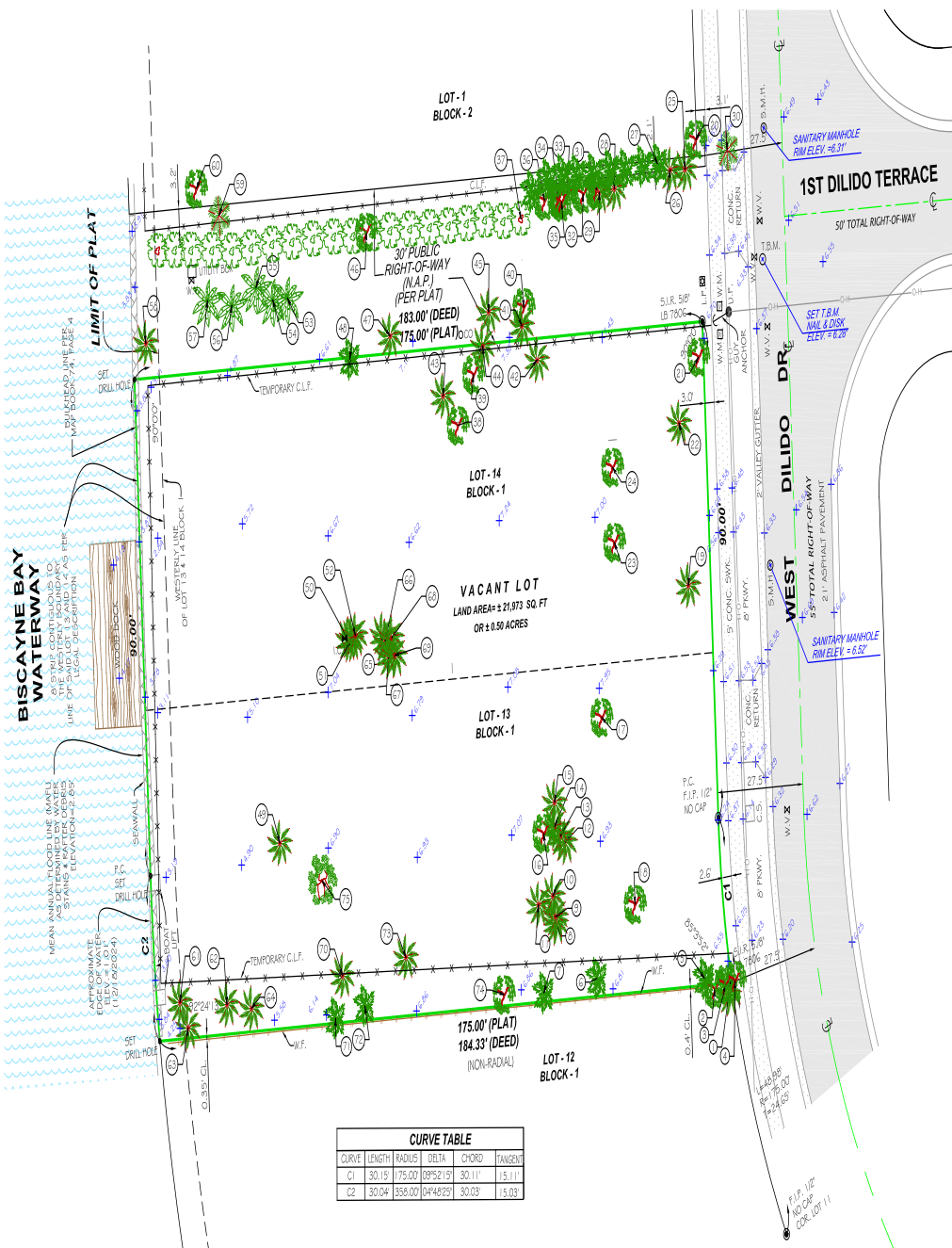
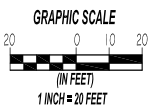




JOHN IBARRA & ASSOC., INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM
777 N.W. 72nd AVENUE SUITE 3025 MIAMI, FLORIDA 33126 PH: (305) 282-0400 FAX: (305) 282-0401
3725 DEL PRADO BLVD., S. SUITE 803 CAPE CORAL, FL 33904 PH: (239) 540-2860 FAX: (239) 540-2864

