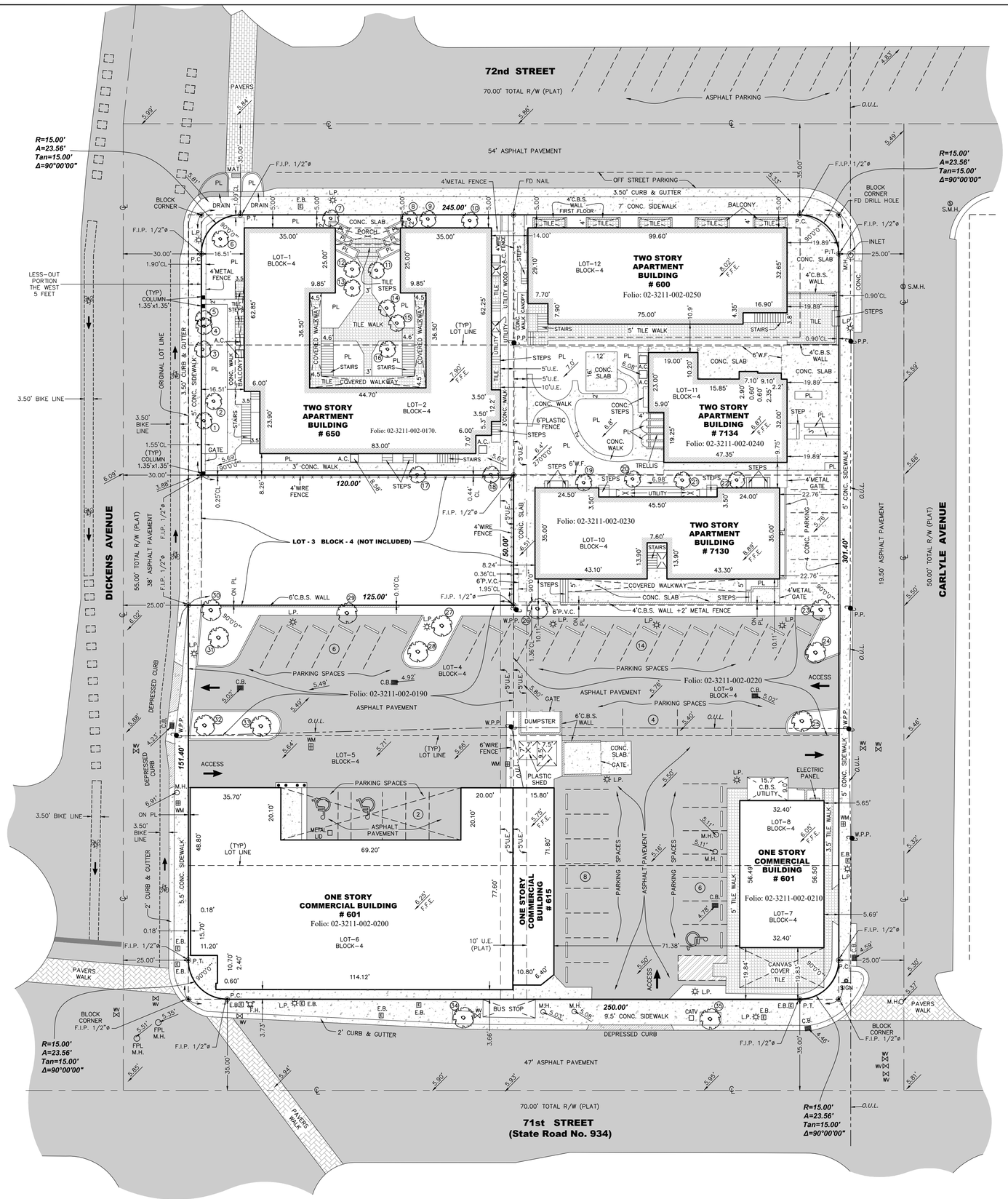
LEGEND

A = Arc
A/C = Air condicioner
BM = Bench Mark
BRG = Bearing
CATV = Catch basin
CB = Catch basin
CBS = Concrete Block Structure
CH = Chord
C.P.P. = Concrete power pole
℄ = Center Line
CLF = Chain Link Fence
CL = Clear
CONC. = Concrete
C.O. = Clean-out
D = Deed
Ø = Diameter
DH = Drill Hole
D/E = Drainage & Maintenance Easement
E.B. = Electric Box
Encr = Encroachment
F.F. = Finish Floor
F.H. = Fire Hydrant
F.I.R. = Found Iron Rebar
FPL = Florida Power & Light
F.I.P. = Found Iron Pipe
F/D = Found
L.A. = Limited Access
L.P. = Light Pole
L.M.E. = Lake Maintenance Easement
M = Measured
M.L.P. = Metal light Pole
M.H. = Manhole
⅊ = Monument Line
MON. = Monument
N/A = Not Applicable
N/D = Nail & Disc
NTS = Not to Scale
O/S = Offset
O.U.L. = Overhead Utility Lines
O/H = Overhang
P = Plat
PB = Plat Book
PC = Point of Curvature
P.C.C. = Point of Compound Curvature
PCP = Permanent Control Point
PG = Page
P.I. = Point of Intersection
℗ = Property Line
PL = Planter
P.P. = Power Pole
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
P.O.T. = Point of Termination
P.P. = Power Pole
P.R.M. = Permanent Reference Monument
P.R.C. = Point of Reverse Curvature
PT = Point of Tangency
R = Radius
R/R = Railroad
PSM = Professional Surveyor Mapper
R/W = Right-of-Wiay
SWK = Sidewalk
Sec. = Section
(TYP) = Typical
T = Tangent
U.E. = Utility Easement
W.F. = Wood Fence
W.M. = Water Meter
W.V. = Water Valve
W.S. = Water Service

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

GENERAL NOTES:
g) All roads shown hereon are public unless otherwise noted.
h) No underground utilities or foundations were located unless otherwise noted.
i) Subject lands lack direct access to a dedicated public road.
j) The graphic portrayal of this document are intended to be displayed at the graphic/scale scales as shown on the face of the document. The Minimum relative distance accuracy for the type of boundary survey is 1:10,000. The Minimum relative distance accuracy for the type of topographic survey is 1:5,000 for obtaining scaled data.
