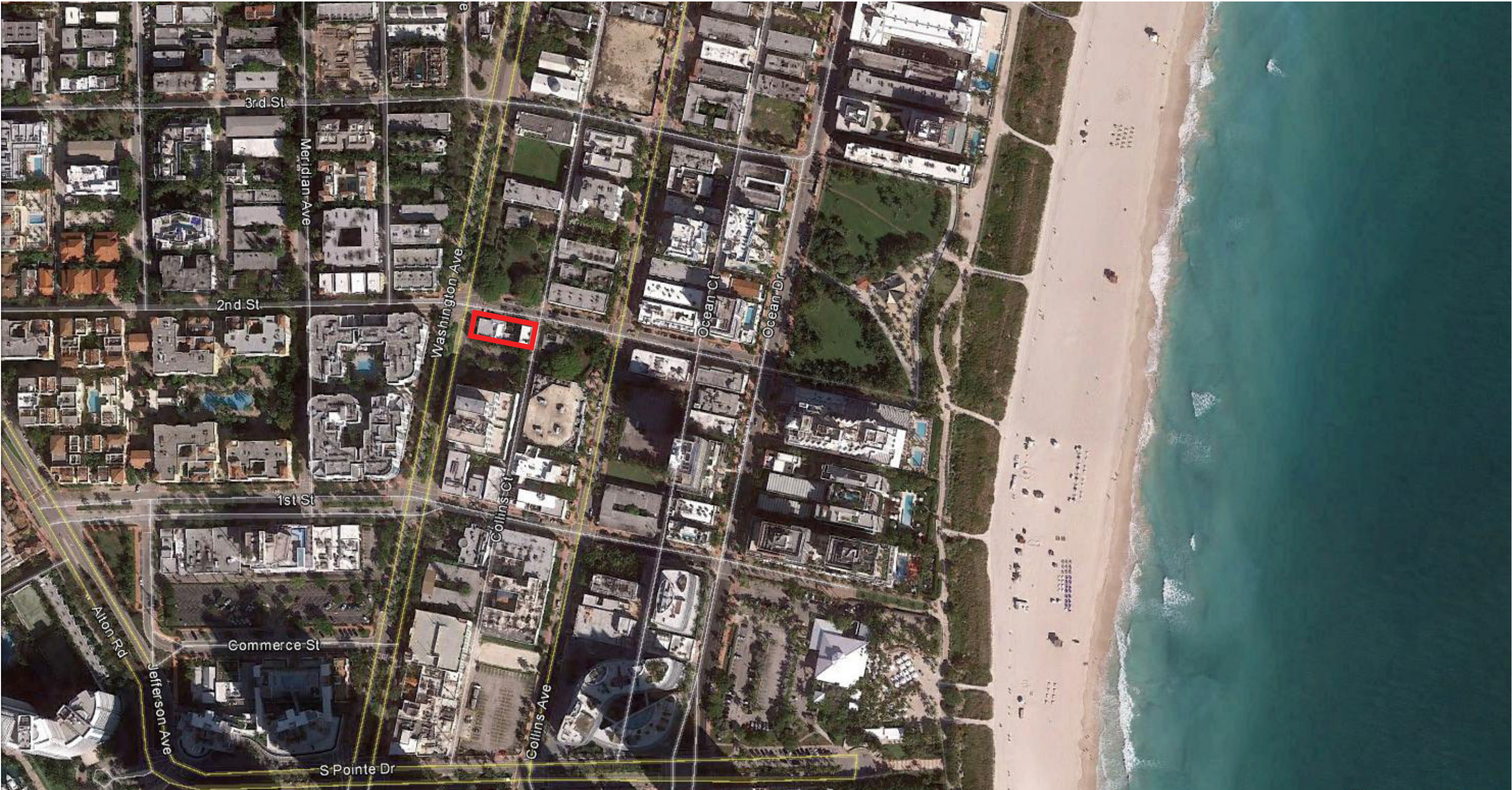
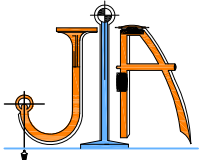


