

JOHN IBARRA & ASSOC., INC.
Professional Land Surveyors & Mappers

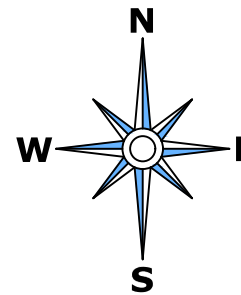
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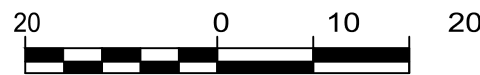
3725 DEL PRADO BLVD. S.
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**MAP OF BOUNDARY
AND TOPOGRAPHIC SURVEY**

104 EAST SAN MARINO DRIVE, MIAMI BEACH, FLORIDA 33139



GRAPHIC SCALE



(IN FEET)
1 INCH = 20 FEET

ABBREVIATIONS

A/C	AIR CONDITIONER PAD	MB	MAIL BOX
A.E.	ANCHOR EASEMENT	MH	MANHOLE
A/R	ALUMINUM ROOF	M.F.	METAL FENCE
A5	ALUMINUM SHED	N.A.P.	NOT A PART OF
ASPH.	ASPHALT	NGVD	NATIONAL GEODETIC VERTICAL DATUM
B.C.	BLOCK CORNER	NAVD	NORTH AMERICAN VERTICAL DATUM
B.M.	BENCHMARK	N.T.S.	NOT TO SCALE
BLDG.	BUILDING	O.H.	OVERHEAD UTILITY
B.O.B.	BASIS OF BEARINGS	O.R.B.	OFFICIAL RECORDS BOOK
B.S.L.	BUILDING SETBACK LINE	OVH	OVERHANG
(C)	CALCULATED	PVMT.	PAVEMENT
C.B.	CATCH BASIN	PLT.	PLANTER
C.B.S.	CONCRETE BLOCK STRUCTURE	PL.	PROPERTY LINE
CBW	CONCRETE BLOCK WALL	P.B.	PLAT BOOK
CH.	CHORD	P.C.	POINT OF CURVE
CHB	CHORD BEARING	P.T.	POINT OF TANGENCY
CL	CLEAR	P.O.C.	POINT OF COMMENCEMENT
C.L.F.	CHAIN LINK FENCE	P.O.B.	POINT OF BEGINNING
C.M.E.	CANAL MAINTENANCE EASEMENTS	PG.	PAGE
CONC.	CONCRETE	P.W.Y.	PARKWAY
C.P.	CONCRETE PORCH	PRM	PERMANENT REFERENCE MONUMENT
C.S.	CONCRETE SLAB	PLS	PROFESSIONAL LAND SURVEYOR
C.U.P.	CONCRETE UTILITY POLE	(R)	RECORDED DISTANCE
C.O.	CLEANOUT	RAD	RADIAL
C.W.	CONCRETE WALK	R.R.	RAIL ROAD
D.E.	DRAINAGE EASEMENT	RES.	RESIDENCE
D.M.H.	DRAINAGE MANHOLE	R/W	RIGHT-OF-WAY
E	EAST	RGE.	RANGE
EB	ELECTRIC BOX	SEC.	SECTION
E.T.P.	ELECTRIC TRANSFORMER PAD	STY.	STORY
ELEV. OR EL.	ELEVATION	SWK.	SIDEWALK
ENCR.	ENCROACHMENT	S.I.R.	SET IRON REBAR
F.D.H.	FOUND DRILL HOLE	S.I.P.	SET IRON PIPE
F.H.	FIRE HYDRANT	S.P.	SCREENED PORCH
F.I.P.	FOUND IRON PIPE	S.M.H.	SANITARY SEWER MANHOLE
F.I.R.	FOUND IRON ROD	S.V.	SEWER VALVE
F.F.E.	FINISHED FLOOR ELEVATION	T	TANGENT
F.N.D.	FOUND NAIL & DISK	TB	TELEPHONE BOOTH
F.N.	FOUND NAIL	T.S.B.	TRAFFIC SIGNAL BOX
FT.	FEET	T.S.P.	TRAFFIC SIGNAL POLE
I.C.V.	IRRIGATION CONTROL VALVE	T.B.M.	TEMPORARY BENCHMARK
I.F.	IRON FENCE	TWP.	TOWNSHIP
L	LENGTH OF CURVE	UTIL.	UTILITY
LB	LICENSE BUSINESS	U.P.	UTILITY POLE
L.P.	LIGHT POLE	W.M.	WATER METER
L.F.E.	LOWEST FLOOR ELEVATION	W.V.	WATER VALVE
L.M.E.	LAKE MAINTENANCE EASEMENT	W.F.	WOOD FENCE
(M)	MEASURED DISTANCE	Δ	DELTA

