

LAND AREA = 24,176.17 SQ. FEET

## BOUNDARY SURVEY

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

LEGAL DESCRIPTION: LOTS 9, 10, 11, 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.

- 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.

2' 45' 12'

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

PALM

TRFF

TREE

PALM

TREE

TREE

TREE PALM

## LEGEND & ABBREVIATIONS:

FD. 1/2" I.P. = FOUND IRON

PIPE 1/2" DIAMETER

W.M.= WATER METER

R/W = RIGHT OF WAY

B.C.= BLOCK CORNER = CONCRETE = CONC. BLOCK WA PROPERTY LINE = CONC. BLOCK WALL CALC.= CALCULATED = ASPHALT M.= FIELD MEASURED
P. = PER PLAT
TYP. = TYPICAL

-X-X-= CHAIN LINK FENCE (CL PRM = PERMANENT REFERENCE MONUMENT
P.C.P.= PERMANENT CONTROL A = ARC DISTANCE L= LENGTH

 $\Delta$  = CENTRAL ANGLE / DELTA R = RADIUS

T = TANGENT
P.T. = POINT OF TANGENCY
P.C. = POINT OF CURVATURE
P.C.C.= POINT OF COMPOUND

C.B.= CATCH BASIN CATV = CABLE UTILITY BOX

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

P.C.P.= PERMANENT CONTROL
BOOK
POINT
FD. NAIL = FOUND NAIL
FD. D/H = FOUND DRILL HOLE
STRUCTURE

2" I.P. = FOUND IRON | BLDG = BUILDING | V2" DIAMETER | O.H.L. = OVERHEAD UTILITY | UINES | TEL. = TELEPHONE FACILITIES

P.R.C.= POINT OF REVERSE CURVE CH = CHORD CH. BRG.= CHORD BEARING BENCH MARK
BEARING REFERENCE
POINT OF COMMENCEMENT
POINT OF BEGINNING

TEMPORARY BENCH MARK POINT OF BEGINNING TEMPORARY BENCH MARK

I.R. = FOUND IRON REBAR
P.K.NAIL = FOUND PARKER-KALON NAIL

P.S.M.= PROFESSIONAL SURVEYOR AND MAPPER

P.P.= POWER POLE
D.M.E.= DRAINAGE & MAINTENANCE EASEMENT

A/C = AIR CONDITIONER PAD TX= TRANSFORMER

0.0' = EXISTING ELEVATION

P.O.B.= T.B.M.=

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

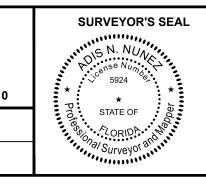
HEREBY CERTIFY THAT THE SURVEY

ADIS N. NUNEZ

REGISTERED LAND SURVEYOR STATE OF FLORIDA #5924

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

Email: blancosurveyorsinc@yahoo.com Fax: (305) 865-7810 (305) 865-1200 FLOOD ZONE: AE SUFFIX: L FEMA DATE: 09 / 11 / 09 PANEL: 0307 **COMMUNITY # 120651** DATE: SCALE: DWN. BY JOB No. 21 - 235 03/16/21 1" = 40' R.BELLO



		HOPA	ANEX WI	AL.		04.15 A	<b>9</b>	/
	Jose Jose Jan Joseph Jo	or or or	, w	J. S.	Serie .			
		G TREES	_					
Nro 47	NAME TREE	0.75'	0H 18'	SP 10'	Г		EXISTIN	C TREE
48	CLOSTER	1.5'	25'	10'		Nro	NAME	DBH
49	PALM	2.0	25'	15"		81	TREE	0.75
50	TREE	0.75	20'	10'		82	CLOSTER	2.0'
51	PALM	0.6'	20'	9'		83	PALM	0.6
52	COCONUT PALM	0.6'	15'	4'		84	TREE	1.75'
53	COCONUT PALM	0.6'	18'	5'		85	PALM	1.75
54	TREE	1.3'	35'	25'		88	COCONUT PALM	1.0'
55	TREE	1.0'	25'	6'		89	COCONUT PALM	0.75
56	PALM	2.0'	50'	15'		90	COCONUT PALM	0.75
57	PALM	1.75'	50'	15'		91	AREKA	0.5'
58	PALM	0.6'	25'	10'		92	AREKA	0.5'
50	PAIM	0.6'	20'	0'	l	0.7	ARFKA	0.5'

LOCATION MAP NOT TO SCALF

1.75' 50' 18' COCONUT PALM 1.25' 30' 10' 0.65' 20' 9' COCONUT PALM 0.5' 15' 6' PALM 2.0' 55' 10' 0.5' 25' 9' PALM 0.8' 25' PALM PALM COCONUT PALM PALM COCONUT PALM 1.5' 50' 15' 0.8' 20' 16' COCONUT PALM 0.7' 15' 8' CLUSTER PALM COCONUT PALM 5.0' 12' 7.0' 70' 30' COCONUT PALM COCONUT PALM 0.8' 25' COCONUT PAIM 0.55' 15' 6' CLUSTER PALM 1.0' 45' 15' COCONUT PALM 0.75' 18' 6' CLUSTER PALM 1.25' 55' 12' COCONUT PALM 0.8' 15' 8' 1.5' 65' 10' COCONUT PALM 1.25' 40' 8' PALM 3' 25' 15'

H=Diameter breast height (4.5 feet from ground)

**SINCE 1987** 

BLANCO SURVEYORS INC.

Engineers • Land Surveyors • Planners • LB # 0007059 555 NORTH SHORE DRIVE MIAMI BEACH, FL 33141