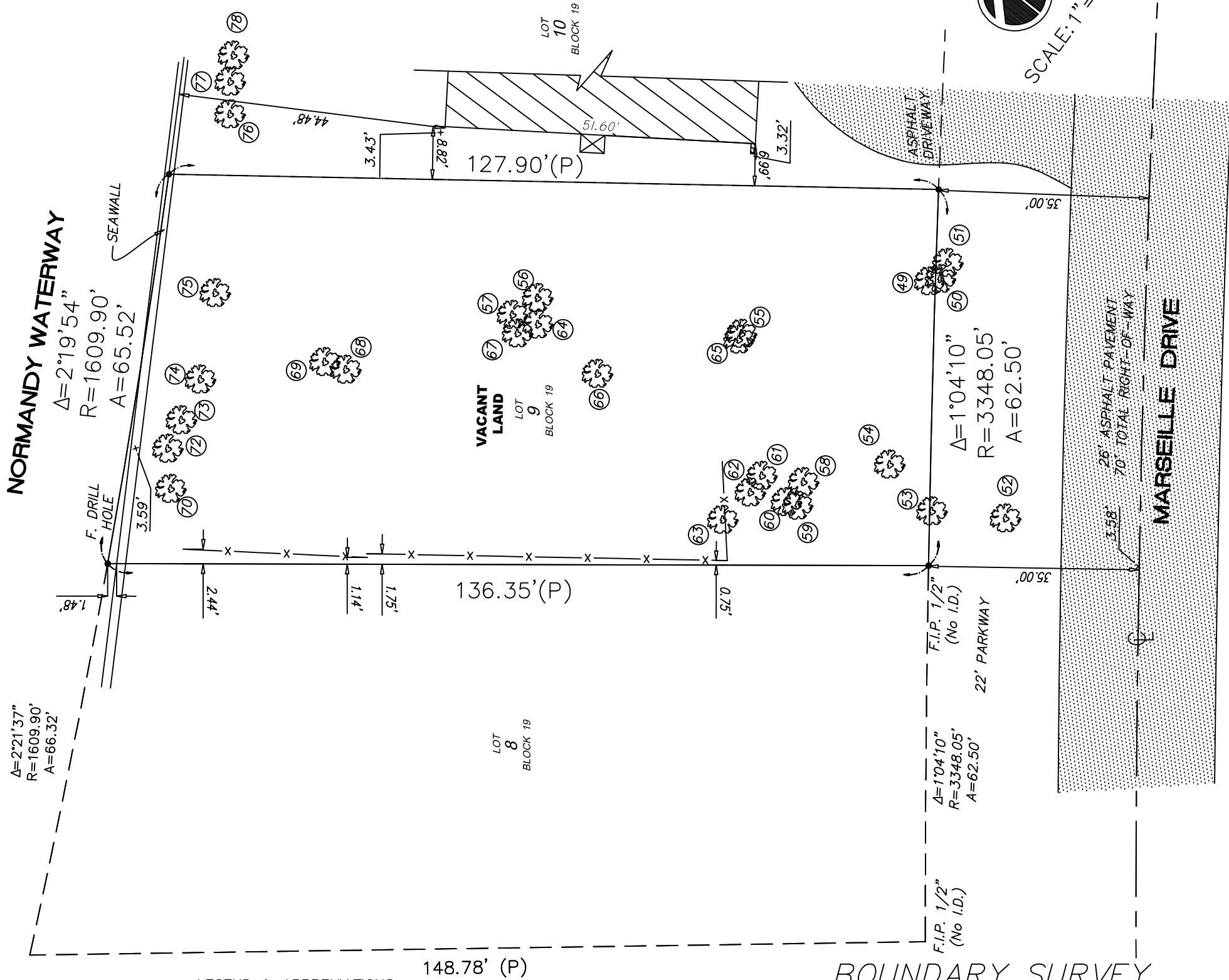


LAND AREA = 8,389.97 FEET

NORMANDY WATERWAY
 $\Delta=2'19.54''$
 $R=1609.90'$
 $A=65.52'$

$\Delta=2'21.37''$
 $R=1609.90'$
 $A=66.32'$



LEGEND & ABBREVIATIONS:

= CONCRETE	B.C. = BLOCK CORNER	U.E. = UTILITY EASEMENT
= CONC. BLOCK WALL	P. = PROPERTY LINE	A.E. = ANCHOR EASEMENT
= WOOD DECK	C. = CENTER LINE	D.E. = DRAINAGE EASEMENT
= COVERED AREA	M. = MONUMENT LINE	ENCR. = ENCROACHMENT
= ASPHALT	CALC. = CALCULATED	F.F. ELEV. = FINISHED FLOOR
= CHAIN LINK FENCE (CLF)	M. = FIELD MEASURED	ELEVATION
= WOOD FENCE (WF)	P. = PER PLAT	N.T.S. = NOT TO SCALE
= IRON FENCE (IF)	TYP. = TYPICAL	P.B. = PLAT BOOK
A = ARC DISTANCE	P.R.M. = PERMANENT REFERENCE MONUMENT	O.R.B. = OFFICIAL RECORD BOOK
L = LENGTH	P.C.P. = PERMANENT CONTROL POINT	M.H. = MAN HOLE
Δ = CENTRAL ANGLE / DELTA	FD. NAIL = FOUND NAIL	C.B.S. = CONCRETE BLOCK STRUCTURE
R = RADIUS	FD. D/H = FOUND DRILL HOLE	BLDG = BUILDING
T = TANGENT	FD. 1/2" I.P. = FOUND IRON PIPE 1/2" DIAMETER	O.H.L. = OVERHEAD UTILITY LINES
P.T. = POINT OF TANGENCY	C.M. = CONCRETE MONUMENT	TEL. = TELEPHONE FACILITIES
P.C. = POINT OF CURVATURE	W.M. = WATER METER	
P.C.C. = POINT OF COMPOUND CURVE	R/W = RIGHT OF WAY	
C.B. = CATCH BASIN		
CATV = CABLE UTILITY BOX		

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 N. NUNEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #5924

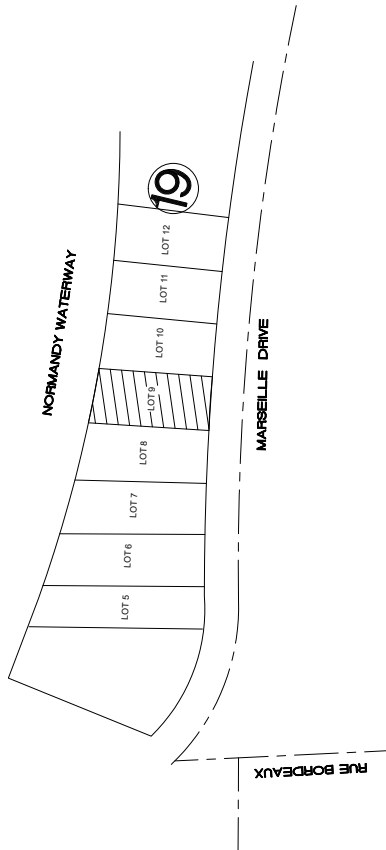
EXISTING TREES				
Nro	NAME	DBH	OH	SP
47	TREE	0.75'	18'	10'
48	CLOSTER	1.5'	25'	10'
49	PALM	2.0'	25'	15'
50	TREE	0.75'	20'	10'
51	PALM	0.6'	20'	9'
52	COCONUT PALM	0.6'	15'	4'
53	COCONUT PALM	0.6'	18'	5'
54	TREE	1.3'	35'	25'
55	TREE	1.0'	25'	6'
56	PALM	2.0'	50'	15'
57	PALM	1.75'	50'	15'
58	PALM	0.6'	25'	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

LOCATION MAP
NOT TO SCALE



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:

- OWNERSHIP SUBJECT TO OPINION OF TITLE.
- NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- LEGAL DESCRIPTION PROVIDED BY CLIENT.
- UNDERGROUND ENCROACHMENTS NOT LOCATED.
- ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- OWNERSHIP OF FENCES ARE UNKNOWN.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.
- EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- 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

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

DATE: 03/16/21

SUFFIX: L FEMA DATE: 09 / 11 / 09 BASE: 8'

COMMUNITY # 120651

DWN. BY: R.BELLO

JOB No. 21 - 235

SURVEYOR'S SEAL

