

LEGEND

A = Arc
ASPH = Asphalt
BM = Bench Mark
BRG = Bearing
CB = Catch basin
CBS = Concrete Block Structure
CH = Chord
Chatta = Chattahoochee
CL = Center Line
CLF = Chain Link Fence
CL = Clear
CONC = Concrete
D = Delta
Ø = Diameter
DH = Drill Hole
DME = Drainage & Maintenance Easement
E.B. = Electric Box
Enc. = Encroachment
F.F. = Finish Floor
F.H. = Fire Hydrant
F.I.R. = Found Iron Rebar
FPL = Florida Power & Light
F.I.P. = Found Iron Pipe
FD. = Found
L.P. = Light Pole
M = Measured
M.F. = Metal Fence
M.H. = Manhole
M = Monument Line
MON. = Monument
N/A = Not Applicable
N/D = Nail & Disc
NTS = Not to Scale
O/S = Offset
O.U.L. = Overhead Utility Lines
OH = Overhang
P = Plat
PB = Plat Book
PC = Point of Curvature
PCP = Permanent Control Point
PG = Page
P.I. = Point of Intersection
P.L. = Property Line
P.L. = Planter
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
P.P. = Power Pole
P.R.M. = Permanent Reference Monument
P.R.C. = Point of Reverse Curvature
PT = Point of Tangency
R = Radius
R/R = Railroad
PSM = Professional Surveyor Mapper
R/W = Right-of-Way
SWK = Sidewalk
Sec. = Section
(TYP) = Typical
T = Tangent
U.E. = Utility Easement
W.F. = Wood Fence
W.M. = Water Meter
W.V. = Water Valve
= Denotes Spot Elevations Taken

a) All roads shown hereon are public, unless otherwise noted.
b) No identification cap found on property corners unless otherwise noted.
c) Distance along boundary are record and measured unless otherwise noted.
d) The graphic portions of this document are intended to be displayed at the graphic scale as depicted. Said scale may be altered in reproductions and as such, should be considered when used.
e) Accuracy: The expected use of land as classified in the minimum technical standards (S-17-FAC), is "Suburban". The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed polygonal figure was found to exceed this requirement.
f) The survey was conducted in accordance with the Florida Statutes, Chapter 119, and the survey is described parcel for building, zoning information and utilities location.

a) All encroachments and/or encroachments shown hereon are of the apparent nature, fence legal ownership or easement, unless otherwise noted.
b) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.
c) Code restrictions and title search not reflected in this survey.
d) The information shown hereon does not constitute a warranty, if any, not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any damage that occurs from reliance on said information.
e) Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.

This property described as:
Lot 15, Block 2,
SAN MARINO,
according to the Plat thereof
as recorded in Plat Book 9, Page 22,
of the Public Records of Miami-Dade County, Florida.