MAP OF BOUNDARY SURVEY



CURVE	LENGTH	RADIUS	DELTA	CHORD	TANGENT
C1	30.15	175.00	99°21'5"	30.11	15.11
C2	30.04	358.00	104°48'25"	30.03	15.03

No.	Name	Diameter (feet)	Height (feet)	Spread (feet)
1	COCONUT PALM	0.80	30	10
2	CAESALPINIUM	0.40	15	15
3	CAESALPINIUM	0.40	15	15
4	CAESALPINIUM	0.40	15	15
5	AREA	1.50	12	10
6	AREA	1.50	12	10
7	AREA	1.50	12	10
8	ROYAL PALM	1.00	20	10
9	ROYAL PALM	0.50	12	6
10	ROYAL PALM	1.50	40	15
11	ROYAL PALM	1.00	20	10
12	ROYAL PALM	1.50	20	10
13	ROYAL PALM	0.40	20	8
14	ROYAL PALM	1.50	20	10
15	TEE UNKNOWN	1.00	12	12
16	BRACHIA	1.50	15	12
17	MEALUCA	2.50	40	25
18	MANGO	2.00	40	30
19	CANARY PALM	1.50	15	8
20	FLANDORNI	1.20	30	50
21	POINGANIA	0.50	12	8
22	TEE UNKNOWN	1.00	7	7
23	COGON	0.40	8	10
24	COGON	0.40	8	10
25	TEE UNKNOWN	0.50	12	8
26	TEE UNKNOWN	0.50	12	8
27	AREA CLUSTER	1.00	8	7
28	TEE UNKNOWN	0.40	8	6
29	TEE UNKNOWN	0.40	8	6
30	PINE TREE	0.60	12	6
31	QUARLANDO	0.50	18	5
32	FLANDORNI	0.40	20	8
33	QUARLANDO	0.50	20	8
34	QUARLANDO	0.50	20	8
35	FLANDORNI	0.50	20	8
36	FLANDORNI	0.50	20	8
37	FLANDORNI	0.40	20	8
38	FLANDORNI	2.50	22	10
39	FIGS	2.50	22	10
40	BRACHIA	0.60	8	6
41	FLANDORNI	0.60	8	6
42	ROYAL PALM	1.20	35	10
43	ROYAL PALM	1.50	40	12
44	CHRISTMAS PALM	0.40	12	8
45	CHRISTMAS PALM	0.30	12	5
46	ROYAL PALM	2.00	40	25
47	ROYAL PALM	0.80	15	10
48	AREA	2.00	15	10
49	FLANDORNI	0.50	10	6
50	ALEXANDER PALM	0.60	12	8
51	ALEXANDER PALM	0.60	15	8
52	ALEXANDER PALM	0.60	15	8
53	FLANDORNI	0.50	6	5
54	FLANDORNI	0.50	6	5
55	FLANDORNI	0.50	6	5
56	FLANDORNI	0.50	6	5
57	FLANDORNI	0.50	6	5
58	FLANDORNI	0.50	6	5
59	COCONUT PALM	0.60	25	12
60	THE TREE	3.00	40	30
61	FIGS	6.00	40	30
62	FIGS	2.00	20	10
63	FIGS	2.00	20	10
64	COCONUT PALM	1.20	20	10
65	CHRISTMAS PALM	1.10	18	8
66	ALEXANDER PALM	0.50	25	8
67	ALEXANDER PALM	0.50	16	8
68	ALEXANDER PALM	0.50	25	8
69	ALEXANDER PALM	0.50	25	8
70	CHRISTMAS PALM	0.30	12	4
71	AREA	2.00	18	8
72	AREA	1.50	16	8
73	CHRISTMAS PALM	2.00	20	12
74	SHAWLI	10.00	20	12
75	FIGS	4.00	20	25



PROPERTY ADDRESS:
50 W D DILDO DRIVE, MIAMI BEACH, FL 33139

FOLIO NUMBER:
02-3232-011-0110

CERTIFICATION:
BRIAN HELLER

LEGAL DESCRIPTION:
LOTS 13 AND 14 IN BLOCK 1, OF D DILDO ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 36, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; ALSO AN 8 FOOT STRIP OF LAND CONTIGUOUS TO THE WESTERLY BOUNDARY LINE OF LOTS 13 AND 14 IN BLOCK 1, OF D DILDO ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 36, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING BETWEEN THE WESTERLY EXTENSION OF THE NORTHERLY BOUNDARY LINE OF SAID LOT 14 AND THE SOUTHERLY BOUNDARY LINE OF SAID LOT 13, BLOCK 1.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO EASEMENTS, 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 SHOW SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE ENLARGED 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 PLAT OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES NAMED HEREON; THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:

THE XFP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: XE
BASE FLOOD ELEVATION: 9 FEET
COMMUNITY: 120651
PARCEL: 0316
SUBPAR: 1
DATE OF FIRM: 09/11/2009

SURVEYOR'S NOTES:

- 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.
- THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
- CERTIFICATE OF AUTHORIZATION IS # 7806.
- ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929; MIAMI-DADE COUNTY BENCHMARK, WAVE D-171, LOCATOR NO. 3245 SW @ VETERAN CSWY & D DILDO ISLAND; ELEVATION IS 7.71 FEET OF N.G.M.D. OF 1929.

