

1 AERIAL IMAGES



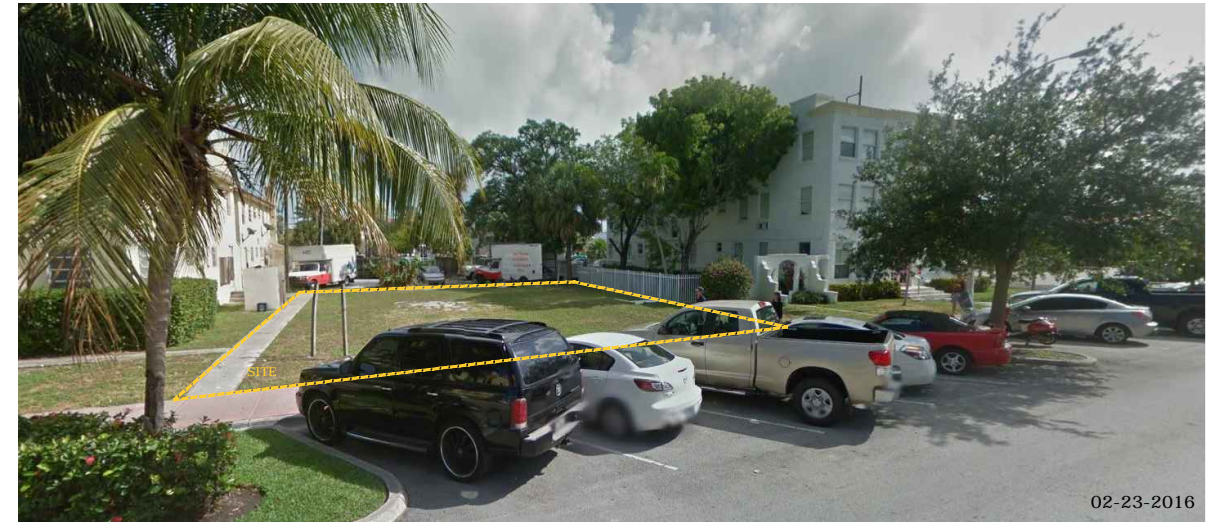
OVERVIEW MAP



02-23-2016

AERIAL VIEW OF SITE

7 SITE PHOTOGRAPHS (EXISTING)



02-23-2016

VIEW FROM MARSEILLE DRIVE



02-23-2016

OVERVIEW FROM THE SOUTH OF THE PROPERTY



# New Residential Duplex

914 MARSEILLE DRIVE, Miami Beach, Florida 15-805US

Location Plan



20900 NE 30<sup>th</sup> Ave., Suite 914  
Aventura, FL 33180  
Tel.: (305) 792-0015  
Fax: (305) 931-0279  
ARCH LICENSE NBR AA26001856  
ENG. CA No. 28787  
idea 2016  
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IMPORTANT: PLEASE NOTE THAT THE INFORMATION ON THESE PLANS IS FOR CONCEPTUAL PURPOSES ONLY AND IS SUBJECT TO CHANGE.  
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Scale: 1/8" = 1'-0"

