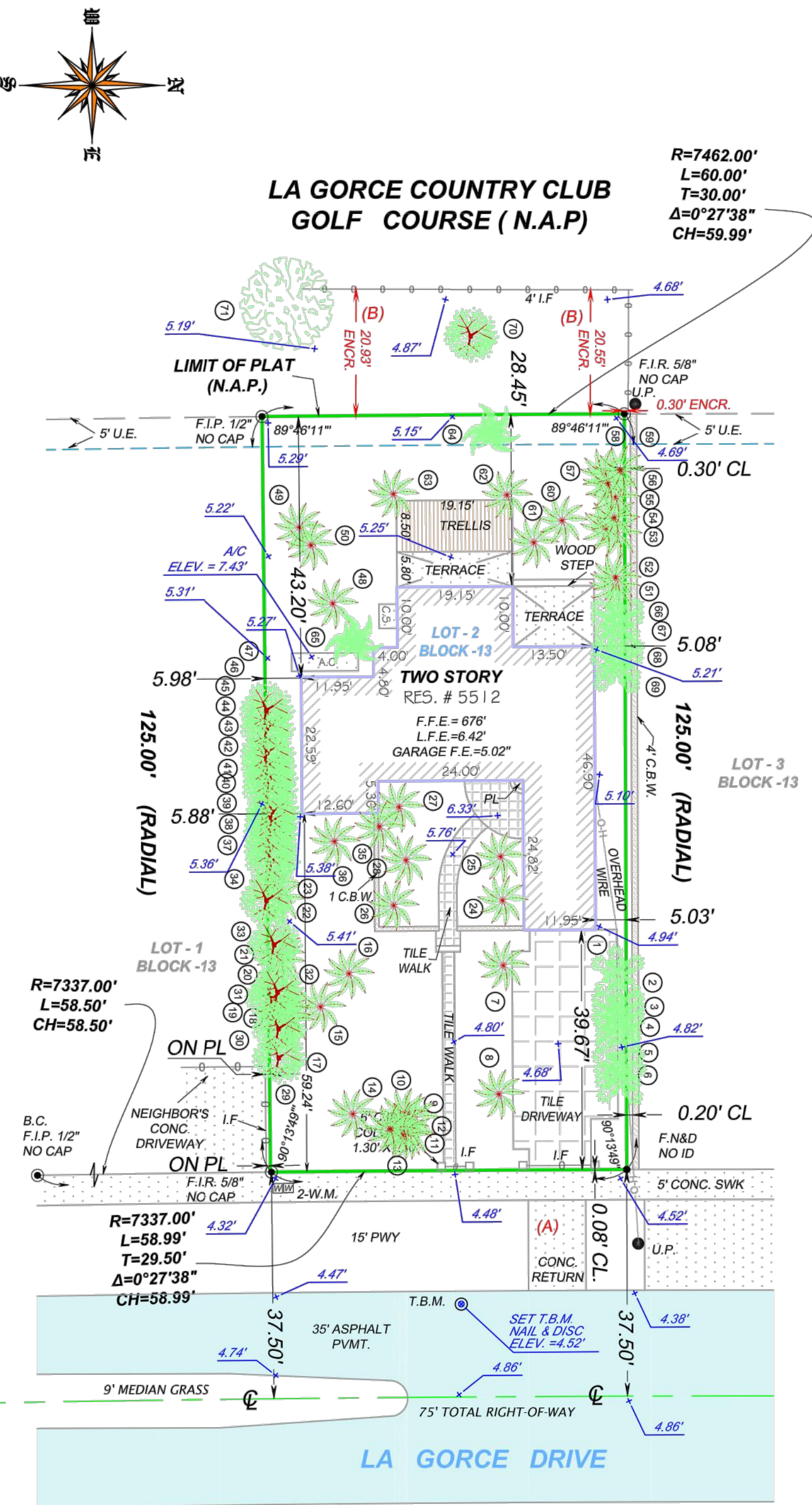
I HEREBY CERTIFY THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 46-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: *John Ibarra* 03/18/2014
JOHN IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 5304 STATE OF FLORIDA
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: UPDATED SURVEY WITH TREES 06-25-2015
REVISED ON:

DRAWN BY:	MAR	
FIELD DATE:	03/18/2014	
JOB NO:	14-000895-2	
SHEET:	1 OF 1	



TREE TABLE				
No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
1	RAVENALA	1	30	5
2	RAVENALA	1	30	5
3	RAVENALA	1	30	5
4	RAVENALA	1	30	5
5	RAVENALA	1	30	5
6	RAVENALA	1	30	5
7	PALM	2	15	5
8	COCO	2.5	30	10
9	SENEGAL PALM	0.60	25	10
10	SENEGAL PALM	0.60	25	10
11	SENEGAL PALM	0.60	25	10
12	SENEGAL PALM	0.60	25	10
13	SENEGAL PALM	0.60	25	10
14	SENEGAL PALM	0.60	25	10
15	SENEGAL PALM	0.60	25	10
16	ROYAL PALM	1.50	35	10
17	ROYAL PALM	1.50	35	10
18	PALM	0.50	25	5
19	PALM	0.50	25	5
20	PALM	0.50	25	5
21	PALM	0.50	25	5
22	PALM	0.50	25	5
23	PALM	0.50	25	5
24	MARCARTHUR PALM	0.40	25	5
25	MARCARTHUR PALM	0.40	25	5
26	MARCARTHUR PALM	0.40	25	5
27	MARCARTHUR PALM	0.40	25	5
28	3 PALM	0.40	8	5
29	FICUS	1.50	25	15
30	FICUS	1.50	25	15
31	FICUS	1.50	25	15
32	FICUS	1.50	25	15
33	FICUS	1.50	25	15
34	FICUS	1.50	25	15
35	ARIZONA PALM	1.50	30	10
36	ARIZONA PALM	1.50	30	10

TREE TABLE				
No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
37	FICUS	0.60	30	10
38	FICUS	0.60	30	10
39	FICUS	0.60	30	10
40	FICUS	0.60	30	10
41	FICUS	0.60	30	10
42	FICUS	0.60	30	10
43	FICUS	0.60	30	10
44	FICUS	0.60	30	10
45	FICUS	0.60	30	10
46	FICUS	0.60	30	10
47	FICUS	0.60	30	10
48	PALM	1.00	30	10
49	PALM	1.00	30	10
50	CHINA PALM	0.70	15	5
51	RAVENALA	1.00	30	5
52	RAVENALA	1.00	30	5
53	RAVENALA	1.00	30	5
54	RAVENALA	1.00	30	5
55	RAVENALA	1.00	30	5
56	RAVENALA	1.00	30	5
57	RAVENALA	1.00	30	5
58	RAVENALA	1.00	30	5
59	RAVENALA	1.00	30	5
60	COCONUT	1.00	30	10
61	COCONUT	1.00	30	10
62	PALM	1.50	18	5
63	PALM	1.50	18	5
64	ARECA	0.40	20	5
65	ARECA	0.40	20	5
66	RAVENALA	1.00	20	5
67	RAVENALA	1.00	30	5
68	RAVENALA	1.00	30	5
69	RAVENALA	1.00	30	5
70	FICUS	5.00	30	3
71	BIG TREE	1.6	50	6

