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

ABBREVIATIONS

A	ARC	CONC.	CONCRETE	F.N.D.	FOUND NAIL 4 DISK	O.H.L	OVERHEAD UTILITY LINES
A/C	AIR CONDITIONER PAD	C.P.	CONCRETE PORCH	F.N.	FOUND NAIL	O.R.B.	OFFICIAL RECORDS BOOK
A.E.	ANCHOR EASEMENT	C.S.	CONCRETE SLAB	I.E.	INVERT ELEVATION	OVH	OVERHANG
A/R	ALUMINUM ROOF	C.U.P.	CONCRETE UTILITY POLE	I.C.V.	IRRIGATION CONTROL VALVE	PVMT.	PAVEMENT
A/S	ALUMINUM SHED	C.W.	CONCRETE WALK	I.D.	IRON FENCE	PL.	PLANTER
ASPH.	ASPHALT	D.E.	DRAINAGE EASEMENT	L	LENGTH	P/L	PROPERTY LINE.
B.C.	BLOCK CORNER	D.M.E.	DRAINAGE MAINTENANCE EASEMENTS	L.P.	LIGHT POLE	P.C.	POINT OF CURVE.
B.M.	BENCHMARK.	D.M.H.	DRAINAGE MANHOLE	L.F.E.	LOWEST FLOOR ELEVATION	P.T.	POINT OF TANGENCY
B.O.B.	BASIS OF BEARINGS	°	DEGREES	L.M.E.	LAKE MAINTENANCE EASEMENT	P.O.A.	POINT OF COMMENCEMENT
B.S.L.	BUILDING SETBACK LINE	E	EAST	'	MINUTES	P.O.B.	POINT OF BEGINNING.
B.O.S.	BOTTOM OF STRUCTURE	EB	ELECTRIC BOX	M	MEASURED DISTANCE	P.B.	PLAT BOOK.
C	CALCULATED	E.T.P.	ELECTRIC TRANSFORMER PAD	MB	MAIL BOX	PG.	PAGE.
C.B	CATCH BASIN	EL.	ELEVATION	MH	MANHOLE	PWY.	PARKWAY
C.B.S	CONCRETE BLOCK STRUCTURE	ENCR.	ENCROACHMENT	MIL.	MONUMENT LINE	PRM	PERMANENT REFERENCE MONUMENT.
CBW	CONCRETE BLOCK WALL	F.H.	FIRE HYDRANT	N.A.P.	NOT A PART OF	P.L.S.	PROFESSIONAL LAND SURVEYOR.
CH.	CHORD	F.I.P.	FOUND IRON PIPE	NGVD	NATIONAL GEODETIC VERTICAL DATUM	(R)	RECORDED DISTANCE
CH.B.	CHORD BEARING	F.I.R.	FOUND IRON ROD	NAVD	NORTH AMERICAN VERTICAL DATUM	R	RADIUS
CL	CLEAR.	F.F.E.	FINISHED FLOOR ELEVATION	N.T.S.	NOT TO SCALE	R.E.	RIM ELEVATION
C.L.F.	CHAIN LINK FENCE					R.R.	RAIL ROAD
C.M.E.	CANAL MAINTENANCE EASEMENT						

RES.	RESIDENCE
R/W	RIGHT-OF-WAY
RGE.	RANGE
SEC.	SECTION
STM.	STORM
STY.	STORY
SWK.	SIDEWALK
S.I.P.	SET IRON PIPE
S.P.	SCREENED PORCH
"	SECONDS
T	TANGENT
TB	TELEPHONE BOOTH
T.S.B.	TRAFFIC SIGNAL BOX
T.S.P.	TRAFFIC SIGNAL POLE
TWP.	TOWNSHIP
UTIL.	UTILITY
U.P.	UTILITY POLE
W.M.	WATER METER
W.V.	WATER VALVE
W.F.	WOOD FENCE
Ø	DIAMETER
Δ	DELTA

CERTIFICATION:
TERRA GROUP

PROPERTY ADDRESS:
1250 WEST AVENUE MIAMI BEACH, FLORIDA 33139

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 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:	*8 FT.*
COMMUNITY:	*120651*
PANEL:	*0317*
SUFFIX:	*L*
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-150 .LOCATOR NO. 4230 @ 10 ST -25' SOUTH OF C/L & ALTON RD -40' WEST OF C/L; ELEVATION IS 2.82 FEET OF N.G.V.D. OF 1929

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "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.

