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

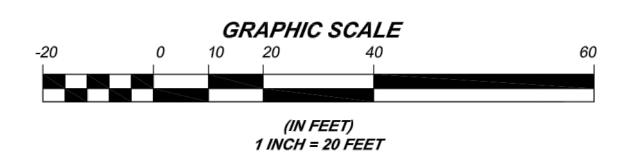
777 N.W. 72nd AVENUE MIAMI, FLORIDA 33126

PH: (305) 262-0400 FAX: (305) 262-0401



## 2804 DEL PRADO BLVD SOUTH SUITE NO. 202 UNIT 1 CAPE CORAL, FL 33904 PH: (239) 540-2660

# 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.

# R=7462.00' L=60.00' LA GORCE COUNTRY CLUB T=30.00'Δ=0°27′38″ GOLF COURSE (N.A.P) CH=59.99' LIMIT OF PLAT (N.A.P.) F.I.P. 1/2" NO CAP 89°46'11" 5' U.E. ELEV. = 7.43' TWO STORY RES. # 5512 F.F.E. = 676' L.F.E.=6.42' GARAGE F.E.=5.02" LOT - 1 BLOCK -13 L=58.50' CH=58.50' NEIGHBOR'S DRIVEWAY CONC F.I.P. 1/2" DRIVEWAY NO CAP NO ID F.I.R. 5/8" 5' CONC. SWK NO CAP R=7337.00' L=58.99' 15' PWY T=29.50' CONC. \O ∆=0°27′38″ RETURN ! CH=58.99\* T.B.M. (8) 35' ASPHALT PVMT. 9' MEDIAN GRASS 75' TOTAL RIGHT-OF-WAY LA GORCE DRIVE

A. EAST SIDE OF THE SUBJECT PROPERTY, CONCRETE RETURN IS ENCROACHING INTO THE RIGHT OF WAY OF LA GORCE

B. WEST SIDE OF THE SUBJECT PROPERTY, IRON FENCE IS ENCROACHING INTO THE GOLF COURSE.

	TRE	E TABL	E	
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

SURVEYOR'S NOTE:

1,570 SQUARE FEET.

THE LAND AREA OF THE SUBJECT PROPERTY IS IN TOTAL ±7,437 SQUARE FEET OR ±0.170 ACRES AS DESCRIBED IN THE LEGAL DESCRIPTION.

