

# MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY

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## LEGEND

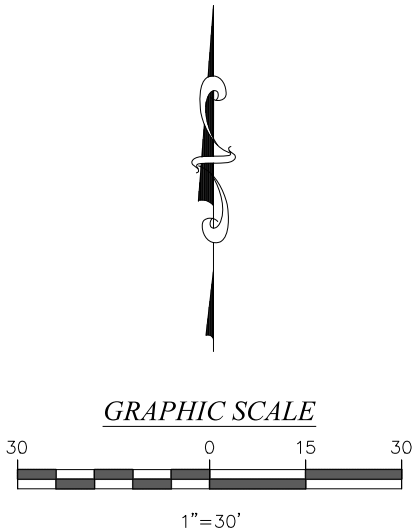
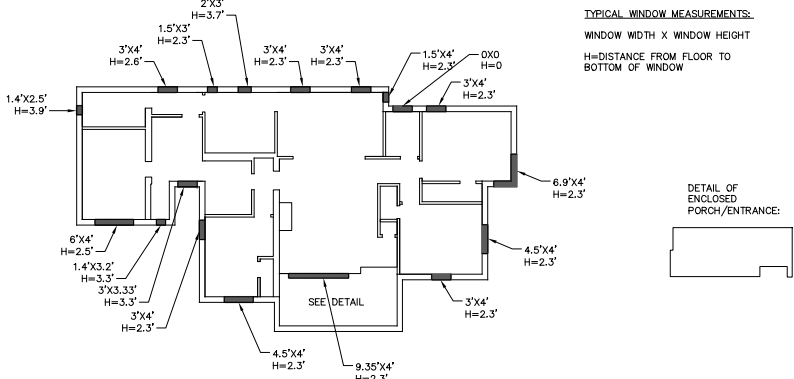
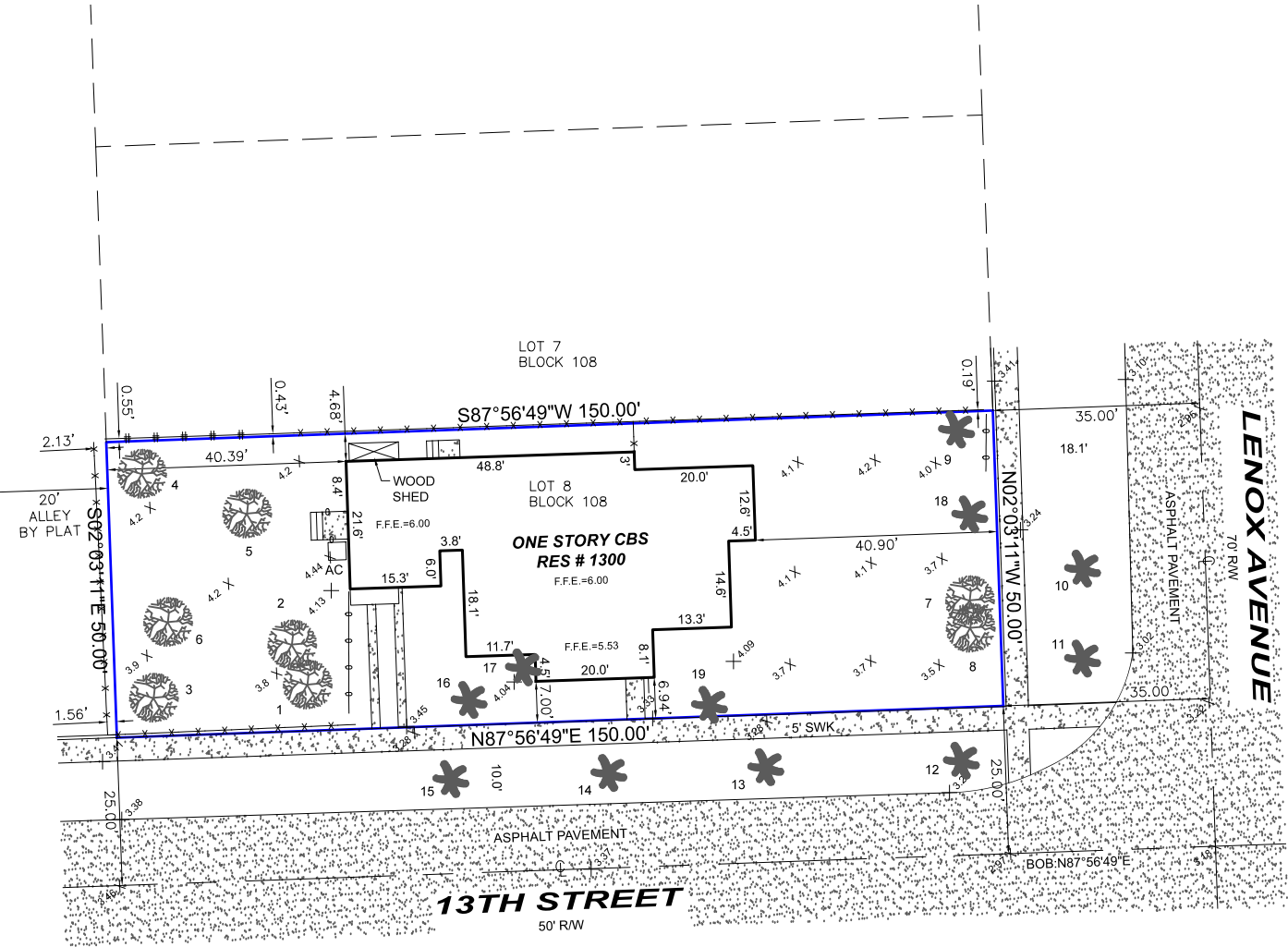
### ABBREVIATIONS:

A = ARC DISTANCE  
AC = AIR CONDITIONER PAD  
BCR = BROWARD COUNTY RECORDS  
BLDG = BUILDING  
BM = BENCH MARK  
BOB = BASIS OF BEARINGS  
CBS = CONCRETE BLOCK & STUCCO  
(C) = CALCULATED  
C&G = CURB & GUTTER  
CLF = CHAIN LINK FENCE  
COL = COLUMN  
D.E. = DRAINAGE EASEMENT  
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT  
D/W = DRIVEWAY  
EB = ELECTRIC BOX  
ENC. = ENCROACHMENT  
EP = EDGE OF PAVEMENT  
EW = EDGE OF WATER  
FDH = FOUND DRILL HOLE  
FFE = FINISHED FLOOR ELEVATION  
FIP = FOUND IRON PIPE (NO ID)  
FIR = FOUND IRON ROD (NO ID)  
FN = FOUND NAIL (NO ID)  
FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD  
L.E. = LANDSCAPE EASEMENT  
L.M.E. = LAKE MAINTENANCE EASEMENT  
(M) = MEASURED  
MDCR = MIAMI-DADE COUNTY RECORDS  
MH = MAN HOLE  
ML = MONUMENT LINE  
(P) = PLAT  
PB = PLAT BOOK  
PC = POINT OF CURVATURE  
PCP = PERMANENT CONTROL POINT  
PE = POOL EQUIPMENT PAD  
PG = PAGE  
PI = POINT OF INTERSECTION  
PL = PLANTER  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
PRC = POINT OF REVERSE CURVATURE  
PRM = PERMANENT REFERENCE MONUMENT  
PT = POINT OF TANGENCY  
R = RADIUS DISTANCE  
(R) = RECORD  
R/W = RIGHT-OF-WAY  
RES = RESIDENCE  
SIP = SIP LB#8023  
SND = SET NAIL & DISK LB#8023  
STL = SURVEY TIE LINE  
SWK = SIDEWALK  
(TYP) = TYPICAL  
UB = UTILITY BOX  
U.E. = UTILITY EASEMENT  
W/F = WOOD FENCE

### SYMBOLS:

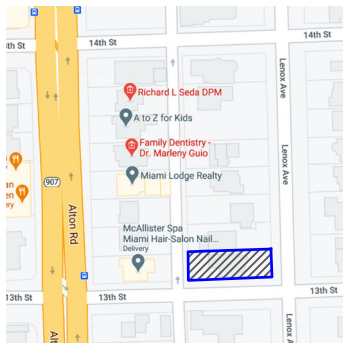
= TELEPHONE RISER  
 = CABLE TV RISER  
 = WATER METER  
X 0.00 = ELEVATION  
(00') = ORIGINAL LOT DISTANCE  
 = CENTRAL ANGLE  
 = CENTER LINE  
 = WATER VALVE  
 = CURB INLET  
 = FIRE HYDRANT  
 = LIGHT POLE  
 = CATCH BASIN  
 = UTILITY POLE  
 = DRAINAGE MANHOLE  
 = SEWER MANHOLE  
 = METAL FENCE  
 = WOOD FENCE  
 = CHAIN LINK FENCE  
 = EASEMENT  
 = BOUNDARY LINE  
 = OVERHEAD UTILITY LINE

ASPHALT  
 CONCRETE  
 PAVERS/BRICK  
 TILES  
 COVERED AREA



## LOCATION MAP:

NOT TO SCALE



## PROPERTY ADDRESS:

1300 LENOX AVENUE, MIAMI BEACH, FL. 33139

## LEGAL DESCRIPTION:

LOT 8, BLOCK 108, OF OCEAN BEACH FLA., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

## FLOOD ZONE INFORMATION:

THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE BASE FLOOD ELEVATION 8

COMMUNITY NAME & NUMBER CITY OF MIAMI BEACH 120651

MAP & PANEL NUMBER 12086C0317 SUFFIX L

## SURVEYOR'S NOTES:

- ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
- NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
- THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
- ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 8023.
- THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
- FENCE OWNERSHIP IS NOT DETERMINED.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
- BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN. THE CENTERLINE OF 13TH STREET HAS BEEN ASSIGNED A BEARING OF N87°56'49"E.