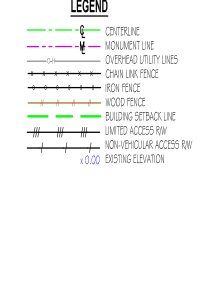
SURVEYOR'S CERTIFICATION:

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 51-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

Digitally signed by
CARLOS M IBARRA
Date: 2025.07.16
11:32:12 -0400 07/15/2025
BY: **CARLOS M IBARRA** (0476)

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

AC	AIR CONDITIONER PAD	CONC	CONCRETE	F.I.D.	FOUND MAIL BOX	O.R.B.	OFFICIAL RECORDS BOOK	R.W.	RIGHT-OF-WAY
A.E.	ANCHOR EASEMENT	C.P.	CONCRETE PORCH	F.N.	FOUND NAIL	O.H.	OVERHEAD	R.G.E.	RANGE
AR	ALUMINUM ROOF	C.S.	CONCRETE SLAB	I.C.V.	IRRIGATION CONTROL VALVE	P.A.V.	PAVEMENT	SEC.	SECTION
AS	ALUMINUM SHED	C.U.P.	CONCRETE UTILITY POLE	I.F.	IRON FENCE	P.L.	PLANTER	STY.	STORY
ASPH.	ASPHALT	C.W.	CONCRETE WALL	L	LENGTH OF CURVE	P.L.	PROPERTY LINE	SWK.	SIDEWALK
B.C.	BLOCK CORNER	D.E.	DRAINAGE EASEMENT	L.B.	LENGTH OF BUSINESS	P.C.	POINT OF CURVE	S.I.R.	SET IRON REBAR
B.M.	BENCHMARK	D.M.E.	DRAINAGE MAINTENANCE EASEMENTS	L.F.	LIGHT FOOT	P.T.	POINT OF TANGENCY	S.P.	SCOTCHED PORCH
B.D.B.	BASIS OF BEARINGS	D.M.H.	DRAINAGE MANHOLE	L.F.E.	LOWEST FLOOR ELEVATION	P.O.C.	POINT OF COMMENCEMENT	T	TANGENT
B.S.L.	BUILDING SETBACK LINE	E	EAST	L.M.E.	LAST MAINTENANCE EASEMENT	P.O.B.	POINT OF BEGINNING	T.B.	TELEPHONE BOOTH
CB	CALCULATED	EB	ELECTRIC BOX	MI	MEASURED DISTANCE	P.B.	PLAT BOOK	T.S.B.	TRAFFIC SIGNAL BOX
C.B.	CATCH BASIN	E.T.P.	ELECTRIC TRANSFORMER PAD	MB	MAIL BOX	R.G.	PAGE	T.S.P.	TRAFFIC SIGNAL POLE
C.B.S.	CONCRETE BLOCK STRUCTURE	EL	ELEVATION	MH	MANHOLE	P.W.Y.	PARKWAY	T.M.P.	TOWNSHIP
CBW	CONCRETE BLOCK WALL	ENC.	ENCROACHMENT	M.F.	METAL FENCE	PRM	PERMANENT REFERENCE MONUMENT	UTIL.	UTILITY
CH	CHORD	F.H.	FIRE HYDRANT	N.F.	NOT A PART OF	PRO	PROFESSIONAL LAND SURVEYOR	UT.P.	UTILITY POLE
CHB	CHORD BEARING	F.D.M.	FOUND DRILL HOLE	N.G.V.	NATIONAL GEODETIC VERTICAL DATUM	R.	RECORDED DISTANCE	W.M.	WATER METER
CL	CLEAR	F.I.P.	FOUND IRON PIPE	N.A.V.	NORTH AMERICAN VERTICAL DATUM	R.R.	RAIL ROAD	W.V.	WATER VALVE
C.L.F.	CHAIN LINK FENCE	F.I.R.	FOUND IRON ROD	N.T.S.	NOT TO SCALE	RES.	RESERVANCE	W.F.	WOOD FENCE
C.M.V.	CABLE MAINTENANCE EASEMENT	F.F.E.	FINISHED FLOOR ELEVATION	O.H.L.	OVERHEAD UTILITY LINES			Δ	DELTA



DRAWN BY:	JB / KLP	
FIELD DATE:	07/15/2025	
SURVEY NO.:	22-002505-3	
SHEET:	1 OF 1	

Digitally signed by
CARLOS M IBARRA
Date: 2025.07.16
11:32:31 -0400
LB 7806 SEAL