BUILDING ON GROUND SURFACE, NOT INTERIOR USABLE FLOOR SPACE) IS

THE TOTAL BUILDING AREA (BASED UPON EXTERIOR FOOTPRINT OF

	TREE TABLE					
(FL)   (FL)   (FL)   (FL)   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   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   55   RAVENALA   1.00   30   5   56   RAVENALA   1.00   30   5   57   RAVENALA   1.00   30   5   57   RAVENALA   1.00   30   5   58   RAVENALA   1.00   30   5   59   RAVENALA   1.00   30   5   50   COCONUT   1.00   30   10   61   COCONUT   1.00   30   10   62   PALM   1.50   18   5   64   ARECA   0.40   20   5   66   RAVENALA   1.00   30   5   67   RAVENALA   1.00   30   5   68   RAVENALA   1.00   30   5   69   RAVENALA   1.00   30   30   30   30   30   30   30	Na	Mama	Diameter	Height	Sprea	
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 <td>NO.</td> <td>Name</td> <td>(Ft.)</td> <td>(Ft.)</td> <td>(Ft.)</td>	NO.	Name	(Ft.)	(Ft.)	(Ft.)	
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<	37	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           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 </td <td>38</td> <td>FICUS</td> <td>0.60</td> <td>30</td> <td>10</td>	38	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           57         RAVENALA         1.00         30         5           58         RAVEN	39	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           59         RAV	40	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         R	41	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         10           61 <t< td=""><td>42</td><td>FICUS</td><td>0.60</td><td>30</td><td>10</td></t<>	42	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         <	43	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	44	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         <	45	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 <td< td=""><td>46</td><td>FICUS</td><td>0.60</td><td>30</td><td>10</td></td<>	46	FICUS	0.60	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 <td< td=""><td>47</td><td>FICUS</td><td>0.60</td><td>30</td><td>10</td></td<>	47	FICUS	0.60	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 <td< td=""><td>48</td><td>PALM</td><td>1.00</td><td>30</td><td>10</td></td<>	48	PALM	1.00	30	10	
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         30         5           67         R	49	PALM	1.00	30	10	
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         30         5           67         RAVENALA         1.00         30         5           69         R	50	CHINA PALM	0.70	15	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         30         5           67         RAVENALA         1.00         30         5           69         RAVENALA         1.00         30         5           70         F	51	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         30         5           67         RAVENALA         1.00         30         5           69         RAVENALA         1.00         30         5           70         FICUS         5.00         30         3	52	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         30         5           67         RAVENALA         1.00         30         5           69         RAVENALA         1.00         30         5           70         FICUS         5.00         30         3	53	RAVENALA	1.00	30		
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	54	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	55	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	56	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	57	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	58	RAVENALA	1.00	30	5	
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	59	RAVENALA	1.00	30	5	
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	60	COCONUT	1.00	30	10	
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	61	COCONUT	1.00	30	10	
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	62	PALM	1.50	18	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	63	PALM	1.50	18	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	64	ARECA	0.40	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	65	ARECA	0.40	20	5	
68         RAVENALA         1.00         30         5           69         RAVENALA         1.00         30         5           70         FICUS         5.00         30         3	66	RAVENALA	1.00	20	5	
69         RAVENALA         1.00         30         5           70         FICUS         5.00         30         3	67	RAVENALA	1.00	30	5	
70 FICUS 5.00 30 3	68	RAVENALA	1.00	30	5	
	69	RAVENALA	1.00	30	5	
71 BIG TREE 1.6 50 6	70	FICUS	5.00	30	3	
	71	BIG TREE	1.6	50	6	

= FINISHED FLOOR ELEVATION F.N.D. = FOUND NAIL & DISK FT. = FEET FAIP. = FEDERAL NATIONAL INSURANCE PROGRAM F.N. = FOUND NAIL H. = HIGH OR (HEIGHT) IN.&EG. = INGRESS AND EGRESS EASEMEN. I.C.V. = IRRIGATION CONTROL VALVE I.E. = IRON FENCE
L.B. = LICENSED BUSINESS
L.P. = LIGHT POLE
L.F.E. = LOWEST FLOOR ELEVATION
L.M.E. = LAKE MAINTENANCE EASEMENT = MINUTES M.B. = MANL BOX
M.D.C.R. = MIANL BOX
M.D.C.R. = MIANTENANCE EASEMENT M.H. = MANHOLE N.A.P. = NOT A PART OF

**ABBREVIATIONS** 

A = ARC.

A/C = AIR CONDITIONER PAD.

A.E. = ANCHOR EASEMENT

A.R. = ALLIMINUM SHED

A.S. - ALCUMINOUS SHED
ASPH. = ASPHALT
B.C. = BLOCK CORNER
BLDG. = BUILDING
B.M. = BENCH MARK
B.C.R. = BROWARD COUNTY RECORDS
B.O.B. = BASIS OF BEARING
(C) = CALCIL ATED

(C) = CALCULATED C.B. = CATCH BASIN 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.P. = CONCRETE PORCH
C.S. = CONCRETE SLAB
C.W. = CONCRETE WALK
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE MAINTENANCE EASEMENT
DRIVE = DRRIVENYY
DEGREES

= DEGREES

= ELECTRIC BOX

E.T.P. = ELECTRIC TRANSFORMER PAL

= FOUND IRON ROD

ELEV. = ELEVATION
ENCR. = ENCROACHMEN
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIR

C.B.W. = CONCRETE BLOCK WALL

NGVD = NATIONAL GEODETIC VERTICAL DATUM N.T.S. = NOT TO SCALE # or NO. = NUMBER O/S = OFFSET
O.H. = OVERHEAD
O.H.L. = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORDS BOOK
O.V.H. = OVERHANG
PVMT. = PAVEMENT
PL = PLANTER = PLANTER = PROPERTY LINE = POINT OF COMPOUND CURVATURE = 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
PWY = PARKWAY
P.R.M. = PERMANENT REFERENCE MONUMENT P.L.S. = PROFESSIONAL LAND SURVEYOR
P.P. = POWER POLE
P.P.S. = POOL PUMP SLAB
P.U.E. = PUBLIC UTILITY EASEMENT
(R) = RECORD DISTANCE
R.R. = RAIL ROAD
PESS = PESSIFIENCE

R.R. = RAIL ROAD
RES. = RESIDENCE
RW = RIGHT-OF-WAY
RAD. = RADIUS OR RADIAL
RGE. = RANGE
R.O.E. = ROOF OVERHANG EASEMENT
SEC. = SECTION
STY. = STORY
SWK. = SIDEWALK
S.I.P. = SET IRON PIPE
S = SOUTH
S.P. = SCREENED PORCH
S.V. = SEWER VALVE
" = SECONDS
T = TAINGENT
TB = TELEPHONE BOOTH T = TANGENT
TB = TELEPHONE BOOTH
T.B.M. = TEMPORARY BENCHMARK
T.U.E. = TECHNOLOGY UTILITY EASEMENT
TSB = TRAFFIC SIGNAL BOX
T.S.P. = TRAFFIC SIGNAL POLE
TWP = TOWNSHIP
UTIL. = UTILITY
U.E. = UTILITY EASEMENT
U.P. = UTILITY POLE
WM M = WAITER METER = WATER METER = WOOD FENCE

= MONUMENT LINE = CENTER LINE = DELTA = OVERHEAD UTILITY LINES 8 8 9 = IRON FENCE 8 8 = WOOD FENCE = BUILDING SETBACK LINE = UTILITY EASEMENT = LIMITED ACCESS R/W = NON-VEHICULAR ACCESS R/W × 0.00 = EXISTING ELEVATIONS

= WOOD PORCH = WOOD ROOF = WATER VALVE

### 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

- 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
- 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
- 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

## FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN: BASE FLOOD ELEVATION: 8 FT. COMMUNITY: DATE OF FIRM: 09/11/2009

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. 1.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

THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

## 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 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA

03/18/2014 JOHN IBARRA (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

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

DRAWN BY:	MAR	OHN IBA PA
FIELD DATE:	03/18/2014	NO. 5204 NO. 5704 STATE OF
JOB NO:	14-000895-2	TES ON TORIDA SIST
SHEET:	1 OF 1	L.B.# 7806 SEAL

# eavarchitect

Eduardo A. Vazquez, R.A.

8425 Biscayne Blvd., #103 Miami, Florida 33138 phone: (786) 277-4512 eavarchitect@bellsouth.net Eduardo Vazquez, RA

ENGINEERING CONSULTANT

PROPOSED FOR: 5512 LA GORCE DR.