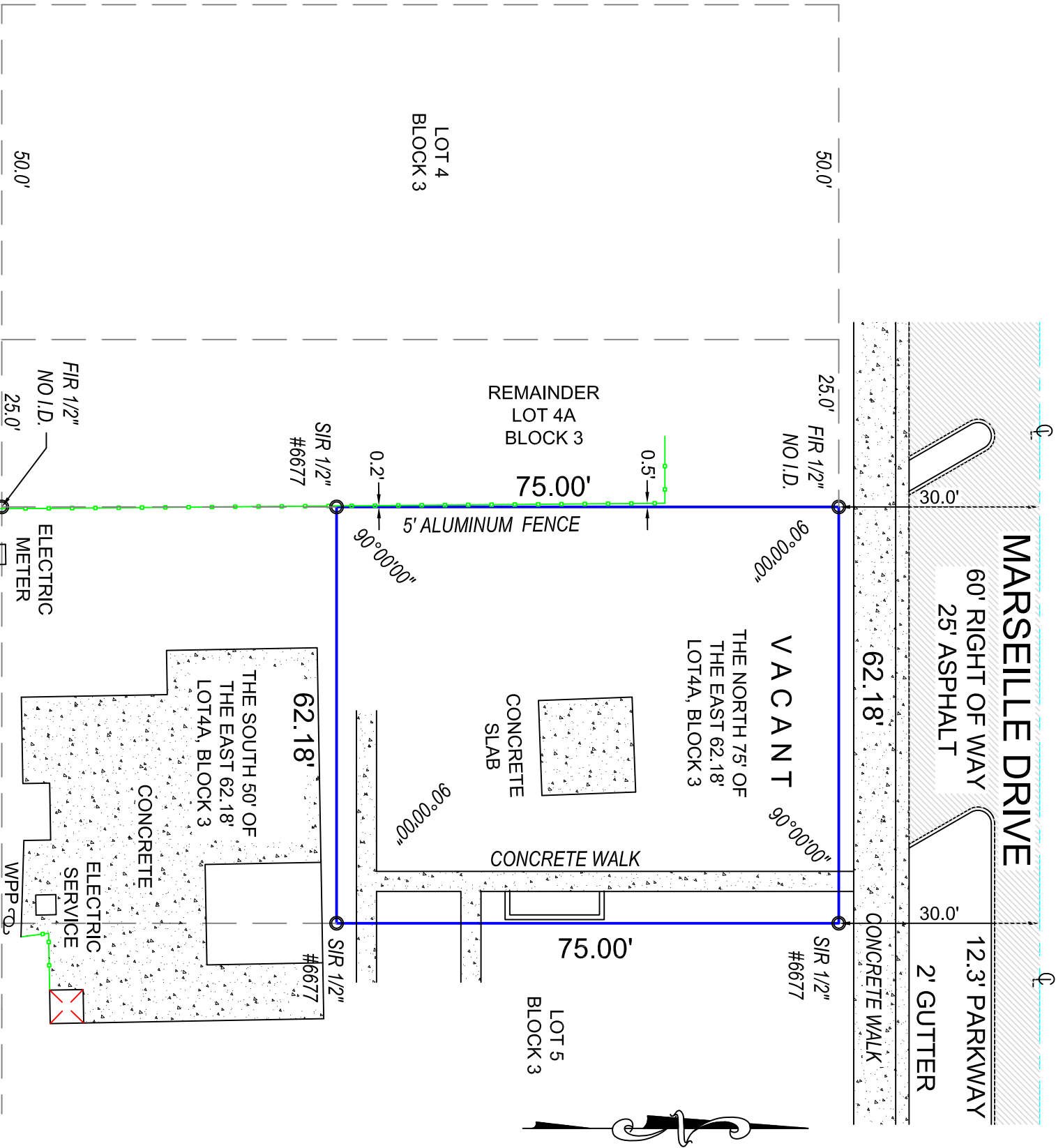
2016-03-11

engineeringarchitecture



GENERAL LEGEND:

- BCR = BROWARD COUNTY RECORDS
- BM = BENCHMARK
- CB = CATCH BASIN
- C/L = CENTERLINE
- CLF = CHAINLINK FENCE
- CLP = CONCRETE LIGHT POLE
- CBS = CONCRETE BLOCK STRUCTURE
- CONC = CONCRETE
- C/S = CONCRETE SLAB
- DE = DRAINAGE EASEMENT
- D = DELTA (CENTRAL ANGLE)
- E = EAST
- ELEV. = ELEVATION
- X 0.00' = EXISTING ELEVATION
- EOP = EDGE OF PAVEMENT
- EOW = EDGE OF WATER
- FF = FINISHED FLOOR
- FH = FIRE HYDRANT
- FN = FOUND NAIL
- INV = INVERT
- FIP = FOUND IRON PIPE
- FIR = FOUND IRON ROD
- FND = FOUND NAIL AND DISC
- L = ARC LENGTH
- MDCR = MIAMI DADE COUNTY RECORDS
- N = NORTH
- N/D = NAIL AND DISC
- MF = METAL FENCE
- ORB = OFFICIAL RECORDS BOOK
- O/S = OFFSET
- PB = PLAT BOOK
- PBCR = PALM BEACH RECORDS
- PC = POINT OF CURVATURE
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PVCF = PLASTIC FENCE
- R = RADIUS
- R/W = RIGHT OF WAY
- S = SOUTH
- S/W = SIDEWALK
- SIR = SET 1/2" IRON ROD
- SND = SET NAIL & DISC
- UE = UTILITY EASEMENT
- UP = UTILITY POLE
- W = WEST
- W/F = WOOD FENCE
- W/M = WATER METER
- Δ = DELTA



LEGAL DESCRIPTION:

THE NORTH 75.00 FEET OF THE EAST 62.18 FEET OF LOT 4A, BLOCK 3 OF "OCEAN SIDE SECTION OF THE ISLES OF NORMANDY" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 60 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFICATIONS:

EAYC INV E LLC

SURVEYORS NOTES:

ANGLES IF SHOWN ARE REFERENCED TO THE RECORD PLAT AND ARE AS MEASURED.

LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.

NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.

Boundary Survey

PROPERTY ADDRESS:

XXX MARSELLE DRIVE  
MIAMI BEACH, FL. 33131

FLOOD ZONE DATA:

ZONE: AE 8

REVISIONS:

FIELD LOCATION OF IMPROVEMENTS

DATE: 9/22/2015

SCALE: 1" = 20'

CADD: SBS

CHECKED BY: EWD

INVOICE #: 15-42329

SHEET # 1 OF 1

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

ERNEST W. DUNCAN, PSM, STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LS 5182 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



5400 SOUTH UNIVERSITY DRIVE  
DAVIE, FLORIDA 33328 SUITE 216



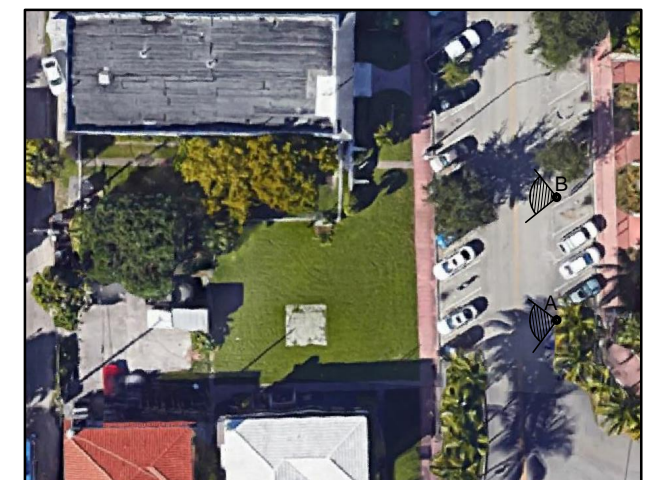
02-23-2016

A) EAST NEIGHBOR PROPERTY



02-23-2016

B) WEST NEIGHBOR PROPERTY



KEY PLAN



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Scale:

2016-03-11

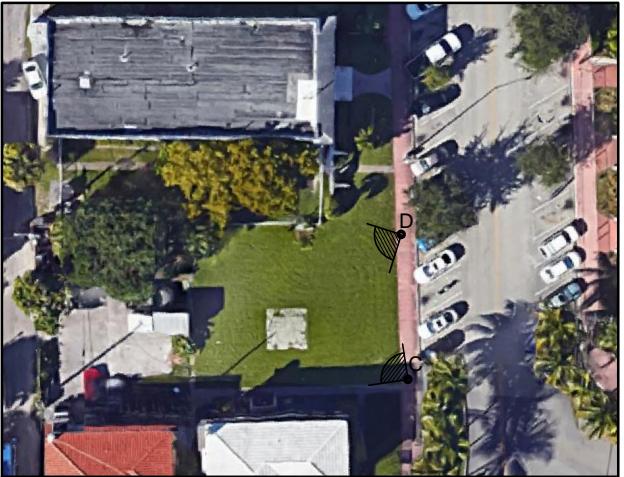
01A





C) VIEW FROM NORTH EAST CORNER OF THE PROPERTY LOOKING SOUTH

D) VIEW FROM NORTH WEST CORNER OF THE PROPERTY LOOKING SOUTH



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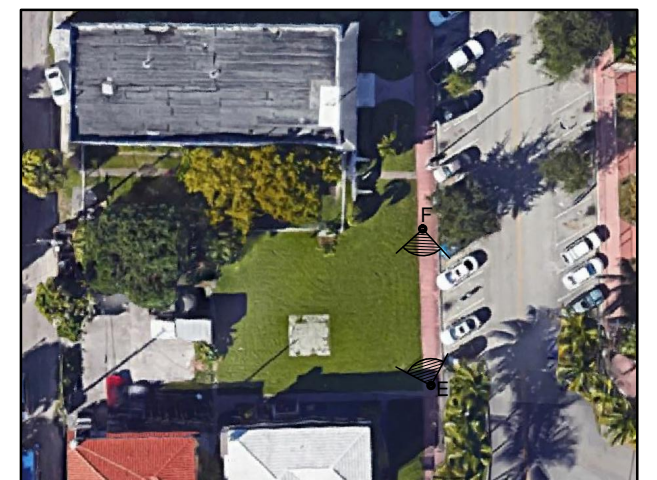




E) VIEW FROM SIDEWALK LOOKING WEST



F) VIEW FROM SIDEWALK LOOKING EAST



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Scale:

2016-03-11

01C

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