ABBREVIATIONS

A = ARC
A.C. = AIR CONDITIONER PAD
A.E. = ANCHOR EASEMENT
A.R. = ALUMINUM ROOF
A.S.P. = ASPHALT
A.C. = BLOCK CORNER
BLDG. = BUILDING
B.M. = BENCH MARK
B.C.R. = BROWARD COUNTY RECORDS
B.D.B. = BASIS OF BEARING
(C) = CALCULATED
(C) = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
C.B.W. = CONCRETE BLOCK WALL
CH. = CHORD
C.H.L. = CHORD LENGTH
CL. = CLEAN
C.O. = CLEAN OUT
C.L.A. = DOWN LINK YENGE
C.M.E. = CANAL MAINTENANCE EASEMENT
CONC. = CONCRETE
C.U.P. = CONCRETE UTILITY POLE
C.P. = CONCRETE PORCH
C.S. = CONCRETE SLAB
C.W. = CONCRETE WALK
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE MAINTENANCE EASEMENT
D.M.P. = DRAINAGE
D.M. = DESIGNS
E.B. = ELECTRIC BOX
E.T.P. = ELECTRIC TRANSFORMER PAD
ELEV. = ELEVATION
ENCR. = ENCROACHMENT
E.W. = ERE WYOMANT
F.I.P. = FOUND IRON PIPE
F.O. = FOUND IRON PIPE
F.F.E. = FINISHED FLOOR ELEVATION
F.O. = FOUND IRON PIPE
F.T. = FEET
F.N. = FEDERAL NATIONAL INSURANCE PROGRAM
F.N. = FOUND NAIL
F.N. = HIGH OR WEDGE
I.A.E.S. = INGRESS AND EGRESS EASEMENT
I.C.V. = IRRIGATION CONTROL VALVE
I.F. = IRON FENCE
I.P. = IRON PIPE
L.P. = LIGHT POLE
L.F.E. = LOWEST FLOOR ELEVATION
L.M.E. = LAKE MAINTENANCE EASEMENT
L.M. = LAKE
M. = MEASURED DISTANCE
M.B. = MAIL BOX
M.D.C.R. = MIAMI DADE COUNTY RECORDS
M.E. = MAINTENANCE EASEMENT
M.L. = MANHOLE
N.A.P. = NOT A PART OF
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
O.S. = OFFSET
O.H. = OVERHEAD
O.H.L. = OVERHEAD UTILITY LINES
O.R. = OFFICIAL RECORD BOOK
O.V.H. = OVERHANG
O.V.M. = OVERHANG
P.L. = PLASTER
P.L. = PROPERTY LINE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C. = POINT OF CURVATURE
P.D.T. = POINT OF TANGENCY
N.D. = NOT A PART OF
P.D.C. = POINT OF COMMENCEMENT
P.D. = POINT OF BEGINNING
P.W. = PARKWAY
P.M. = PROFESSIONAL LAND SURVEYOR
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.P. = POWER POLE
P.P.S. = POOL PUMP SLAB
P.U.E. = PUBLIC UTILITY EASEMENT
R. = ROAD
R. = RECORD DISTANCE
R. = RESIDENCE
R. = RIGHT-OF-WAY
RAD. = RADII OR RADIAL
R. = RANGE
R.O.E. = ROOF OVERHANG EASEMENT
SEC. = SECTION
STY. = STORY
SWK. = SIDEWALK
S.P. = SET IRON PIPE
S. = SOUTH
S.P. = SPOILED PORCH
S.V. = SEWER VALVE
S. = SECONDS
T. = TANGENT
T.B. = TELEPHONE BOOTH
T.B.M. = TEMPORARY BENCHMARK
T.U.E. = TECHNOLOGY UTILITY EASEMENT
T.S.B. = TRAFFIC SIGNAL BOX
T.S.P. = TRAFFIC SIGNAL POLE
T.M.P. = TOWNSHIP
U.T.L. = 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
W. = WACHMENT LINE
E. = CENTER LINE
Δ. = DELTA