k) The intended use of land as classified in the minimum technical standards (5J17-F.AC), is "Suburban". The Minimum relative distance accuracy for the type of boundary survey is 1:10,000. The Minimum relative distance accuracy for the type of topographic survey is 1:5,000 for obtaining scaled data.
l) Contours or elevations, if shown, are based on field survey or information on the herein described parcel for building, zoning information and utilities location.

NOTE:
a) No assurances and/or encroachments shown hereon are of the apparent nature, fence legal ownership not determined.
b) This boundary survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.
c) Underground utilities, improvements, footings and encroachments, if any not located.
d) Underground utilities, improvements, footings and encroachments, if any not located.
e) Property owner should be aware that ownership of property may be subject to rights of others such as, but not limited to, those resulting from flooding or damage and does not create liability on the part of the firm or employees thereof, for any damage to property or injury to persons which may occur.
f) Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.



TREE CHART

#	DESCRIPTION	Ø	HEIGHT	CANOPY
1	PALM	18"	14'	12'
2	AVOCADO	6"	10'	8'
3	FICUS	24"	28'	24'
4	PALM	7"	30'	8'
5	PALM	7"	30'	8'
6	AVOCADO	6"	14'	16'
7	PALM	6"	15'	6'
8	PALM	6"	25'	5'
9	PALM	6"	12'	5'
10	PALM	7"	15'	4'
11	PALM	12"	20'	10'
12	FICUS	9"	20'	12'
13	COCONUT	21"	24'	12'
14	FICUS	18"	20'	28'
15	PALM	8"	20'	12'
16	TREE	9"	16'	12'
17	TREE	12"	32'	36'
18	ORANGE	12"	20'	12'
19	FICUS	12"	28'	18'
20	FICUS	12"	28'	18'
21	FICUS	12"	28'	18'
22	FICUS	12"	28'	18'
23	SEAGRAPE	24"	25'	25'
24	FLAMBOYANT	21"	25'	25'
25	FLAMBOYANT	21"	25'	25'
26	PALM	21"	8'	8'
27	ALMACIGO	30"	30'	40'
28	PALM	12"	20'	20'
29	TREE	13"	30'	20'
30	PALM	14"	12'	6'
31	TREE	14"	20'	18'
32	ALMACIGO	21"	30'	30'
33	ALMACIGO	14"	12'	8'
34	ROYAL PALM	16"	40'	40'
35	ROYAL PALM	15"	50'	40'

