

EAUX DRIVE
RIGHT-OF-WAY

EAUX DRIVE

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EAUX DRIVE

EAUX DRIVE

EAUX DRIVE

BAY DRIVE

(70' PUBLIC RIGHT-OF-WAY)
22' ASPHALT PAVEMENT

18.30' PARKWAY

18.30' PARKWAY

18.30' PARKWAY

18.30' PARKWAY

18.30' PARKWAY

18.30' PARKWAY

18.30' PARKWAY

A=68.34 R=1973.05
Δ=1°59'04" T=34.17

A=64.72 R=1973.05
Δ=1°35'20" T=27.36

A=54.72 R=1973.05
Δ=1°35'20" T=27.36

A=68.34 R=1973.05
Δ=1°59'04" T=34.17

A=64.72 R=1973.05
Δ=1°35'20" T=27.36

A=54.72 R=1973.05
Δ=1°35'20" T=27.36

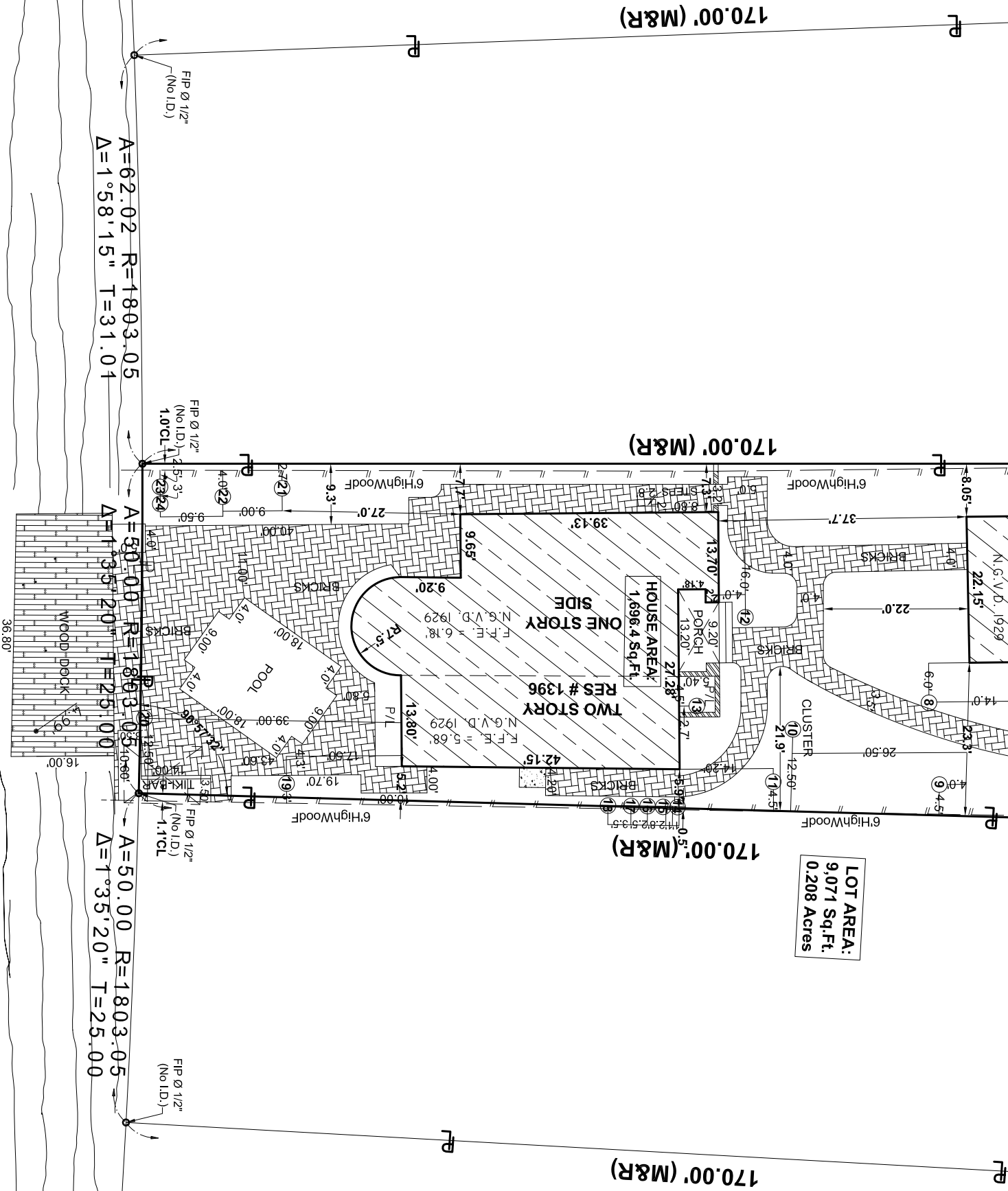
LOT 1 BLOCK 14

LOT 3 BLOCK 14

PROPERTY TREE LIST

No.	COMMON NAME	SCIENTIFIC NAME	D	C	H
1	PALM TREE		0.6'	5'	4.0'
2	PALM TREE		0.6'	5'	3.8'
3	TREE		0.4'	5.0'	12'
4	TREE		0.3'	12'	12'
5	TREE		2.5'	16'	3.0'
6	TREE		2.5'	2'	25'
7	TREE		0.8'	9'	25'
8	TREE		2.5'	20'	25'
9	TREE		2.5'	20'	3.0'
10	CLUSTER TREES		5.0'	16'	2.0'
11	TREE		2.5'	20'	35'
12	TREE		2.2'	25'	3.0'
13	TREE		0.25'	9'	25'
14	TREE		0.4'	10'	18'
15	TREE		0.4'	10'	18'
16	TREE		0.4'	10'	18'
17	TREE		0.4'	10'	18'
18	TREE		0.55'	10'	18'
19	PALM TREE		0.2'	6'	12'
20	PALM TREE		1.0'	17'	3.0'
