

4th SANMARINO TERRACE

60' RIGHT-OF-WAY (BY PLAT)
18'± ASPHALT PAVEMENT
2' VALLEY GUTTER

19'± PARKWAY

60.00' (R&M)

R=25.00'



0' 10' 20'
1 inch = 20' ft.

F.I.P. 1/2" B.C.
180.00' BASIS OF BEARING (ASSUMED)
F.I.P. 1/2"

TREE TABLE				
No.	TYPE	H	C	D
1.	TREE (Royal Poinciana)	40'	30'	48"
2.	MANGO TREE	30'	20'	13"
3.	PALM TREE	45'	10'	12"
4.	PALM TREE	50'	15'	21"
5.	TREE (Royal Poinciana)	45'	30'	36"
6.	PALM TREE	40'	10'	12"
7.	PALM TREE	40'	10'	12"
8.	PALM TREE	40'	10'	12"
9.	PALM TREE	40'	10'	12"
10.	PALM TREE	40'	10'	12"
11.	PALM TREE	40'	10'	12"
12.	PALM TREE	40'	10'	10"
13.	PALM TREE	40'	10'	12"
14.	PALM TREE	40'	10'	12"

NOTE

H = HEIGHT (measured in feet)
C = CANOPY (measured in feet)
D = DIAMETER (measured in inches)

WEST SAN MARINO DRIVE

55' RIGHT-OF-WAY (BY PLAT)
18'± ASPHALT PAVEMENT

2' VALLEY GUTTER

16.4'± PARKWAY

120.00' (R&M)

TWO STORY RESIDENCE
315
F.F.E.=8.07

PAVERS

120.00' (R&M)

LOT 6
BLOCK 8

LOT 5
BLOCK 8

LOT 4
BLOCK 8

LOT 3
BLOCK 8

NOTE

B.M. USED: D-173
ELEVATION: 7.60 (N.G.V.D. 1929)
VERTICAL DATUM SHOWN: N.G.V.D. 1929

POINTS OF INTEREST:
DRIVEWAY CROSSES LOT LINE.

MAP OF BOUNDARY SURVEY

Property Address:

315 W SAN MARINO DR
MIAMI BEACH, FL 33139



6175 NW 153rd Street, Suite 401
Miami Lakes, FL 33014
www.OnlineLandSurveyors.Com

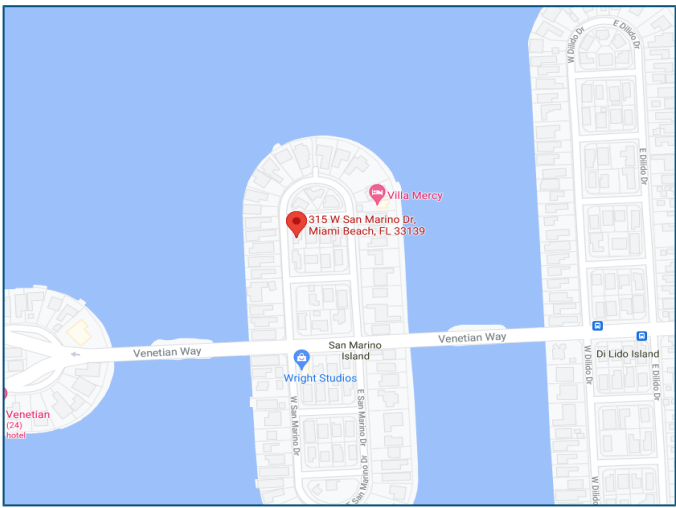
SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SIGNED _____ FOR THE FIRM

GUILLERMO A. GUERRERO
STATE OF FLORIDA

P.S.M. No. 6453

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.



LOCATION MAP N.T.S.



PROPERTY FRONT VIEW

CERTIFIED TO:

THOMAS R. KENNEDY JR. TRUST DATED SEPTEMBER 5, 2008
ITS'SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR.