RENE AIGUESVIVES PSM 4327
LICENSED No. 4327 STATE OF FLORIDA PROFESSIONAL SURVEYOR
SEAL

Rene Aiguesvives PSM4327

Digitally signed by Rene Aiguesvives PSM4327
Date: 2023.06.22 13:20:36 -04'00'

	AREA
SQ. FT.	±68406.86
ACRES	±1.5704

NOTES:
Elevations Show refer to NGVD 1929
BM # L-313-R Elev.=11.72'
(Miami-Beach)

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

This property described as:
Lots 1 and 2, Block 4, LESS the West 5 feet thereof, NORMANDY BEACH SOUTH, according to the Plat thereof as recorded in Plat Book 21, Page 54, of the Public Records of Miami-Dade County, Florida.

Address:
650 72nd Street, Miami Beach FL 33141
Folio: 02-3211-002-0170.

AND

This property described as:
Lot 12, Block 4,
NORMANDY BEACH SOUTH, according to the Plat thereof as recorded in Plat Book 21, Page 54, of the Public Records of Miami-Dade County, Florida.

Address:
600 72nd Street, Miami Beach FL 33141
Folio: 02-3211-002-0250

AND

This property described as:
Lot 11, Block 4, NORMANDY BEACH SOUTH, according to the Plat thereof as recorded in Plat Book 21, Page 54, of the Public Records of Miami-Dade County, Florida.

Address:
7134 Carlyle Avenue, Miami Beach FL 33141
Folio: 02-3211-002-0240

AND

This property described as:
Lot 10, Block 4,
NORMANDY BEACH SOUTH, according to the Plat thereof as recorded in Plat Book 21, Page 54, of the Public Records of Miami-Dade County, Florida.

Address:
7130 Carlyle Avenue, Miami Beach FL 33141
Folio: 02-3211-002-0230

AND

This property described as:
Lot 4, Block 4, LESS the West 5 feet thereof, NORMANDY BEACH SOUTH, according to the Plat thereof as recorded in Plat Book 21, Page 54, of the Public Records of Miami-Dade County, Florida.

Address:
7121 DICKENS AVE, Miami Beach FL 33141
Folio: 02-3211-002-0190

AND

This property described as:
Lots 5 and 6, Block 4,
NORMANDY BEACH SOUTH, according to the Plat thereof as recorded in Plat Book 21, Page 54, of the Public Records of Miami-Dade County, Florida.

Address:
621 71st Street, Miami Beach FL 33141
Folio: 02-3211-002-0200

AND

This property described as:
Lots 7 and 8, Block 4,
NORMANDY BEACH SOUTH, according to the Plat thereof as recorded in Plat Book 21, Page 54, of the Public Records of Miami-Dade County, Florida.

Address:
621 71st Street, Miami Beach FL 33141
Folio: 02-3211-002-0210

AND

This property described as:
Lot 9, Block 4,
NORMANDY BEACH SOUTH, according to the Plat thereof as recorded in Plat Book 21, Page 54, of the Public Records of Miami-Dade County, Florida.

Address:
7116 CARLYLE AVE, Miami Beach FL 33141
Folio: 02-3211-002-0220

Bearing, if any, shown based on N/A (reference) N/A

REVISIONS:
05/03/23 Square footage added
05/11/23 Elevations adjusted to NGVD 1929
06/22/23 Bike Path Added

FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
AE	120651	0326	L	
F.I.R.M.DATE	F.I.R.M.INDEX	BASE ELEV.		
09 / 11 / 09	09 / 11 / 09	+ 8 FT N.G.V.D.		

TOPOGRAPHIC SURVEY.
I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 5J-17 of Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

RENE AIGUESVIVES 02/23/23
PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

Alvarez, Aiguesvives and Associates, Inc.
Surveyors, Mappers and Land Planners
9789 Sunset Drive, Miami, FL 33173
Ph. 305-385-0385 ~ 305.220.2424 L.B. No. 6867
fastsurvey@aol.com ~ aaasurvey@aol.com

Field Date	Scale:	Drawn by:	Drwg. No.
02/07/23	1"=20'	R.S.	23-26450