LEGEND

	CENTERLINE
	MONUMENT LINE
	OVERHEAD UTILITY LINES
	CHAIN LINK FENCE
	IRON FENCE
	WOOD FENCE
	BUILDING SETBACK LINE
	LIMITED ACCESS RW
	NON-VEHICULAR ACCESS RW
	EXISTING ELEVATION

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, WHICH 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.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: "AE"
BASE FLOOD ELEVATION: 9.00 FT
COMMUNITY: 12065 I
DATE OF FIRM: 09/11/2009

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 # D-172. LOCATOR NO. 3245 SW; ELEVATION IS 7.79 FEET OF N.G.V.D. OF 1929.

SURVEYOR'S CERTIFICATION:

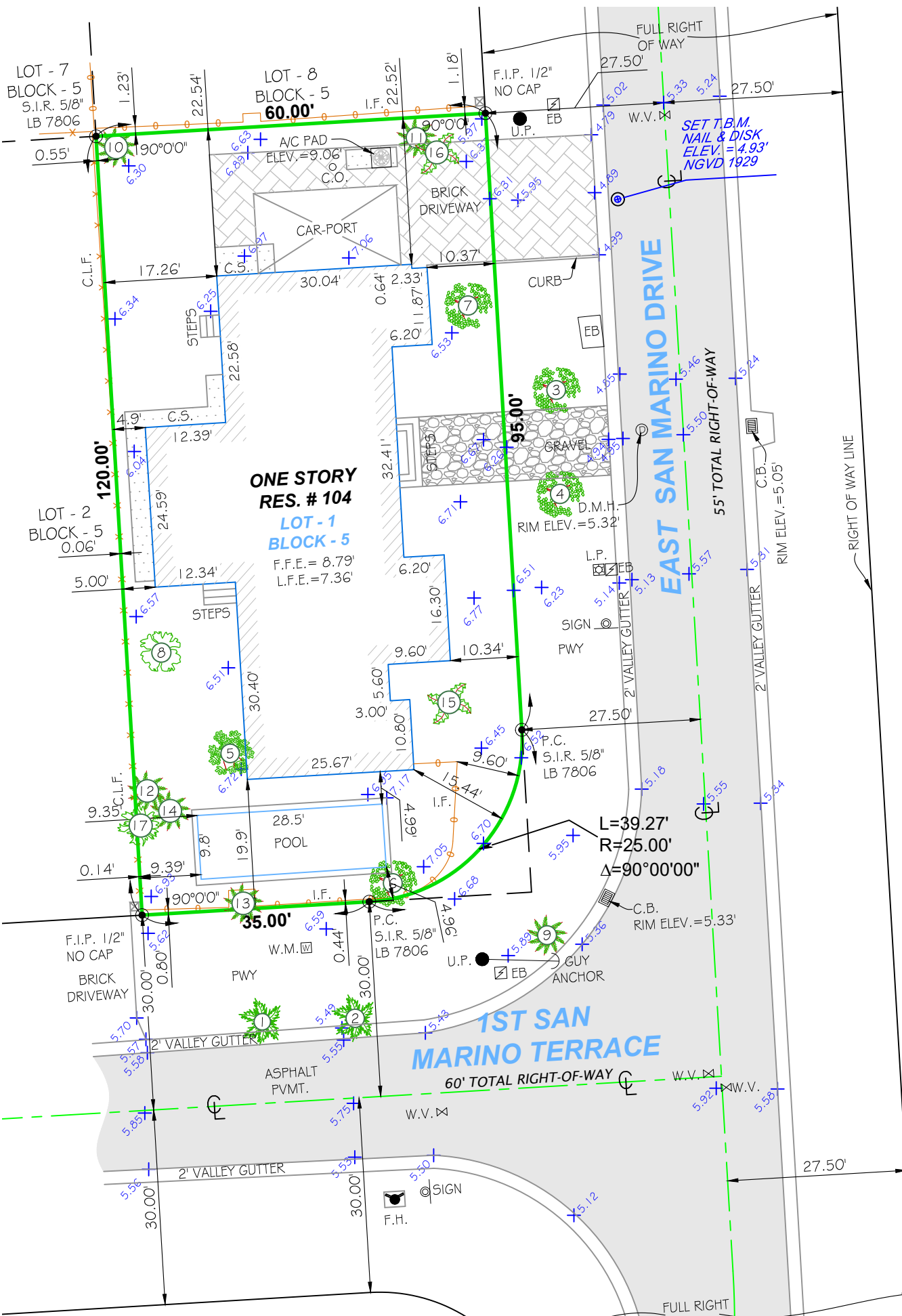
I HEREBY CERTIFY: THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE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