FLOOD INFORMATION:

Community Number: CITY OF MIAMI BEACH 120651
Panel Number: 12086C0316L
Suffix: L
Date of Firm Index: 9/11/2009
Flood Zone: AE
Base Flood Elevation: 9.0
Date of Survey: 4/29/2022

LEGAL DESCRIPTION: LOT 5, BLOCK 8, OF SAN MARINO ISLAND ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9,PAGE 22, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

Surveyor's Legend

PROPERTY LINE		TREE		L.M.E.	LAKE or LANDSCAPE MAINT. ESMT.	ESMT.	EASEMENT
STRUCTURE		POWER POLE		R.O.E.	ROOF OVERHANG EASEMENT	D.E.	DRAINAGE EASEMENT
CONC. BLOCK WALL		CATCH BASIN		P.P.	POOL PUMP	L.B.E.	LANDSCAPE BUFFER ESMT.
CHAIN-LINK or WIRE FENCE		COUNTY UTILITY ESMT.		PL	PLANTER OR PROPERTY LINE	L.A.E.	LIMITED ACCESS EASEMENT
WOOD FENCE		INGRESS/ EGRESS ESMT.		I.D.	IDENTIFICATION	TEL.	TELEPHONE FACILITIES
IRON FENCE		UTILITY EASEMENT		B.C.	BLOCK CORNER	U.P.	UTILITY POLE
EASEMENT		FOUND IRON PIPE/		B.R.	BEARING REFERENCE	E.U.B.	ELECTRIC UTILITY BOX
CENTER LINE		PIN AS NOTED ON PLAT		Δ	CENTRAL ANGLE or DELTA	SEP.	SEPTIC TANK
WOOD DECK		LICENSE # - BUSINESS		R	RECORD OR RADIUS	D.F.	DRAIN FIELD
CONCRETE		LICENSE # - SURVEYOR		RAD.	RADIAL	AC	AIR CONDITIONER
ASPHALT		CALCULATED POINT		N.R.	NON RADIAL	CSW	CONC SIDEWALK
BRICK/TILE		SET MONUMENT		TYP.	TYPICAL	DWY	DRIVEWAY
WATER		CONTROL POINT		I.R.	IRON ROD	SCR.	SCREEN
APPROXIMATE EDGE OF WATER		CONCRETE MONUMENT		I.P.	IRON PIPE	GAR.	GARAGE
COVERED AREA		ELEVATION		N&D	NAIL & DISK	ENCL.	ENCLOSURE
		POINT OF TANGENCY		PK NAIL	PARKER-KALON NAIL	N.T.S.	NOT TO SCALE
		POINT OF CURVATURE		D.H.	DRILL HOLE	F.F.	FINISHED FLOOR
		PERMANENT REFERENCE MONUMENT		WELL		T.O.B.	TOP OF BANK
		POINT OF COMPOUND CURVATURE		Q.M.H.	MAN HOLE	E.O.W.	EDGE OF WATER
		POINT OF REVERSE CURVATURE		O.H.L.	OVERHEAD LINES	E/P OR E.O.P.	EDGE OF PAVEMENT
		POINT OF BEGINNING		TX	TRANSFORMER	C.V.G.	CONCRETE VALLEY GUTTER
		POINT OF COMMENCEMENT		CATV	CABLE TV. RISER	B.S.L.	BUILDING SETBACK LINE
		PERMANENT CONTROL POINT		W.M.	WATER METER	S.T.L.	SURVEY TIE LINE
		PLATTED MEASUREMENT		P/E	POOL EQUIPMENT	℄	CENTER LINE
		DEED		CONC	CONCRETE SLAB	R/W	RIGHT OF WAY
		CALCULATED				R.O.E.	PUBLIC UTILITY EASEMENT
						C.M.E.	CANAL MAINTENANCE EASEMENT
						A.E.	ANCHOR EASEMENT

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS.
- EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBERANCES NOT SHOWN ON THE PLAT.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION, PERMITTING DESIGN, OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ONLINE LAND SURVEYORS INC.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- FENCE OWNERSHIP NOT DETERMINED.
- WALL TIES ARE TO THE FACE OF THE WALL.
- BEARINGS ARE BASE ON AN ASSUMED MERIDIAN.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED OR ELECTRONIC SEAL.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.
- THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
- THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

Florida Land Title Association

Affiliate Member

Printing to Scale:

- Select "None" from Page Scaling
- Deselect "Auto-Rotate and Center"
- Select "Choose paper source by PDF page size"

Page Handling

Copies: 1

Page Scaling: 1 None

☒ Auto-Rotate and Center

☒ Choose paper source by PDF page size

☐ Use custom paper size when needed

FIELD WORK:	4/21/2022
DRAWN BY:	V.P.
CHECKED BY:	G.A.G.
FINAL REVISION:	04/29/2022
COMPLETED:	4/29/2022
SCALE:	1" = 20'
SURVEY CODE:	O-86594



6175 NW 153rd Street, Suite 401
Miami Lakes, FL 33014
Phone: (305) 910-0123
Fax: (305) 675-0999
www.OnlineLandSurveyors.Com