

NOTE: GPS COORDINATES OBTAINED USING A GARMIN DEVICE.

## **AS-BUILT SURVEY**

## <u>LEGEND & ABBREVIATIONS:</u>

= CONCRETE = CONC. BLOCK WALL

= CONC. BLOCK WA

= ASPHALT

L= LENGTH

A= CENTRAL ANGLE / DELTA
R= RADIUS
T = TANGENT
P.T. = POINT OF TANGENCY
P.C. = POINT OF CURVATURE
P.C.C.= POINT OF COMPOUND
CLIEVE

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

B.C.= BLOCK CORNER = PROPERTY LINE C = CENTER LINE

M = MONUMENT LINE

CALC.= CALCULATED

R/W = RIGHT OF WAY

M.= FIELD MEASURED
P. = PER PLAT
TYP. = TYPICAL PRM = PERMANENT REFERENCE MONUMENT
P.C.P.= PERMANENT CONTROL

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
WM = WATER METER

BOOK
M.H.= MAN HOLE
C.B.S.= CONCRETE BLOCK
BLDG = BUILDING
O.H.L.= OVERHEAD UTILITY
LINES
TEL.= TELEPHONE FACILITIES W.M.= WATER METER

U.E.= UTILITY EASEMENT U.E.= UIILIY EASEMENT
A.E.= ANCHOR EASEMENT
D.E.= DRAINAGE EASEMENT
ENCR.= ENCROACHEMENT
F.F. ELEV. = FINISHED
FLOOR
ELEVATION
D.E.E. NOT TO SCALE

N.T.S.= NOT TO SCALE
P.B.= PLAT BOOK
O.R.B.= OFFICIAL RECORD

**IBOOK** 

I.D.M.= IEMPORART 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
D. D. = DOWER PAD TA P.P.= POWER POLE
D.M.E.= DRAINAGE & MAINTENANCE EASEMENT 0.0' = EXISTING ELEVATION

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

P.R.C.= POINT OF REVERSE CURVE CH = CHORD

= CHORD
. BRG.= CHORD BEARING
f.= BENCH MARK
r.= BEARING REFERENCE
0.C.= POINT OF COMMENCEMENT
0.B.= POINT OF BEGINNING

TEMPORARY BENCH MARK POINT OF BEGINNING TEMPORARY BENCH MARK

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

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

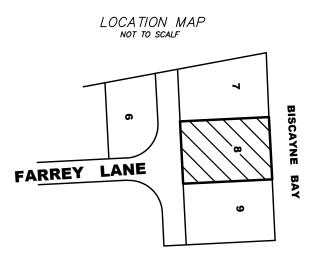
ADIS N. NUNEZ REGISTERED LAND SURVEYOR STATE OF FLORIDA #5924

HEREBY CERTIFY THAT THE SURVEY

**SINCE 1987** BLANCO SURVEYORS INC. Engineers • Land Surveyors • Planners • LB # 0007059

555 NORTH SHORE DRIVE MIAMI BEACH, FL 33141 Email: blancosurveyorsinc@yahoo.com (305) 865-1200

Fax: (305) 865-7810 FLOOD ZONE: AE SUFFIX: L FEMA DATE: 09 / 11 / 09 BASE: 9' PANEL: 0317 **COMMUNITY # 120651** DATE: SCALE 120651 DWN. BY: JOB No. 22-455 11/16/22 1" = 20' R.BELLO



No.	NAME	DIAMETER	SPAN	HEIGHT
1	COCONUT PALM	0.8'	7'	27'
2	COCONUT PALM	0.8'	7'	27'
3	COCONUT PALM	0.8'	7'	27'
4	COCONUT PALM	0.8'	7'	27'
5	BLACK OLIVE TREE	3'	50'	35'
6	BIRD OF PARADISE	0.9'	10'	12'
7	CHRISTMAS PALM	0.45'	10'	17'
8	CHRISTMAS PALM	0.45'	10'	17'

PROPERTY ADDRESS: 8 FARREY LANE, MIAMI BEACH, FL. 33139

LEGAL DESCRIPTION: LOT 8, OF SECOND SECTION BELLE ISLE VILLAS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 100, 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
- 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# D-169 LOC# 3245 SE ELEV.7.86' NGVD
- 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: 42 PG: 100