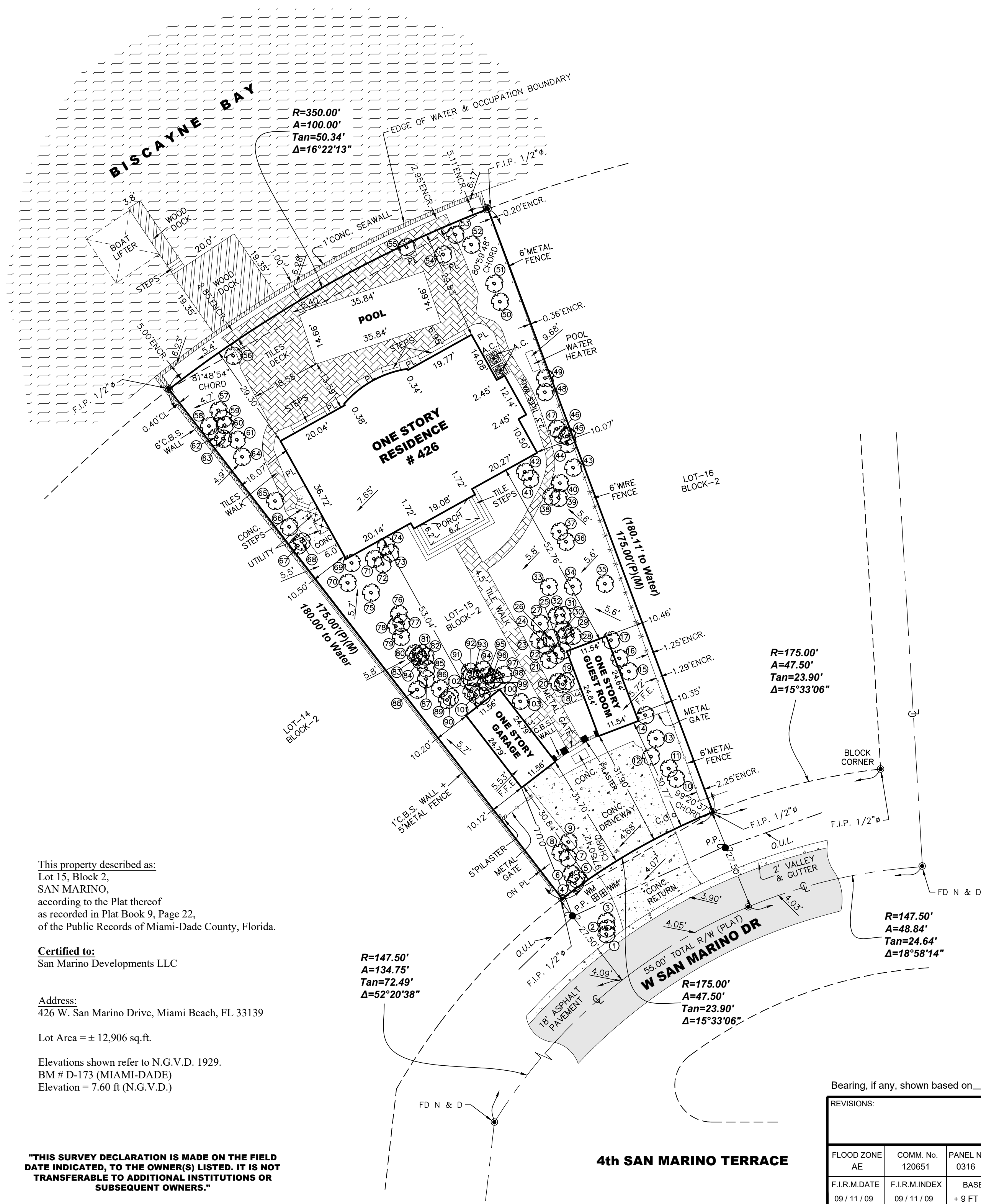
Certified to:
San Marino Developments LLC

Address:
426 W. San Marino Drive, Miami Beach, FL 33139

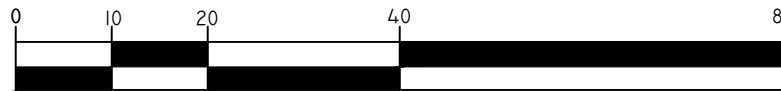
Lot Area = ± 12,906 sq.ft.

Elevations shown refer to N.G.V.D. 1929.
BM # D-173 (MIAMI-DADE)
Elevation = 7.60 ft (N.G.V.D.)

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."



GRAPHIC SCALE



Scale: 1"=20'
(Scale in feet)

TREE CHART

#	DESCRIPTION	Ø	HEIGHT	CANOPY
1	DATE PALM	4"	20'	8'
2	DATE PALM	4"	20'	8'
3	DATE PALM	4"	20'	8'
4	VEITCHIA PALM	4"	20'	12'
5	VEITCHIA PALM	4"	20'	12'
6	VEITCHIA PALM	4"	20'	12'
7	TRAVEL PALM	12"	20'	12'
8	TRAVEL PALM	12"	20'	12'
9	TRAVEL PALM	12"	20'	12'
10	VEITCHIA PALM	4"	20'	12'
11	VEITCHIA PALM	4"	20'	12'
12	VEITCHIA PALM	4"	20'	12'
13	VEITCHIA PALM	4"	20'	12'
14	VEITCHIA PALM	4"	20'	12'
15	COCONUT	10"	32'	18'
16	VEITCHIA PALM	4"	20'	12'
17	VEITCHIA PALM	4"	20'	12'
18	ALEXANDER PALM	4"	28'	12'
19	GUMBO LIMBO	12"	30'	25'
20	ALEXANDER PALM	4"	28'	7'
21	SABAL PALM	10"	25'	8'
22	SABAL PALM	10"	25'	8'
23	ALEXANDER PALM	4"	28'	7'
24	ALEXANDER PALM	4"	28'	7'
25	SABAL PALM	10"	25'	8'
26	SABAL PALM	10"	25'	8'
27	SABAL PALM	10"	25'	8'
28	ALEXANDER PALM	4"	28'	7'
29	ALEXANDER PALM	4"	28'	7'
30	ALEXANDER PALM	4"	28'	7'
31	ALEXANDER PALM	4"	28'	7'
32	ALEXANDER PALM	4"	28'	7'
33	SABAL PALM	10"	25'	8'
34	SABAL PALM	10"	25'	8'
35	SABAL PALM	10"	25'	8'
36	SABAL PALM	10"	25'	8'
37	VEITCHIA PALM	4"	20'	12'
38	VEITCHIA PALM	4"	20'	12'
39	VEITCHIA PALM	4"	20'	12'
40	VEITCHIA PALM	4"	20'	12'
41	DATE PALM	4"	20'	15'
42	DATE PALM	4"	20'	15'
43	VEITCHIA PALM	4"	20'	12'
44	TRAVEL PALM	10"	15'	18'
45	TRAVEL PALM	12"	25'	18'
46	TRAVEL PALM	12"	25'	18'
47	TRAVEL PALM	12"	25'	18'
48	SABAL PALM	10"	20'	16'
49	SABAL PALM	10"	15'	16'
50	VEITCHIA PALM	4"	20'	8'
51	VEITCHIA PALM	4"	20'	8'
52	COCONUT	12"	20'	16'

