



JOHN IBARRA & ASSOCIATES, INC.

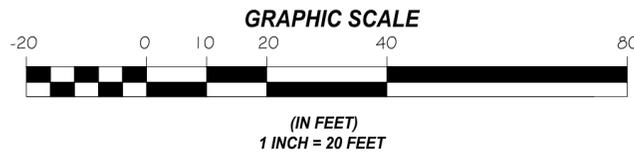
Professional Land Surveyors & Mappers

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MAP OF BOUNDARY SURVEY



FLORIDA DEPARTMENT OF Environmental Protection
Majority Steneman Douglas Building 3900 Commonwealth Boulevard Tallahassee, FL 32399

Tidal Water Survey Procedural Approval

Date: 4/15/2024
Name: John Ibarra
Firm Name: John Ibarra & Associates, Inc.
Address: 777 NW 72nd Avenue, Suite 3025 Miami, FL 33128
Phone: 305.262.0400 Email: john@ibarralandsurveyors.com

USGS 7.5-Minute Quad Map Name: Miami
Mean High Water (MHW): 0.18 ft Mean Low Water (MLW): -1.97 ft
Unit of Measurement: Feet Datum: NAVD88 Tidal Epoch: 1983 - 2001

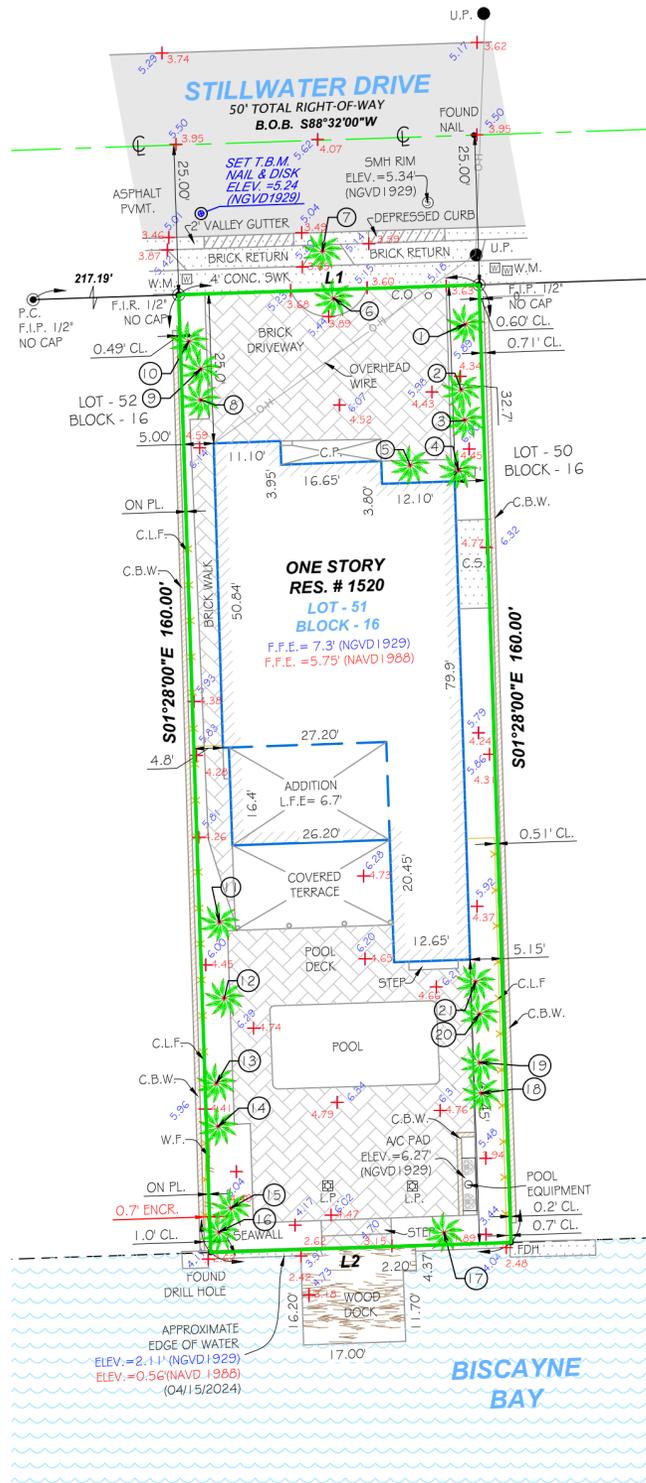
Procedure: Extend the above MHW height to job if within one-half mile.
Source of Data: Florida Department of Environmental Protection, Bureau of Survey and Mapping.

This form constitutes approval of the method to be used to survey the mean high-water line or the mean low-water line within one half mile of the point identified above.

Retain this form for record keeping. Submit a copy of this form with the completed survey to the Bureau of Survey and Mapping.