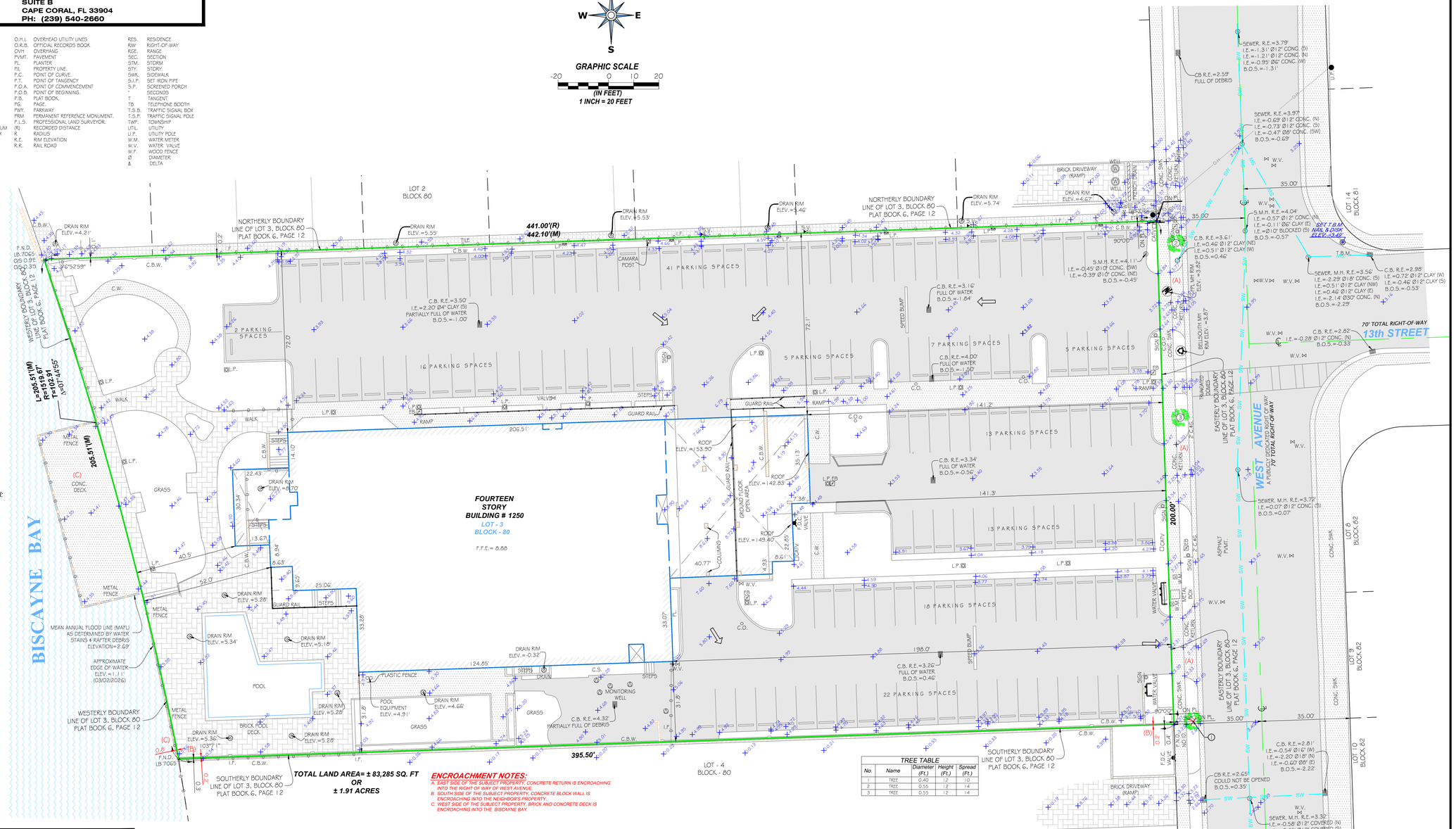
03/02/2026
Digitally signed by JOHN A IBARRA
Date: 2026.03.05 19:09:23 -05'00'

BY: _____
JOHN IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA
(NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: ***UPDATE SURVEY 03/02/2026***

