

# MAP OF BOUNDARY SURVEY & TOPOGRAPHIC SURVEY

**Survey Pros, Inc.**

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MIAMI-DADE | BROWARD | PALM BEACH | MONROE | HILLSBOROUGH | PINELLAS

www.survey-pros.com

**LEGEND**

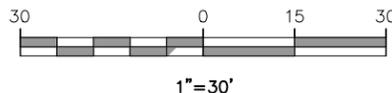
**ABBREVIATIONS:**

- A = ARC DISTANCE
- AC = AIR CONDITIONER PAD
- BLDG = BUILDING
- BM = BENCH MARK
- BOB = BASIS OF BEARINGS
- CBS = CONCRETE BLOCK & STUCCO
- (C) = CALCULATED
- C&G = CURB & GUTTER
- CLF = CHAIN LINK FENCE
- COL = COLUMN
- D.E. = DRAINAGE EASEMENT
- D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
- D/W = DRIVEWAY
- EB = ELECTRIC BOX
- ENC. = ENCROACHMENT
- EP = EDGE OF PAVEMENT
- EW = EDGE OF WATER
- FDH = FOUND DRILL HOLE
- FFE = FINISHED FLOOR ELEVATION
- FIP = FOUND IRON PIPE (NO ID)
- FIR = FOUND IRON ROD (NO ID)
- FN = FOUND NAIL (NO ID)
- FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
- L.E. = LANDSCAPE EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- (M) = MEASURED
- MDCR = MIAMI-DADE COUNTY RECORDS
- MH = MAN HOLE
- ML = MONUMENT LINE
- (P) = PLAT
- PB = PLAT BOOK
- PC = POINT OF CURVATURE
- PCP = PERMANENT CONTROL POINT
- PE = POOL EQUIPMENT PAD
- PG = PAGE
- PI = POINT OF INTERSECTION
- PL = PLANTER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRC = POINT OF REVERSE CURVATURE
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT OF TANGENCY
- R = RADIUS DISTANCE
- (R) = RECORD
- R/W = RIGHT-OF-WAY
- RES = RESIDENCE
- SIP = SET IRON PIPE LB#8023
- SND = SET NAIL & DISK LB#8023
- STL = SURVEY TIE LINE
- SWK = SIDEWALK
- (TYP) = TYPICAL
- UB = UTILITY BOX
- U.E. = UTILITY EASEMENT
- W/F = WOOD FENCE

**SYMBOLS:**

- = TELEPHONE RISER
  - = CABLE TV RISER
  - = WATER METER
  - X 0.00 = ELEVATION
  - (00') = ORIGINAL LOT DISTANCE
  - Δ = CENTRAL ANGLE
  - ⊙ = CENTER LINE
  - = WATER VALVE
  - = CURB INLET
  - = FIRE HYDRANT
  - = LIGHT POLE
  - = CATCH BASIN
  - = UTILITY POLE
  - = DRAINAGE MANHOLE
  - = SEWER MANHOLE
  - = METAL FENCE
  - = WOOD FENCE
  - = CHAIN LINK FENCE
  - = EASEMENT
  - = BOUNDARY LINE
  - = OVERHEAD UTILITY LINE
  - = ORIGINAL LOT LINE
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- ASPHALT
  - CONCRETE
  - PAVERS/BRICK
  - TILES
  - COVERED AREA

