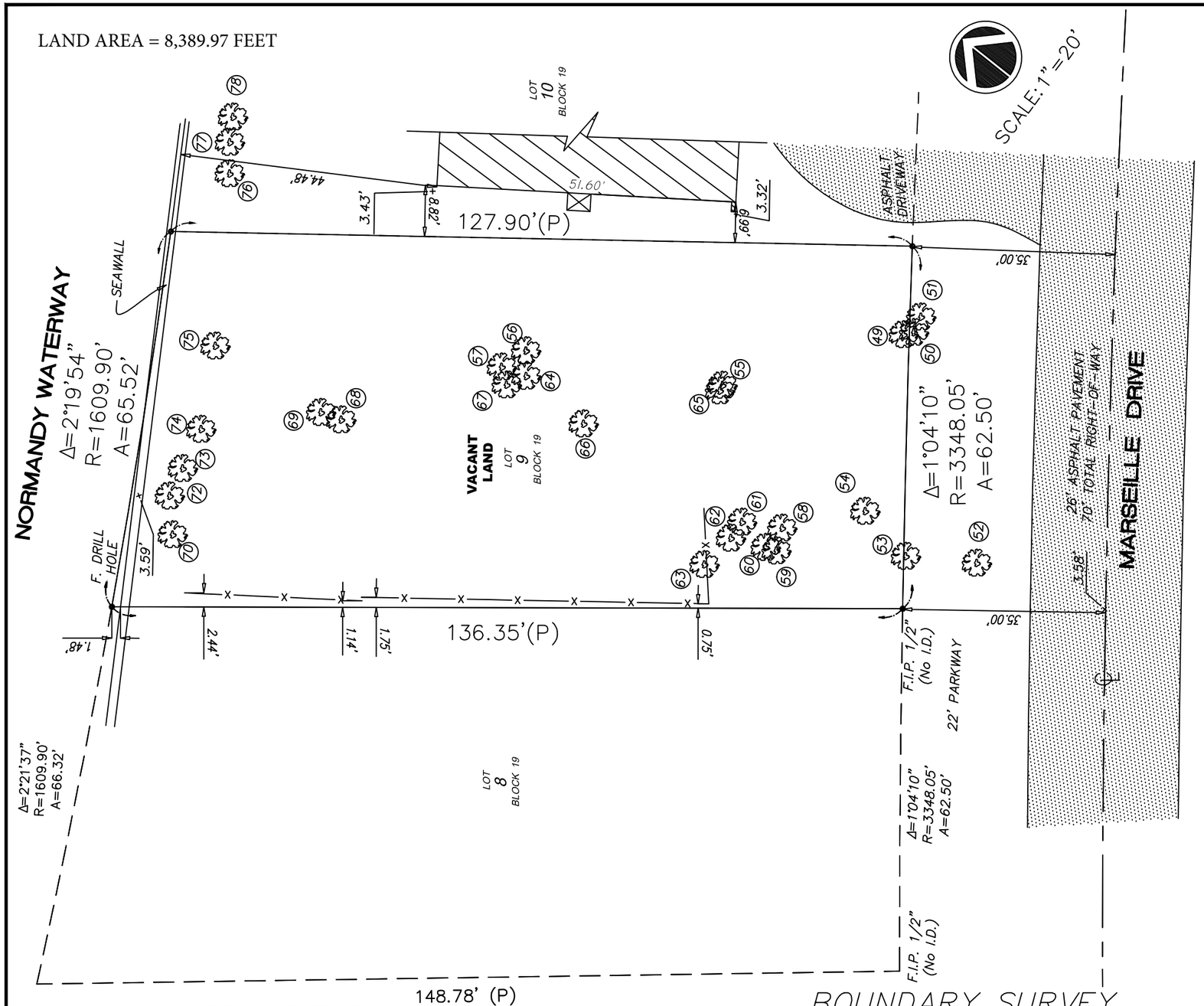
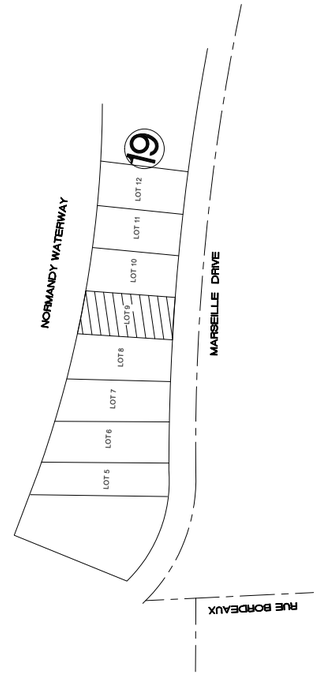
LAND AREA = 8,389.97 FEET