# G-1.02 LOCATION MAP



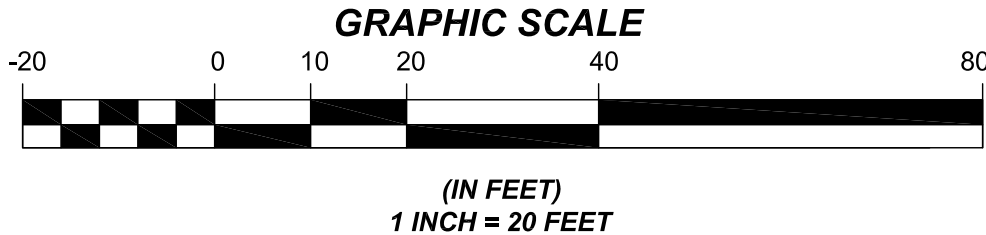
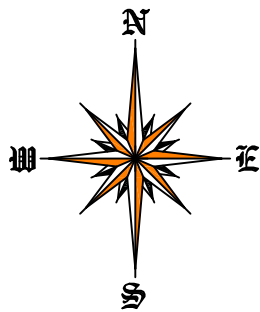




**JOHN IBARRA & ASSOCIATES, INC.**  
Professional Land Surveyors & Mappers  
777 N.W. 72nd AVENUE SUITE 3025, MIAMI, FLORIDA 33126  
TELEPHONE: (305) 262-0400 | FAX: (305) 262-0401  
WWW.IBARRALANDSURVEYORS.COM



# MAP OF BOUNDARY SURVEY



**LOCATION SKETCH**  
SCALE = N.T.S.

## LEGAL DESCRIPTION:

LOT 16, BLOCK 9, OF OCEAN BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 38, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

## ABBREVIATIONS

A = ARC  
A/C = AIR CONDITIONER PAD  
A.E. = ANCHOR EASEMENT  
A.R. = ALUMINUM ROOF  
A.S. = ALUMINUM 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) = 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.S. = CONCRETE SLAB  
C.W. = CONCRETE WALK  
D.S. = DRAINAGE EASEMENT  
D.M.E. = DRAINAGE MAINTENANCE EASEMENT  
DRIVE = DRIVEWAY  
° = DEGREES  
EB = 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  
FNIP = FEDERAL NATIONAL INSURANCE PROGRAM  
F.N. = FOUND NAIL  
H. = HIGH OR (HEIGHT)  
IN. = INCHES  
INGR. = INGRESS AND EGRESS EASEMENT  
I.C.V. = IRRIGATION CONTROL VALVE  
I.F. = IRON FENCE  
L.B. = LICENSED BUSINESS  
L.P. = LIGHT POLE  
L.F.E. = LOWEST FLOOR ELEVATION  
L.M.E. = LAKE MAINTENANCE EASEMENT  
= MINUTES  
(M) = MEASURED DISTANCE  
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  
# 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  
P.V.M.T. = PAVEMENT  
PL. = PLANTER  
P.L. = PROPERTY LINE  
P.C.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. = PARALLEL  
P.R.M. = PERMANENT REFERENCE MONUMENT  
P.L.S. = PROFESSIONAL LAND SURVEYOR  
P.P. = POWER POLE  
P.F.S. = POOL PUMP SLAB  
P.U.E. = PUBLIC UTILITY EASEMENT  
(R) = RECORD DISTANCE  
R.R. = RAIL ROAD  
RES. = RESIDENCE  
R/W = 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. = TANGENT  
TB. = TELEPHONE BOOTH  
T.B.M. = TEMPORARY BENCHMARK  
T.U.E. = TECHNOLOGY UTILITY EASEMENT  
TSB. = TRAFFIC SIGNAL BOX  
TSP. = TRAFFIC SIGNAL POLE  
UTIL. = UTILITY  
U.E. = UTILITY EASEMENT  
U.P. = UTILITY POLE  
W.H. = WATER HYDRAULIC  
W.F. = WOOD FENCE  
W.P. = WOOD PORCH  
W.R. = WOOD ROOF  
W.V. = WATER VALVE  
= MONUMENT LINE  
= CENTER LINE  
Δ = DELTA