## TREE TABLE:

| Tree # | Common Name     | Botanical Name       | DBH (in) | Condition % | TPZ (ft) | CRZ (ft) | Height (ft) | Width (ft) | Canopy Coverage (sq ft) | Notes  |
|--------|-----------------|----------------------|----------|-------------|----------|----------|-------------|------------|-------------------------|--|
| 1      | Frangi Pani     | Plumeria spp.        | 14       | 20%         | 7        | 7        | 10          | 5          | 20                      | Overgrown shrub. Previously hatracked.   |
| 2      | Avocado         | Persea americana     | 9        | 65%         | 5        | 5        | 25          | 15         | 177                     | Good vigor.  |
| 3      | Tropical Almond | Terminalia catappa   | 5        | 20%         | 5        | 3        | 10          | 12         | 113                     | Category II Invasive   |
| 4      | Lemon Tree      | Citrus limon spp.    | 4        | 45%         | 4        | 2        | 15          | 8          | 50                      | Canopy competition, low crown density.   |
| 5      | Mango Tree      | Mangifera indica     | 48       | 45%         | 24       | 20       | 35          | 25         | 491                     | Multi codominance (4 trunks). Poor structure. Overhead wire conflict. Previously overfitted. |
| 6      | Coconut Palm    | Cocos nucifera       | 12       | 65%         | 4        | 2        | 25          | 15         | 177                     | Overhead wire conflict, nutrient deficiencies.   |
| 7      | Papaya Tree     | Carica papaya        | 3.8      | 20%         | 2        | 2        | 10          | 6          | 28                      | Herbacious perennial.  |
| 8      | Papaya Tree     | Carica papaya        | 3.8      | 20%         | 2        | 2        | 10          | 6          | 28                      | Herbacious perennial.  |
| 9      | Dracaena        | Dracaena marginata   | 29       | 20%         | 5        | 4        | 15          | 15         | 177                     | Overgrown shrub. Multi-stem.   |
| 10     | Royal Palm      | Roystonea regia      | 12       | 65%         | 4        | 2        | 40          | 15         | 177                     | Minor penciling.   |
| 11     | Royal Palm      | Roystonea regia      | 12       | 70%         | 4        | 2        | 40          | 15         | 177                     |  |
| 12     | Royal Palm      | Roystonea regia      | 12       | 70%         | 4        | 2        | 40          | 15         | 177                     |  |
| 13     | Royal Palm      | Roystonea regia      | 12       | 70%         | 4        | 2        | 40          | 15         | 177                     | Close proximity to stormwater drain.   |
| 14     | Royal Palm      | Roystonea regia      | 12       | 70%         | 4        | 2        | 40          | 15         | 177                     |  |
| 15     | Royal Palm      | Roystonea regia      | 12       | 70%         | 4        | 2        | 40          | 15         | 177                     |  |
| 16     | Coconut Palm    | Cocos nucifera       | 10       | 15%         | 4        | 2        | 30          | 20         | 314                     | Visual evidence of large trunk wound with severe decay. Recommend removal.                   |
| 17     | Solitaire Palm  | Ptychosperma elegans | 4        | 55%         | 2        | 1        | 20          | 10         | 79                      | Good vigor.  |
| 18     | Royal Palm      | Roystonea regia      | 15       | 75%         | 4        | 2        | 20          | 15         | 177                     |  |
| 19     | Areca Palm      | Dypsis lutescens     | 7        | 30%         | 4        | 2        | 25          | 20         | 314                     | Double. Chlorotic, limited root zone, leaning trunks.  |

TREE DATA PROVIDED BY:  
GREEN SPACES CONSULTING  
KIRSTIE MCCULLOUGH  
ISA CERTIFIED ARBORIST FL-9601A

## CERTIFIED TO:

ABRAHAM CONDARCO

REVISION(S): 12/01/2021 -- ADDED SPOT ELEVATIONS PER CLIENT REQUEST. JOB#21117331

## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER



NICOLAS DEL VENTO  
PROFESSIONAL SURVEYOR & MAPPER  
STATE OF FLORIDA LIC. # 6945

DATE OF ORIGINAL FIELD WORK: 03/10/2021

JOB#: 21036339

DRAWN BY: NICK

CAD FILE: CONDARCO

SHEET 1 OF 1