LOCATION MAP
NOT TO SCALF



EXISTING TREES				
Nro	NAME	DBH	OH	SP
47	TREE	0.75'	18'	10'
48	CLOSTER	1.5'	25'	10'
49	PALM	2.0'	25'	15'
50	TREE	0.75'	20'	10'
51	PALM	0.6'	20'	9'
52	COCONUT PALM	0.6'	15'	4'
53	COCONUT PALM	0.6'	18'	5'
54	TREE	1.3'	35'	25'
55	TREE	1.0'	25'	6'
56	PALM	2.0'	50'	15'
57	PALM	1.75'	50'	15'
58	PALM	0.6'	25'	10'
59	PALM	0.6'	29'	9'
60	PALM	1.75'	50'	18'
61	TREE	0.65'	20'	9'
62	TREE	0.5'	15'	6'
63	PALM	0.5'	25'	9'
64	PALM	0.8'	25'	12'
65	COCONUT PALM	2'	60'	15'
66	COCONUT PALM	1.5'	30'	15'
67	COCONUT PALM	0.75'	15'	6'
68	COCONUT PALM	0.8'	20'	16'
69	COCONUT PALM	0.7'	15'	8'
70	COCONUT PALM	5.0'	12'	5'
71	COCONUT PALM	5.0'	12'	5'
72	COCONUT PALM	0.8'	25'	9'
73	COCONUT PALM	0.55'	15'	6'
74	COCONUT PALM	0.75'	18'	6'
75	TREE	1.25'	55'	12'
76	TREE	1.5'	65'	10'
77	TREE	1.25'	40'	8'
78	TREE	1.5'	60'	10'
79	PALM	2'	45'	12'
80	TREE	0.75'	20'	8'

DBH=Diameter breast height (4.5 feet from ground) OH=Overall Height SP=Spread

EXISTING TREES				
Nro	NAME	DBH	OH	SP
81	TREE	0.75'	20'	8'
82	CLOSTER	2.0'	50'	14'
83	PALM	0.6'	10'	5'
84	TREE	1.75'	60'	12'
85	PALM	1.75'	60'	10'
88	COCONUT PALM	1.0'	35'	15'
89	COCONUT PALM	0.75'	10'	5'
90	COCONUT PALM	0.75'	10'	5'
91	AREKA	0.5'	15'	5'
92	AREKA	0.5'	15'	5'
93	AREKA	0.5'	15'	5'
94	COCONUT PALM	1.25'	30'	10'
95	COCONUT PALM	1.0'	30'	10'
96	PALM	2.0'	55'	10'
97	PALM	2.0'	50'	8'
98	PALM	2.0'	55'	10'
99	PALM	1.75'	50'	12'
100	PALM	0.8'	25'	9'
101	PALM	0.8'	25'	9'
102	PALM	1.5'	50'	15'
103	PALM	2.0'	70'	15'
104	CLUSTER PALM	7.0'	70'	30'
105	CLUSTER	7.0'	70'	30'
109	PALM	1.5'	50'	15'
110	CLUSTER PALM	1.0'	45'	15'
111	CLUSTER PALM	2.5'	20'	15'
112	COCONUT PALM	0.8'	15'	8'
113	COCONUT PALM	0.8'	15'	8'
114	PALM	3'	25'	15'
115	PALM	2.0'	20'	15'

DBH=Diameter breast height (4.5 feet from ground) OH=Overall Height SP=Spread

PROPERTY ADDRESS: 1415 MARSEILLE DR., MIAMI BEACH, FL. 33141

LEGAL DESCRIPTION: LOT 9, BLOCK 19, NORMANDY WATERWAY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE(S) 60, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1) OWNERSHIP SUBJECT TO OPINION OF TITLE.
2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
4) LEGAL DESCRIPTION PROVIDED BY CLIENT.
5) UNDERGROUND ENCROACHMENTS NOT LOCATED.
6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
7) OWNERSHIP OF FENCES ARE UNKNOWN.
8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.
10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
11)ELEVATIONS BASED OFF OF BM# A-23-R LOC#3221 SW ELEV. 3.81'

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNNG PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES
BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB: 40 PG: 60

BOUNDARY SURVEY

LEGEND & ABBREVIATIONS:

= CONCRETE
= CONC. BLOCK WALL
= WOOD DECK
= COVERED AREA
= ASPHALT
— X — X — = CHAIN LINK FENCE (CLF)
—/—/—/— = WOOD FENCE (WF)
—O—O— = IRON FENCE (IF)
A = ARC DISTANCE
L= LENGTH
Δ= CENTRAL ANGLE / DELTA
R = RADIUS
T = TANGENT
P.T. = POINT OF TANGENCY
P.C. = POINT OF CURVATURE
P.C.C.= POINT OF COMPOUND CURVE
C.B.= CATCH BASIN
CATV = CABLE UTILITY BOX

B.C.= BLOCK CORNER
P = PROPERTY LINE
℄ = CENTER LINE
M= MONUMENT LINE
CALC.= CALCULATED
M.= FIELD MEASURED
P. = PER PLAT
TYP. = TYPICAL
P.R.M.= PERMANENT REFERENCE MONUMENT
P.C.P.= PERMANENT CONTROL POINT
FD. NAIL = FOUND NAIL
FD. D/H = FOUND DRILL HOLE
FD. 1/2" I.P. = FOUND IRON PIPE 1/2" DIAMETER
C.M. = CONCRETE MONUMENT
W.M.= WATER METER
R/W = RIGHT OF WAY

U.E.= UTILITY EASEMENT
A.E. = ANCHOR EASEMENT
D.E. = DRAINAGE EASEMENT
ENCR.= ENCROACHEMENT
F.F. ELEV. = FINISHED FLOOR ELEVATION
N.T.S.= NOT TO SCALE
P.B.= PLAT BOOK
O.R.B.= OFFICIAL RECORD BOOK
M.H.= MAN HOLE
C.B.S.= CONCRETE BLOCK STRUCTURE
BLDG = BUILDING
O.H.L.= OVERHEAD UTILITY LINES
TEL.= TELEPHONE FACILITIES

P.R.C.= POINT OF REVERSE CURVE
CH = CHORD
CH. BRG.= CHORD BEARING
B.M.= BENCH MARK
B.R.= BEARING REFERENCE
P.O.C.= POINT OF COMMENCEMENT
P.O.B.= POINT OF BEGINNING
T.B.M.= TEMPORARY BENCH MARK
P.O.B.= POINT OF BEGINNING
T.B.M.= TEMPORARY BENCH MARK
FD. I.R. = FOUND IRON REBAR
FD. P.K.NAIL = FOUND PARKER-KALON NAIL
P.S.M.= PROFESSIONAL SURVEYOR AND MAPPER
A/C = AIR CONDITIONER PAD
TX= TRANSFORMER
P.P.= POWER POLE
D.M.E.= DRAINAGE & MAINTENANCE EASEMENT
+ 0.0'= EXISTING ELEVATION

ELEV.= ELEVATION
SEC.= SECTION
TWS. = TOWNSHIP
RG. = RANGE
SWK= SIDEWALK

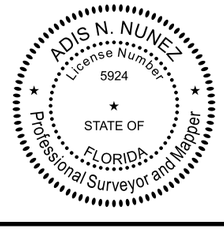
I HEREBY CERTIFY THAT THE SURVEY REPRESENTED THEREON MEETS THE MINIMUM TECHNICAL REQUIREMENTS ADOPTED BY THE STATE OF FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THERE ARE NO ENCROACHMENTS, OVERLAPS, EASEMENTS APPEARING ON THE PLAT OR VISIBLE EASEMENTS OTHER THAN AS SHOWN HEREON.

ADIS NUNEZ

Digitally signed by ADIS NUNEZ
DN: c=US, st=FLORIDA, l=Miami Beach, cn=ADIS NUNEZ, email=ADISNUNEZ@YAHOO.COM
Date: 2021.05.19 13:02:13 -04'00'

ADIS N. NUNEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #5924

SINCE 1987
BLANCO SURVEYORS INC.
Engineers • Land Surveyors • Planners • LB # 0007059
555 NORTH SHORE DRIVE
MIAMI BEACH, FL 33141
(305) 865-1200 Email: blancosurveyorsinc@yahoo.com Fax: (305) 865-7810

FLOOD ZONE: AE PANEL: 0307		SUFFIX: L FEMA DATE: 09 / 11 / 09 BASE: 8' COMMUNITY # 120651	
DATE: 03/16/21	SCALE: 1" = 20'	DWN. BY: R.BELLO	JOB No. 21 - 235

SURVEYOR'S SEAL