## PROPERTY ADDRESS:

224 2nd STREET, MIAMI BEACH, FL 33139

## CERTIFICATION:

224 SOFI LLC

## 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 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.
- THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE: "AE", COMMUNITY 120651 / PANEL 0319 / SUFFIX: L, DATE OF FIRM: 09/11/2009 BASE FLOOD ELEVATION: 8.00 FT. THE SUBJECT PROPERTY LIES 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. NORTH IS BASED ON PLAT NORTH.
5. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 CITY OF MIAMI BEACH BENCHMARK BOMB W01, LOCATION INTX OF WASHINGTON AVE AND 1st STREET; ELEVATION IS 3.83 FEET OF NAVD OF 1988; CONVERTED TO N.G.V.D. (29) BY USING CORPSCON.

## 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 STATUTES.

BY:  **CARLOS IBARRA** (DATE OF FIELD WORK) **03/30/2017**

PROFESSIONAL LAND SURVEYOR NO. 6770 STATE OF FLORIDA  
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: 03/30/2017 UPDATE  
REVISED ON: 07/09/2013 ORIGINAL SURVEY

<b>DRAWN BY:</b>	<b>PM</b>
<b>FIELD DATE:</b>	<b>03/30/2017</b>
<b>JOB NO:</b>	<b>13-002489-2</b>
<b>SHEET:</b>	<b>1 OF 1</b>









**L.B.# 7806** **SEAL**

TREE TABLE				
No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
1	FICUS	-	25	8
2	OAK	0.8	20	15
3	OAK	0.8	20	15
4	PALM	0.5	15	6
5	PALM	0.5	15	6
6	COCONUT	0.6	20	8
7	COCONUT	0.6	20	8
8	TREE	0.3	12	3
9	TREE	0.3	12	3
10	TREE	0.3	12	3
11	ARECAS	1.5	13	6
12	PALM	0.6	20	5
13	PALM	0.6	20	5
14	BANANA	1.5	20	6
15	BANANA	1.5	20	6

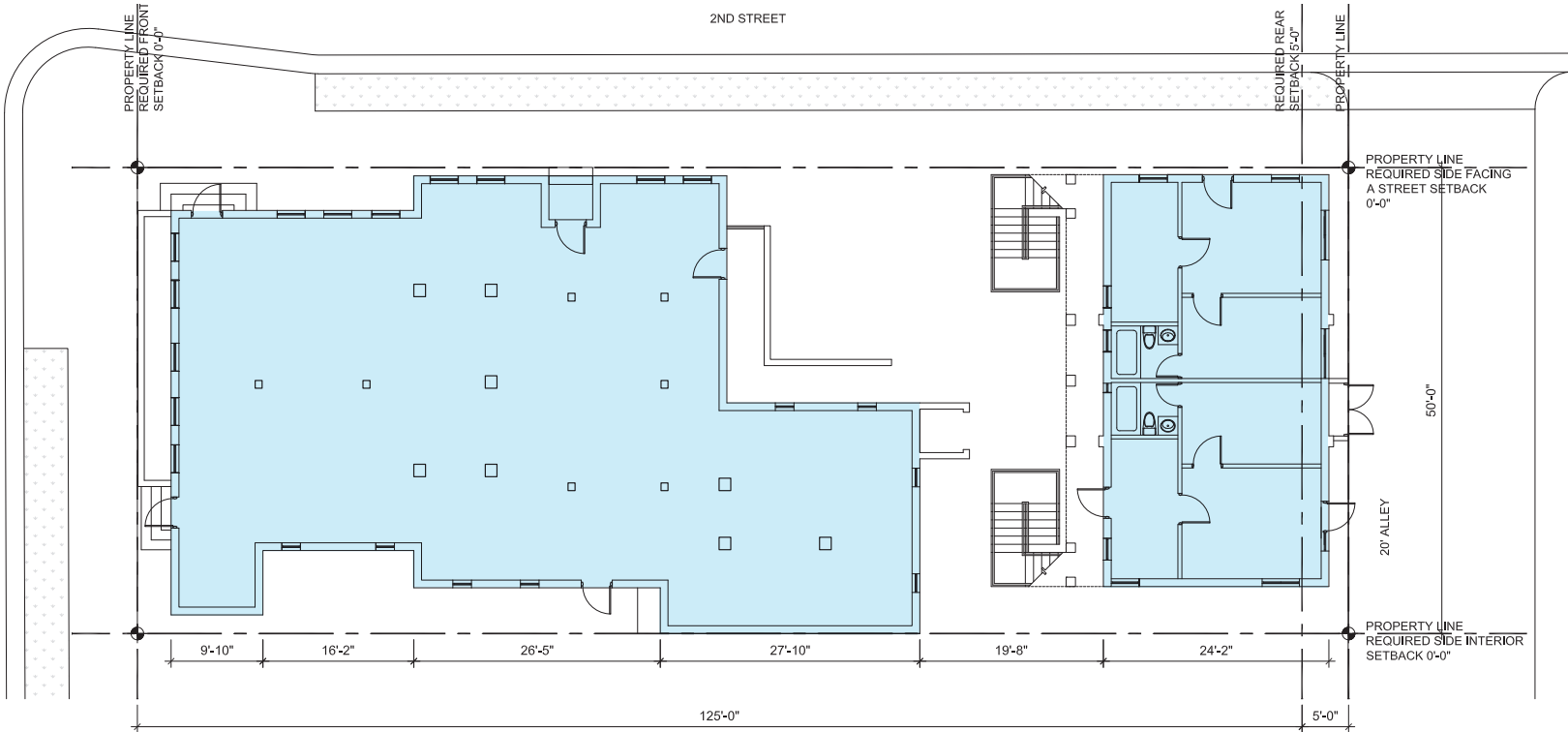
## ENCROACHMENT NOTES:

- A. SOUTHERLY SIDE OF THE SUBJECT PROPERTY, CONCRETE SLABS ARE ENCROACHING INTO THE NEIGHBORS' PROPERTY.
- B. EAST SIDE OF THE SUBJECT PROPERTY, WATER METER IS ENCROACHING INTO THE SUBJECT PROPERTY.

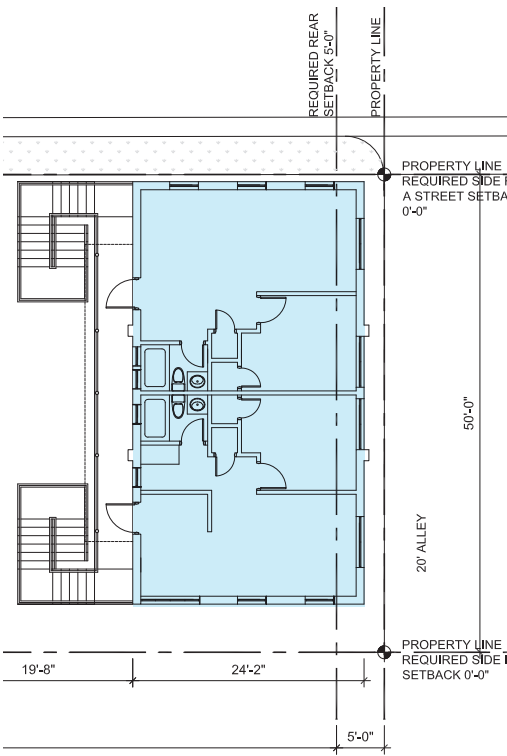
## LEGEND

 = OVERHEAD UTILITY LINES  
 = CONCRETE BLOCK WALL  
 = CHAIN LINK FENCE  
 = IRON FENCE  
 = WOOD FENCE  
 = EXISTING ELEVATIONS