Miami Beach, Florida

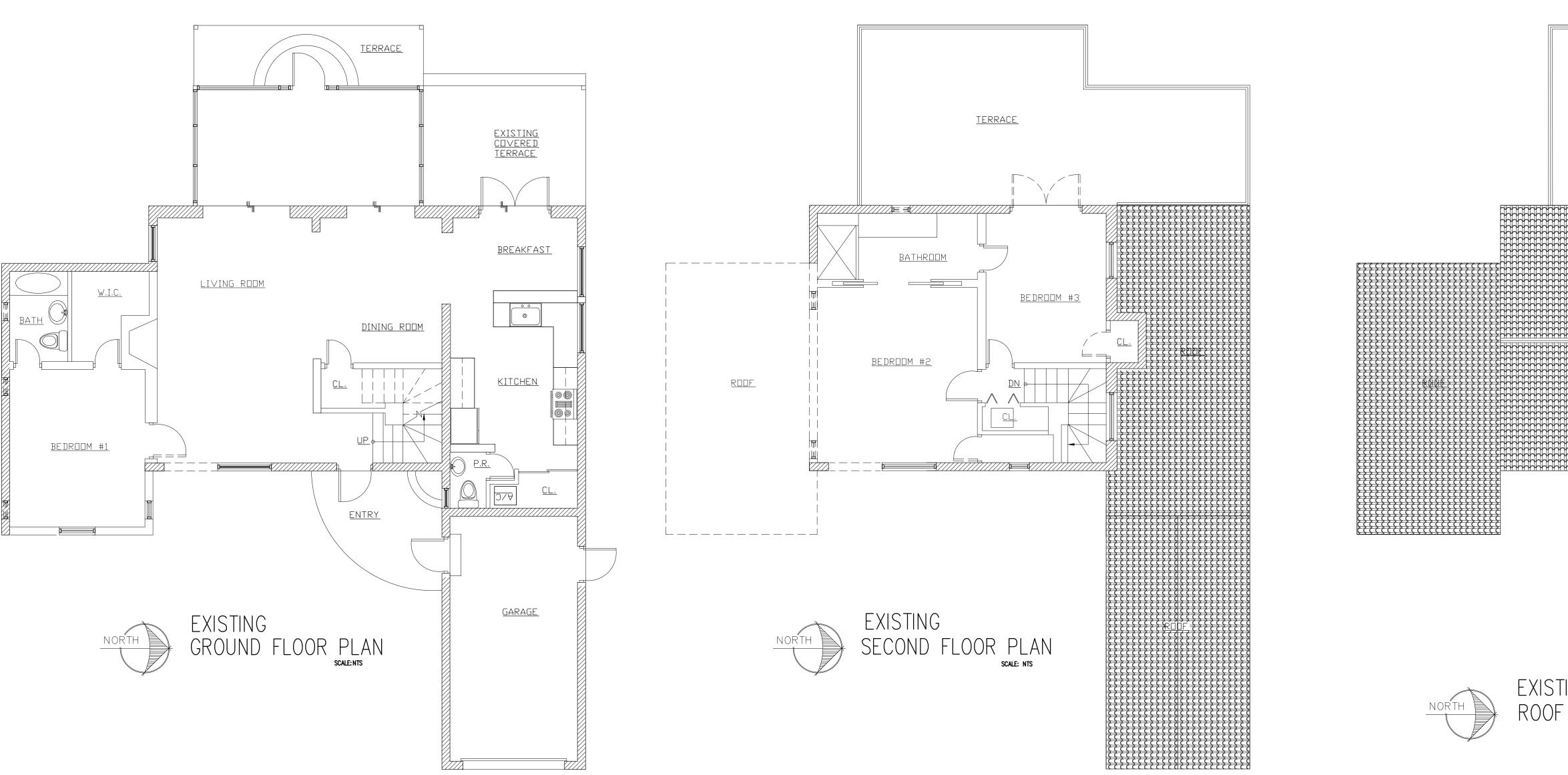
PROJECT No. REVISIONS

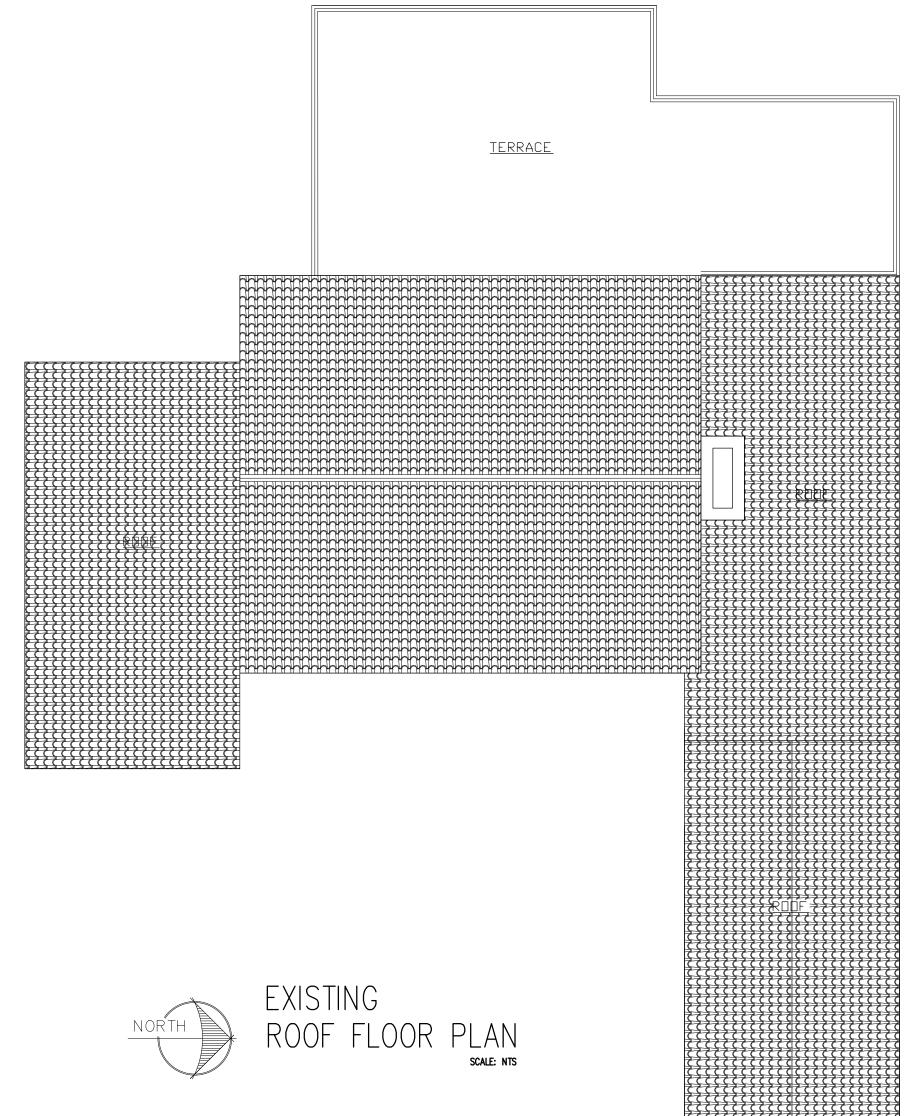
SURVEY

SCALE: AS SHOWN DATE: MAY 20, 2015

# eavarchitect

# Eduardo A. Vazquez, R.A.





8425 Biscayne Blvd., #103 Miami, Florida 33138 phone: (786) 277—4512 eavarchitect@bellsouth.net Eduardo Vazquez, RA

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Miami Beach, Florida