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

PROPOSED FOR:
5512 LA GORCE DR.
Miami Beach, Florida

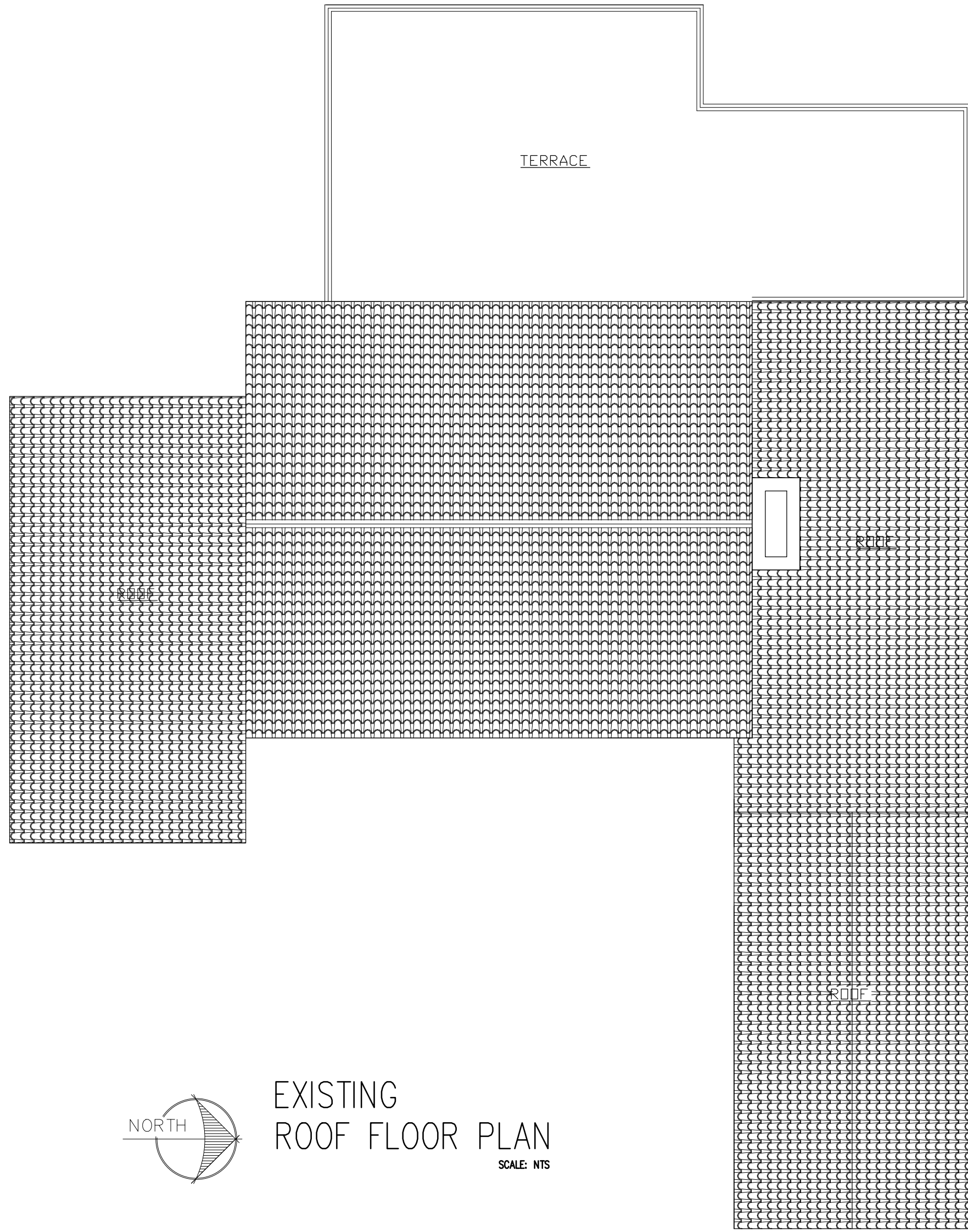
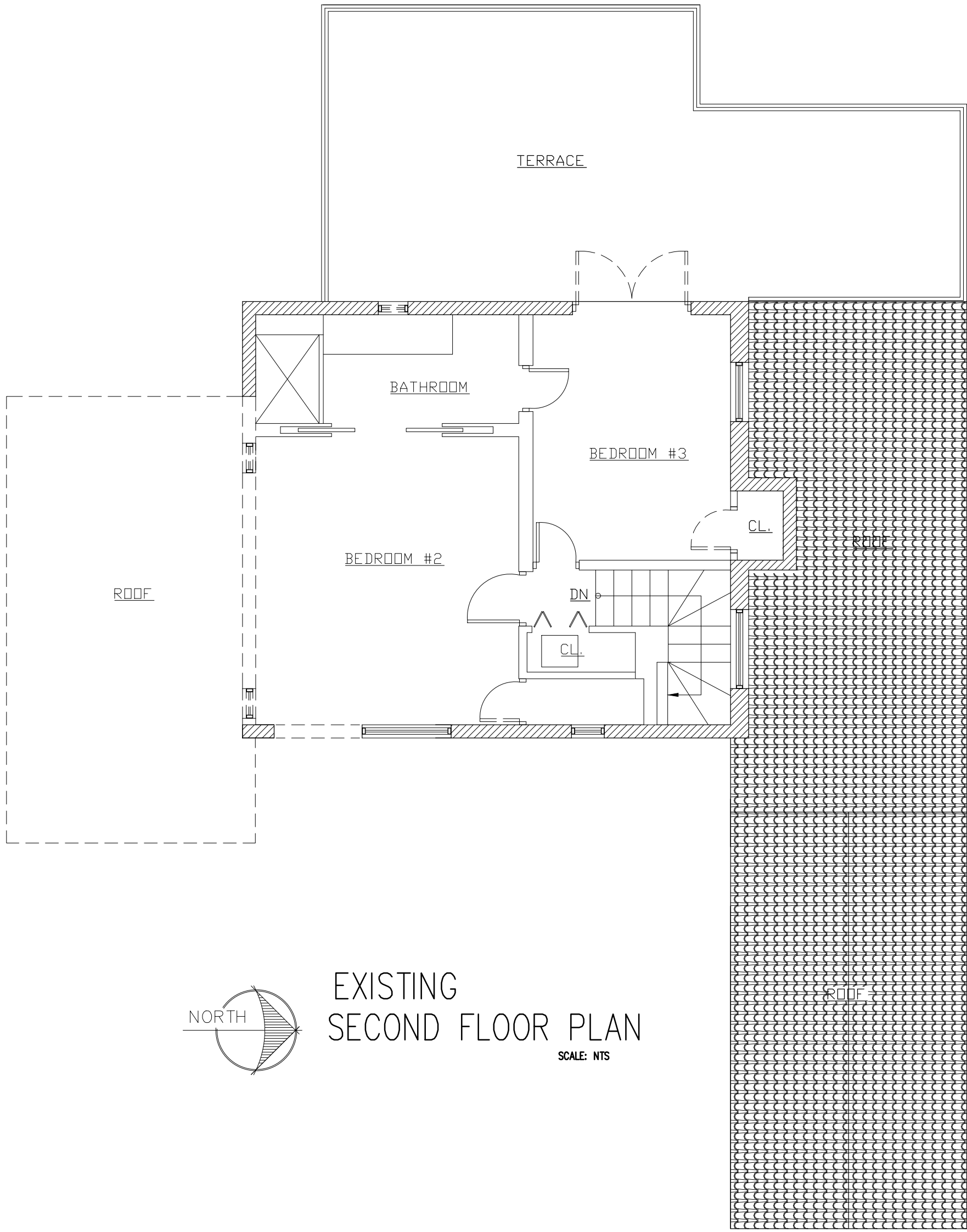