**GRAPHIC SCALE**

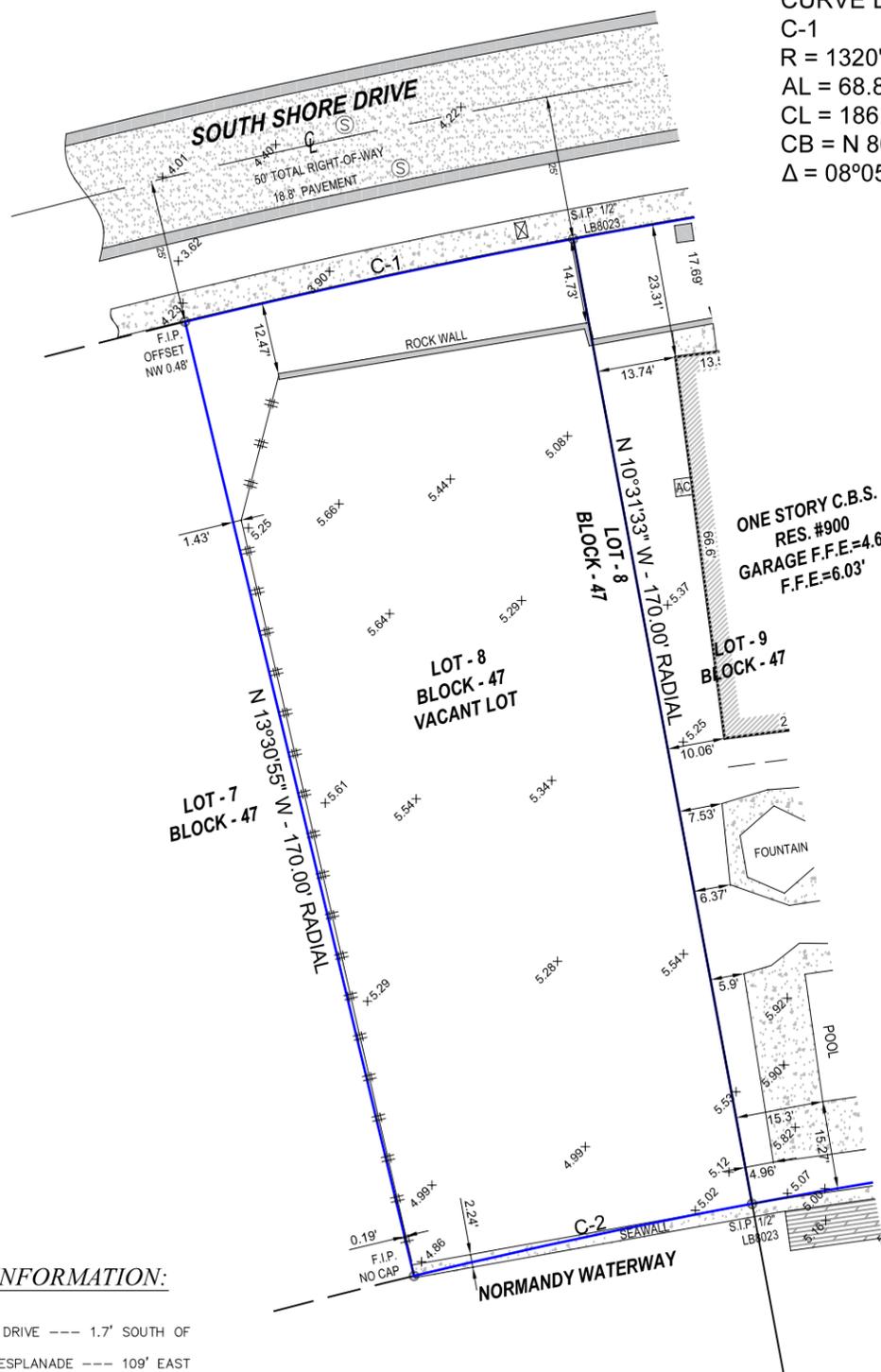


**BENCHMARK INFORMATION:**

NAME: N-313 USCG  
 ELEV(NGVD29): 3.75  
 LOCATION 1: NORMANDY DRIVE --- 1.7' SOUTH OF SOUTH CURB  
 LOCATION 2: TROUVILLE ESPLANADE --- 109' EAST OF LOOKING SOUTH  
 LOCATION 3: 39.4' NW OF NW CORNER OF BLDG WHICH SURROUNDS THE SWIMMING POOL  
 DESCRIPTION: US C & G BRASS DISC IN TOP AND AT THE SE CORNER OF A CATCH BASIN.

**CURVE DETAILS:**

- |                    |                    |
|--------------------|--------------------|
| C-1                | C-2                |
| R = 1320'          | R = 1150'          |
| AL = 68.87'        | AL = 60.00'        |
| CL = 186.09'       | CL = 179.81'       |
| CB = N 80°31'37" E | CB = N 80°58'07" E |
| Δ = 08°05'02"      | Δ = 08°58'02"      |

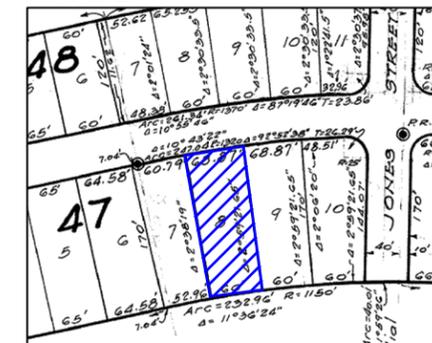


**LAND AREA CALCULATIONS:**

GROSS LAND AREA = 10,954 SQ.FT.

**LOCATION SKETCH:**

NOT TO SCALE



**PROPERTY ADDRESS:**

900 S SHORE DRIVE, MIAMI BEACH, FL. 33141

**LEGAL DESCRIPTION:**

LOT 8 IN BLOCK 47 OF NORMANDY GOLF COURSE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44 AT PAGE 62 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**FLOOD ZONE INFORMATION:**

THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE BASE FLOOD ELEVATION 8  
 COMMUNITY NAME & NUMBER CITY OF MIAMI BEACH 120651  
 MAP & PANEL NUMBER 12086C0307 SUFFIX L

**SURVEYOR'S NOTES:**

1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
5. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB#8023.
6. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
7. FENCE OWNERSHIP IS NOT DETERMINED. DIMENSIONS ARE TO THE INTERIOR PORTION OF THE FENCE.
8. ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
9. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
10. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT. THE CENTERLINE OF JONES STREET BEARS N 02°33'14" W.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

**CERTIFIED TO:**

LUIS JOSE MOLLA TRS  
 LUIS JOSE MOLLA REV TR

**REVISION(S):**

12/29/2023 - UPDATE TO TOPOGRAPHIC SURVEY, JOB#231210349

<p>SEAL</p>	<p>DATE OF ORIGINAL FIELD WORK: 07/26/2023</p> <p>JOB NUMBER: 23079749</p> <p>DRAWN BY: ADRIEL</p> <p>CAD FILE: MOLLA</p> <p>SHEET 1 OF 1</p> <p>REVISION(S):</p>
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NICOLAS DEL VENTO  
 PROFESSIONAL SURVEYOR & MAPPER  
 STATE OF FLORIDA LIC. # 6945