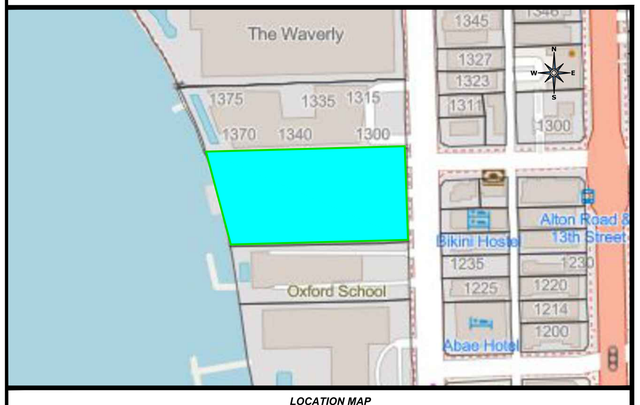
REVISED ON: ***ORIGINALS SURVEY 07/31/2024***



ENCROACHMENT NOTES:

A. EAST SIDE OF THE SUBJECT PROPERTY, CONCRETE RETURN IS ENCROACHING INTO THE RIGHT OF WAY OF WEST AVENUE.
B. SOUTH SIDE OF THE SUBJECT PROPERTY, CONCRETE BLOCK WALL IS ENCROACHING INTO THE NEIGHBORS PROPERTY.
C. WEST SIDE OF THE SUBJECT PROPERTY, BRICK AND CONCRETE DECK IS ENCROACHING INTO THE BISCAYNE BAY.

SURVEYORS NOTE:
STORM WATER LINE DEPICTED IN ACCORDANCE TO MIAMI BEACH SEWER SYSTEM MAP.



LOCATION MAP
SCALE = N.T.S.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:
UNITS 2G, 4R, 6P, 7H, 9O, 10G, 11G, 12B, AND 12E, BAY GARDEN MANOR CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 10661, PAGE 2436, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL B:
UNITS 1H, 5G, 6E, 6L, 9B, 10E, 10H, 12O, 14A, AND 15A, BAY GARDEN MANOR CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 10661, PAGE 2436, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL C:
UNITS 2C, 4G, 5D, 5L, 8A, 8F, 9F, AND 10P, BAY GARDEN MANOR CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 10661, PAGE 2436, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL D:
UNITS 7N, 15D, AND 15K, BAY GARDEN MANOR CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 10661, PAGE 2436, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL E:
UNITS 4B, 7A, 7E, 8L, 10C, 10D, 11C, 11N, 12G, AND 14H, BAY GARDEN MANOR CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 10661, PAGE 2436, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL F:
UNITS 5F, 8H, 15F, AND 15O, BAY GARDEN MANOR CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 10661, PAGE 2436, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY,FLORIDA.

PARCEL G:
UNITS 7G AND 10F, BAY GARDEN MANOR CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 10661, PAGE 2436, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL H:
UNITS 3L, 5I, 6A, 6J, 9A, 10K, 11H, 11J, AND 14C, BAY GARDEN MANOR CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 10661, PAGE 2436, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL I:
UNITS 2N, BAY GARDEN MANOR CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 10661, PAGE 2436, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL J:
UNITS 2P, 4L, 5B, 7C, 8C, 11L, 12N, 15I, AND 15N, BAY GARDEN MANOR CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 10661, PAGE 2436, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL K:
UNITS 3B, 7F, 8B, 8I, AND 12A, BAY GARDEN MANOR CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 10661, PAGE 2436, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

UNDERLYING LAND OF CONDOMINIUM IS LOT 3, BLOCK 80, OF ALTON BEACH REALTY CO. BAY FRONT SUB., AS RECORDED IN PLAT BOOK 6 AT PAGE 12, OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA

LEGEND

O.H	= OVERHEAD UTILITY LINES
	= CONCRETE BLOCK WALL
X X X X	= CHAIN LINK FENCE
O O O O	= IRON FENCE
// // // //	= WOOD FENCE
	= BUILDING SETBACK LINE
	= UTILITY EASEMENT
/// /// /// ///	= LIMITED ACCESS R/W
/ / / /	= NON-VEHICULAR ACCESS R/W
x 0.00	= EXISTING ELEVATIONS
SW SW	= SEWER LINE

DRAWN BY:	***LK / IG***
FIELD DATE:	***03/02/2026***
SURVEY NO:	***24-000959-2***
SHEET:	***1 OF 1***

Digitally signed by JOHN A IBARRA
Date: 2026.03.05 19:09:44 -05'00'

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