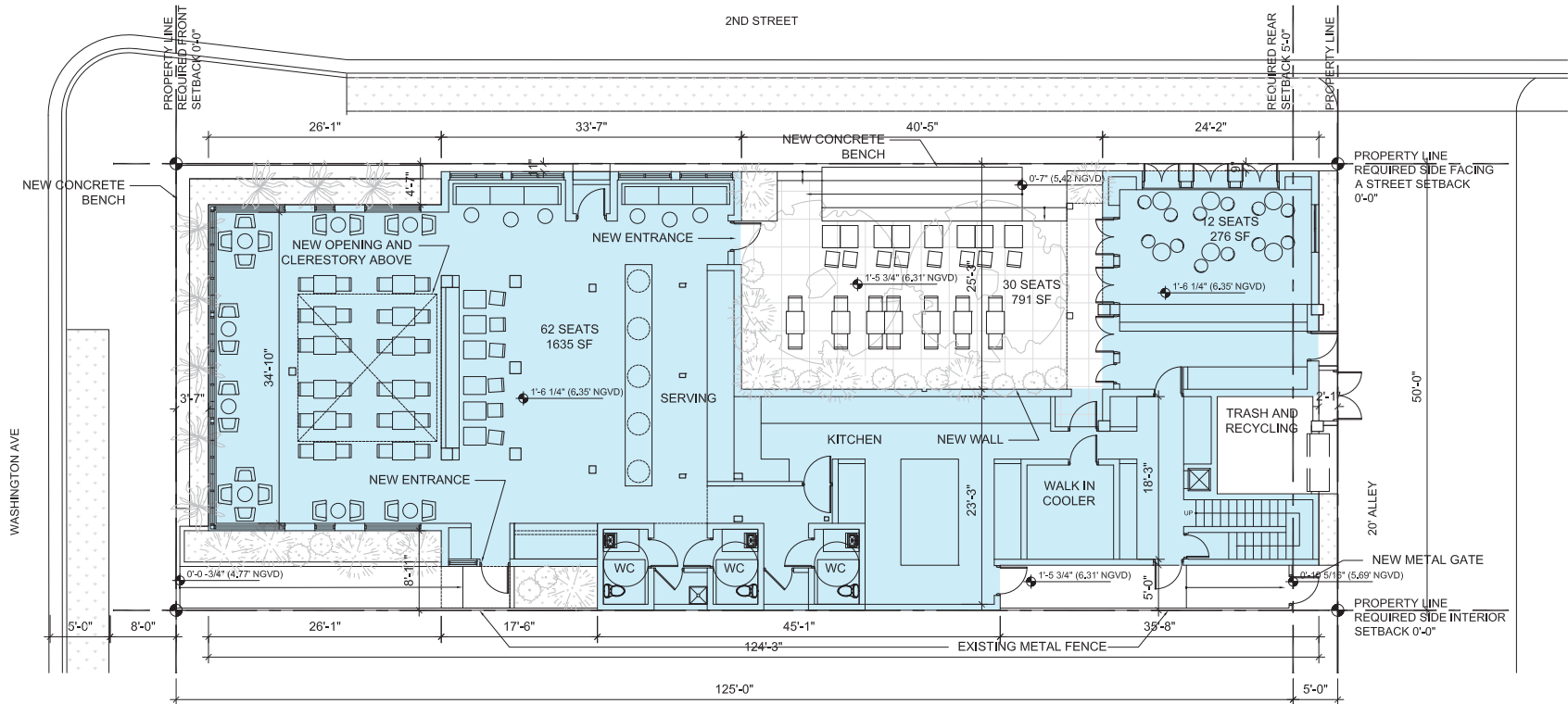
# G-1.05 EXISTING & PROPOSED FAR DIAGRAM