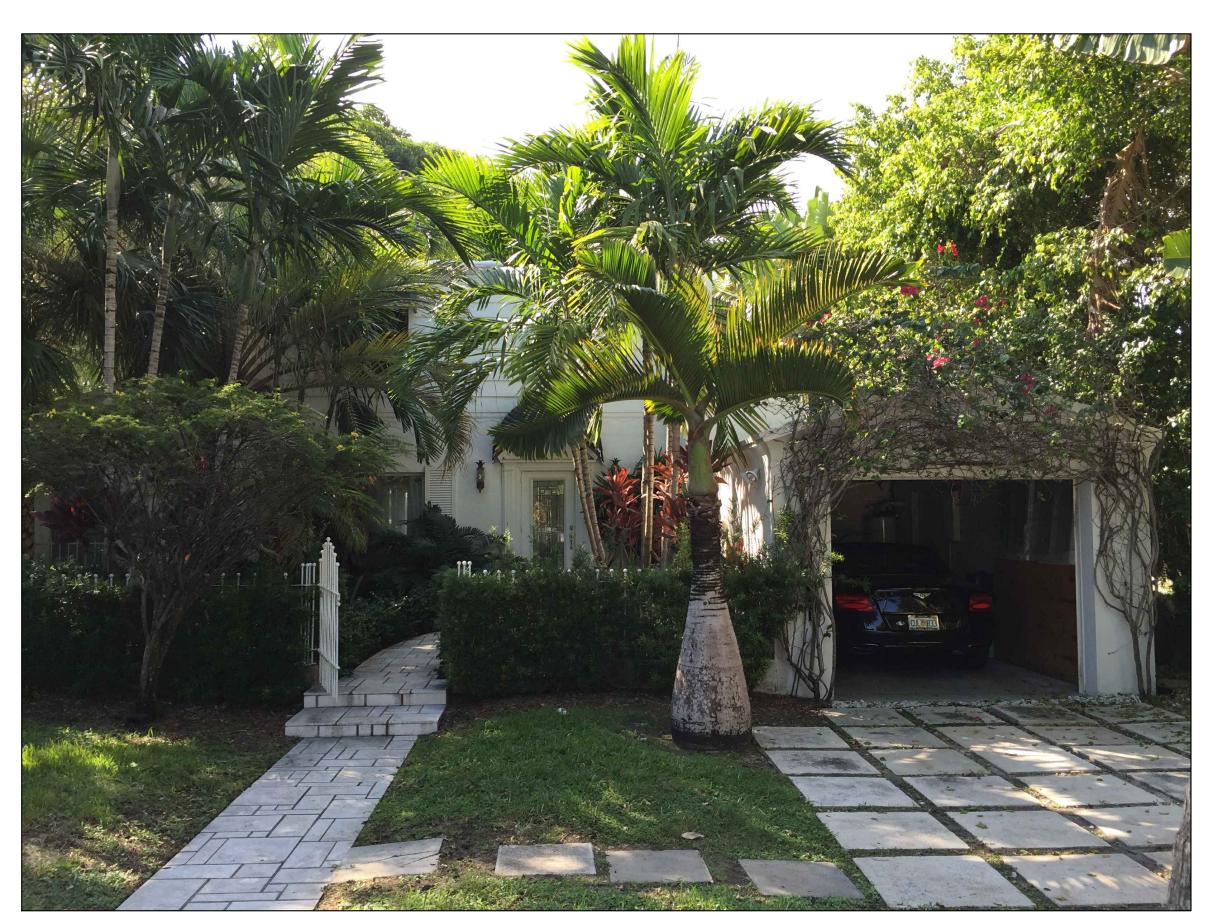
PROJECT No.

REVISIONS

**EXISTING PLANS** 

SCALE: AS SHOWN

DATE: MAY 20, 20



FRONT EAST ELEVATION



SIDE SOUTH ELEVATION

EXISTING HOME PICTURES



SIDE NORTH ELEVATION



REAR WEST ELEVATION

eavarchitect

Eduardo A. Vazquez, R.A.

8425 Biscayne Blvd., #103 Miami, Florida 33138 phone: (786) 277—4512 eavarchitect@bellsouth.net Eduardo Vazquez, RA 14369

ENGINEERING CONSULTANT

PROPOSED FOR: **5512 LA GORCE DR.** 

Miami Beach, Florida

DPO IFCT No

REVISION:

EXITING ELEVATION PICTURES

SCALE: AS SHOW

DATE: MAY 20, 201

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# eavarchitect

Eduardo A. Vazquez, R.A.

8425 Biscayne Blvd., #103 Miami, Florida 33138 phone: (786) 277—4512 eavarchitect@bellsouth.net

5512 LA GORCE DR.

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