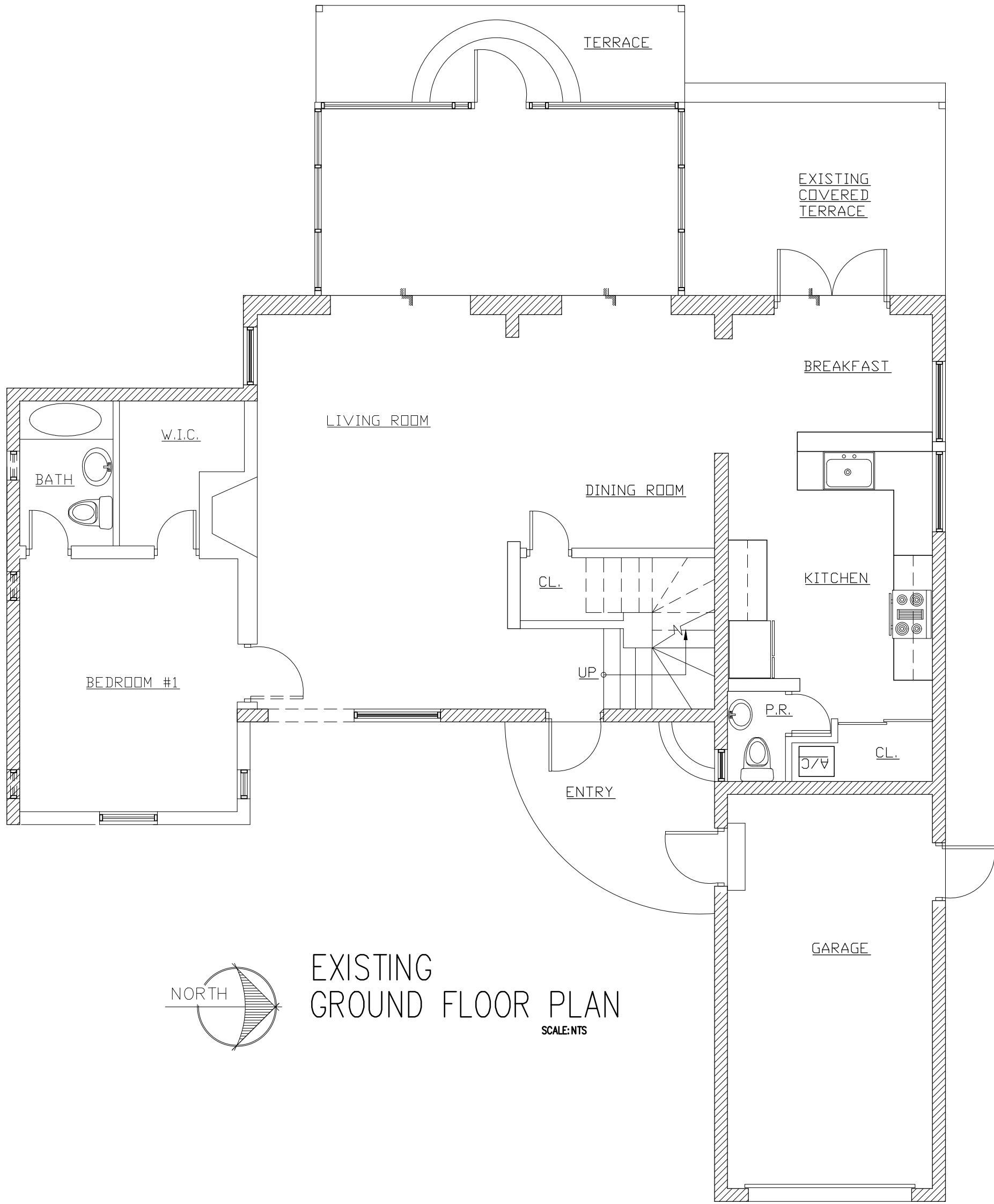
PROJECT No.

REVISIONS

EXISTING PLANS

SCALE: AS SHOWN

DATE: MAY 20, 2015





FRONT EAST ELEVATION



SIDE NORTH ELEVATION



SIDE SOUTH ELEVATION



REAR WEST ELEVATION

EXISTING HOME PICTURES

PROPOSED FOR:
5512 LA GORCE DR.
Miami Beach, Florida

PROJECT No.

REVISIONS

EXITING ELEVATION
PICTURES

SCALE: AS SHOWN

DATE: MAY 20, 2015