TREE CHART

#	DESCRIPTION	Ø	HEIGHT	CANOPY
53	COCONUT	12"	20'	16'
54	COCONUT	12"	20'	16'
55	COCONUT	12"	20'	16'
56	SEA OAT	24"	40'	30'
57	VEITCHIA PALM	4"	20'	8'
58	VEITCHIA PALM	4"	20'	8'
59	VEITCHIA PALM	4"	20'	8'
60	VEITCHIA PALM	4"	20'	8'
61	VEITCHIA PALM	4"	20'	8'
62	VEITCHIA PALM	4"	20'	8'
63	VEITCHIA PALM	4"	20'	8'
64	VEITCHIA PALM	4"	20'	8'
65	VEITCHIA PALM	4"	20'	8'
66	VEITCHIA PALM	4"	20'	8'
67	VEITCHIA PALM	4"	20'	8'
68	VEITCHIA PALM	4"	20'	8'
69	VEITCHIA PALM	4"	20'	8'
70	VEITCHIA PALM	4"	20'	8'
71	TRAVEL PALM	12"	25'	16'
72	TRAVEL PALM	12"	25'	16'
73	TRAVEL PALM	12"	25'	16'
74	TRAVEL PALM	12"	25'	16'
75	SABAL PALM	10"	25'	8'
76	ALEXANDER PALM	4"	28'	7'
77	ALEXANDER PALM	4"	28'	7'
78	ALEXANDER PALM	4"	28'	7'
79	ALEXANDER PALM	4"	28'	7'
80	ALEXANDER PALM	4"	28'	7'
81	ALEXANDER PALM	4"	28'	7'
82	ALEXANDER PALM	4"	28'	7'
83	ALEXANDER PALM	4"	28'	7'
84	ALEXANDER PALM	4"	28'	7'
85	ALEXANDER PALM	4"	28'	7'
86	SABAL PALM	10"	25'	8'
87	ALEXANDER PALM	4"	28'	7'
88	ALEXANDER PALM	4"	28'	7'
89	SABAL PALM	10"	25'	8'
90	ALEXANDER PALM	4"	28'	7'
91	VEITCHIA PALM	4"	20'	6'
92	ALEXANDER PALM	4"	28'	7'
93	ALEXANDER PALM	4"	28'	7'
94	ALEXANDER PALM	4"	28'	7'
95	ALEXANDER PALM	4"	28'	7'
96	VEITCHIA PALM	4"	20'	6'
97	TRAVEL PALM	10"	18'	7'
98	ALEXANDER PALM	4"	28'	7'
99	ALEXANDER PALM	4"	28'	7'
100	ALEXANDER PALM	4"	28'	7'
101	ALEXANDER PALM	4"	28'	7'
102	ALEXANDER PALM	4"	28'	7'
103	PONYTAIL	6"	20'	8'

Bearing, if any, shown based on N/A (reference) N/A

REVISIONS:

FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
AE	120651	0316	L	
F.I.R.M.DATE	F.I.R.M.INDEX	BASE ELEV.	N.G.V.D.	
09 / 11 / 09	09 / 11 / 09	+ 9 FT	N.G.V.D.	

TOPOGRAPHIC SURVEY.
I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 53-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.
RENE AIGUESVIVES 12/04/19
PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

Alvarez, Aiguesvives and Associates, Inc.
Surveyors, Mappers and Land Planners
9789 Sunset Drive, Miami, FL 33173
Phone 305.220.2424 Fax 305.552.8181
L.B. No. 6867 / E-mail: aaasurvey@aol.com

Field Date	Scale:	Drawn by:	Drwg. No.
11/26/19	1"=20'	R.S.	19-21102