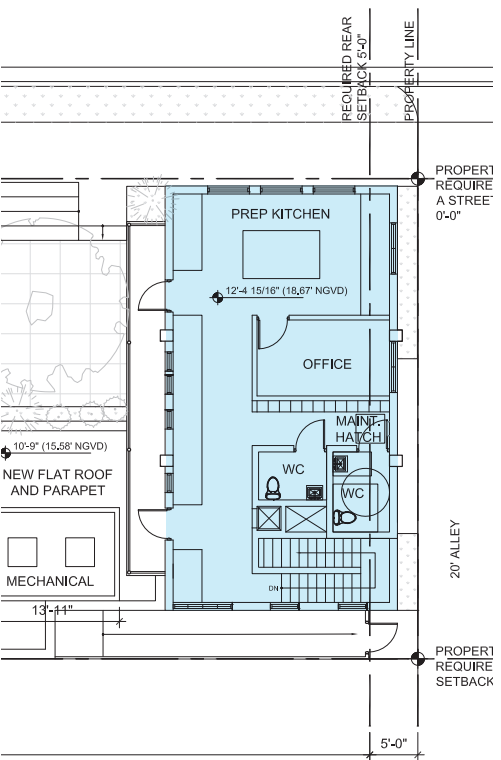
Existing Ground Floor - 4,120 sf



Existing Second Floor - 1,069 sf



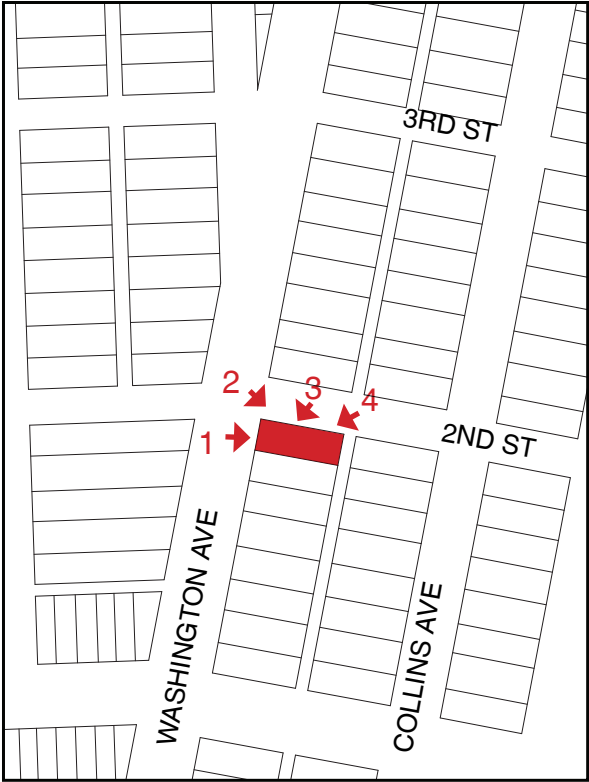
Proposed Ground Floor - 4,390 sf



Proposed Second Floor - 1,069 sf



# G-1.08 EXISTING SITE IMAGES



PHOTOS TAKEN MARCH 23, 2017



1



2



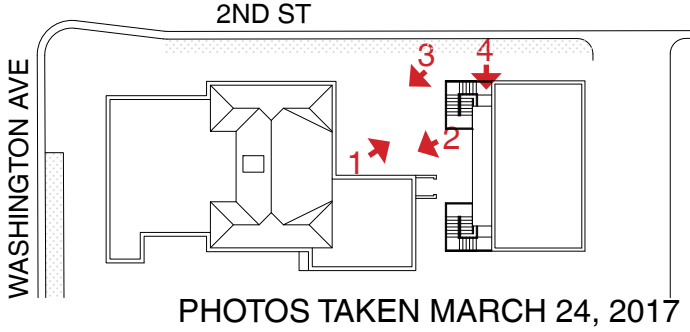
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4

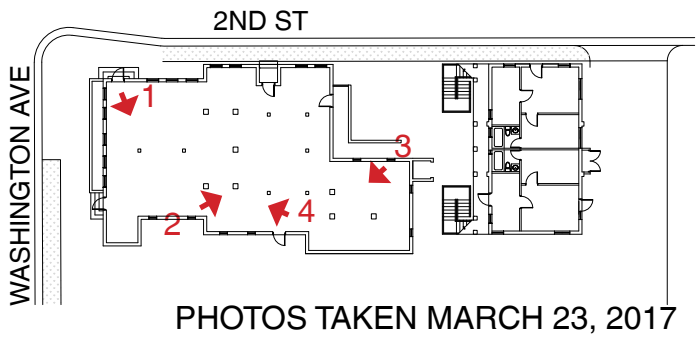


# G-1.09 EXISTING SITE IMAGES





# G-1.10 EXISTING INTERIOR IMAGES



1



2



3



4