BY:
Digitally signed by CARLOS IBARRA
M IBARRA
Date: 2025.12.01 12:57:40 -05'00'
05/17/2025 (DATE)

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

REVISED ON: _____
REVISED ON: _____

DRAWN BY:	IG	 Digitally signed by CARLOS M IBARRA Date: 2025.12.01 12:58:01 -05'00' LB 7806 SEAL
SURVEY DATE:	05/17/2025	
SURVEY NO.:	25-000706-1	
SHEET:	1 OF 1	



FOLIO NUMBER:
02-3232-003-0590

LAND AREA:
GROSS LAND
AREA = ±7,066 SQ. FT.
OR ±0.16 ACRES

CERTIFICATION:
CHRISTO GEORGIEV

LEGAL DESCRIPTION:
LOT 1, IN BLOCK 5, OF SAN MARINO ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 22, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CONVERSION FACTOR:

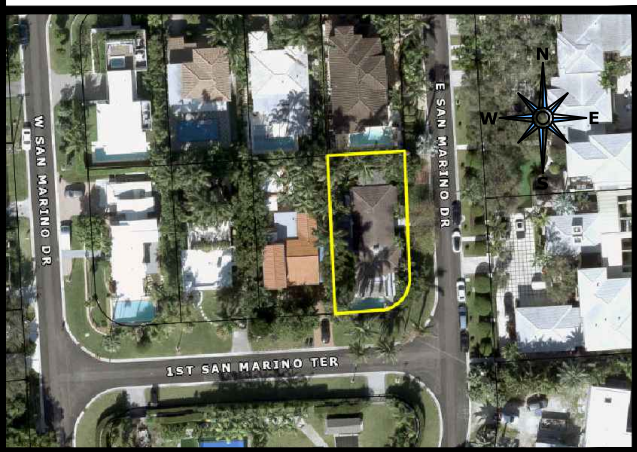
NAVD 1988 ELEVATION + 1.56' = NGVD 1929
NGVD 1929 ELEVATION - 1.56' = NAVD 1988

SURVEYOR'S NOTE:

A CERTIFIED ARBORIST MUST CONFIRM ALL THE TREE NAMES, CONDITIONS AND SPECIES. TREES WERE IDENTIFIED TO THE BEST OF OUR ABILITIES.

TREE TABLE

No.	Name	Diameter (feet)	Height (feet)	Spread (feet)
1	COCONUT	1.00	32	15
2	COCONUT	1.00	32	15
3	CREPE MYRTLE	1.00	17	15
4	CREPE MYRTLE	1.00	17	15
5	FICUS	1.40	12	0
6	FRANGIPANI	0.50	12	12
7	JAPANESE PRIVET	1.00	10	15
8	OAK	1.20	35	15
9	ROYAL PALM	1.70	34	15
10	ROYAL PALM	1.40	60	15
11	ROYAL PALM	1.10	33	15
12	ROYAL PALM	1.20	32	15
13	ROYAL PALM	1.20	43	15
14	ROYAL PALM	1.20	55	15
15	SEAGRAPE	1.30	22	25
16	SEAGRAPE	2.00	25	15
17	UMBRELLA	2.00	16	10



LOCATION MAP
SCALE = N.T.S.