Contact: Florida Department of Environmental Protection Bureau of Survey and Mapping Mean High Water Repository 3800 Commonwealth Boulevard, Mail Station 105 Tallahassee, FL 32399-3000 Tel. (850) 245-2640 email pdf to: mhwrquest@floridadep.gov

Approved by: **Eric Sellers** (Date: 4/19/2024)



No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
1	PALM CLUSTER	0.40	8	5
2	PALM	0.70	20	10
3	PALM	0.45	8	5
4	PALM	1.00	3	5
5	PALM	0.35	10	5
6	PALM	0.35	6	3
7	CREPE MYRTLE	0.20	9	3
8	COCONUT PALM	0.80	8	5
9	COCONUT PALM	0.90	25	15
10	PALM	0.35	8	5
11	ARECA PALM	0.30	15	10
12	PALM	1.00	2	10
13	COCONUT PALM	0.90	32	15
14	COCONUT PALM	0.90	7	15
15	PALM CLUSTER	0.40	8	5
16	COCONUT PALM	1.00	37	15
17	PALM	0.40	7	5
18	PALM	0.70	22	10
19	PALM	1.00	6	10
20	PALM	1.00	5	10
21	PALM	1.00	3	10

ELEVATION NOTE
NGVD ELEV. - 1.55' = ELEV. IN NAVD 1988
× 0.00 = ELEVATION IN NGVD 1929.
× 0.00 = ELEVATION IN NAVD 1988.

LINE	BEARING	LENGTH
L1	S88°32'00"W	50.00'
L2	S88°32'00"W	50.00'

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
- B.D.G. = BUILDING
- B.M. = BENCH MARK
- B.C.R. = BROWARD COUNTY RECORDS
- B.O.B. = BASIS OF BEARING
- B.S.L. = BUILDING SETBACK LINE
- (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
- D.R. = DRIVEWAY
- DE. = 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
- F.N.P. = FEDERAL NATIONAL INSURANCE PROGRAM
- F.N. = FOUND NAIL
- H. = HIGH OR (HEIGHT)
- H.A.E.G. = HIGHWAY 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
- M. = 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
- OS. = OFFSET
- O.H. = OVERHEAD
- D.H.L. = OVERHEAD UTILITY LINES
- O.R.B. = OFFICIAL RECORDS BOOK
- O.V.H. = OVERHANG
- P.M.T. = PAVEMENT
- PL. = PLANTER
- P.L. = PROPERTY LINE
- P.C. = POINT OF CURVATURE
- P.C. = POINT OF CURVATURE
- P.O.T. = POINT OF TANGENCY
- P.O.B. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.R.C. = POINT OF REVERSE CURVATURE
- P.W.Y. = 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.I. = RECORD IRON
- R.R. = RAILROAD
- RES. = RESIDENCE
- R.W. = RIGHT-OF-WAY
- R.O.E. = ROOF OVERHANG EASEMENT
- 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
- S.V. = SEWER VALVE
- T. = TANGENT
- T. = TANGENT
- T.B. = TELEPHONE BOOTH
- T.B.M. = TEMPORARY BENCH MARK
- T.U.E. = TECHNOLOGY UTILITY EASEMENT
- T.S.B. = TRAFFIC SIGNAL BOX
- T.S.P. = TRAFFIC SIGNAL POLE
- TWP. = TOWNSHIP
- UTL. = UTILITY
- U.E. = UTILITY EASEMENT
- U.P. = UTILITY POLE
- W.M. = WATER METER
- W.F. = WOOD FENCE
- W.P. = WOOD PORCH
- W.R. = WOOD ROOF
- W.V. = WATER VALVE
- W.V. = WATER VALVE
- M. = MONUMENT LINE
- Δ = CENTER LINE
- Δ = DELTA

LEGAL DESCRIPTION:

LOT 51, BLOCK 16, BISCAZYNE BEACH SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 39, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

1520 STILLWATER DRIVE
MIAMI BEACH, FLORIDA 33141

CERTIFICATION:

NELLY B. DIAZ

THE LAND AREA OF THE SUBJECT PROPERTY IS IN TOTAL ± 8,000 SQUARE FEET OR ± 0.18 ACRES AS DESCRIBED IN THE LEGAL DESCRIPTION.

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. IT 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: 8.00 FT
COMMUNITY: 120651
PANEL: 0307
SUFFIX: L
DATE OF FIRM: 09/11/2009
THE SUBJECT PROPERTY DOES LIE 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. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 CITY OF MIAMI BEACH BENCH MARK CMB SW 01 LOCATED @ ENTRANCE TO STILLWATER DRIVE. PK N&W IN BULL NOSE OF CONC MEDIAN NO: 3220 SE @ 81ST STREET & BYRON AVENUE. ELEVATION IS 3.58 FEET OF N.A.V.D. OF 1988, CONVERTED TO NGVD (1929) 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 STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: **CARLOS IBARRA** (DATE OF FIELD WORK)

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: **ADD ELEVATION IN NAVD DATUM - 10/03/2024**

REVISED ON: **BOUNDARY AND TOPOGRAPHIC SURVEY - 04/15/2024**

LEGEND

- O-H- = OVERHEAD UTILITY LINES
- X-X-X-X- = 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
- ||-||-||-||- × 0.00 = EXISTING ELEVATIONS

DRAWN BY:	CARLOS D.
FIELD DATE:	04/15/2024
SURVEY NO:	24-000583-2
SHEET:	1 OF 1

L.B.# 7806 SEAL