21	PALM TREE		1.3'	14'	25'
22	PALM TREE		2.0'	20'	25'
23	PALM TREE		2.8'	25'	35'
24	PALM TREE		0.8'	9'	13'
25	PALM TREE		1.4'	20'	25'

NOTE: ⑤ TREE LOCATION &
NUMBER DESIGNATION



A=62.02 R=1803.05
Δ=1°58'15" T=31.04

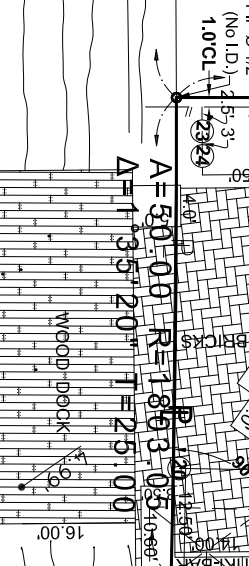
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Δ=1°35'20" T=25.00

A=50.00 R=1803.05
Δ=1°35'20" T=25.00

A=62.02 R=1803.05
Δ=1°58'15" T=31.04

A=50.00 R=1803.05
Δ=1°35'20" T=25.00

A=50.00 R=1803.05
Δ=1°35'20" T=25.00



LIST OF POSSIBLE ENCROACHMENT:
N/A

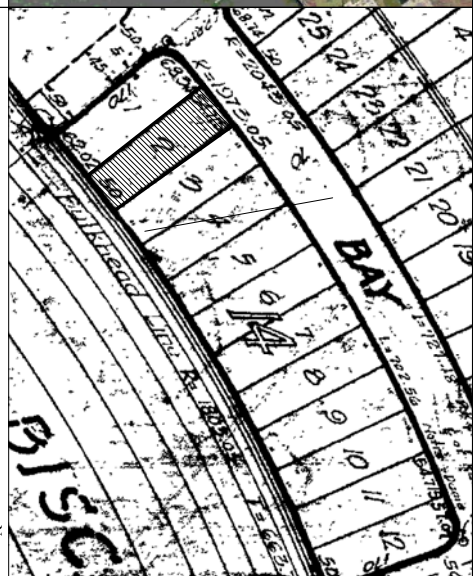
BENCH MARK USED
BM # A-234, Elevation = 3.81'
converted to NGVD 1929.

FLOOD ZONE INFORMATION:
Community No. 120651
Panel No. 0307
Surfix: L
FIRM Date: 09-11-2009
Flood Zone: AE + 8.00'

AERIAL MAP (NOT TO SCALE)



LOCATION MAP (NOT TO SCALE)



PROPERTY ADDRESS:
1396 BAY Drive, Miami Beach, FL 33141
(FOLO No. 02 - 3210 - 013 - 2210)

DESCRIPTION

Lot 2, Block 14, OCEAN SIDE SECTION OF
THE ISLE OF NORMANDY, according to the
Plat thereof, as recorded in Plat Book 25,
Page 60 of the Public Records of
Miami-Dade County, Florida.

There may be legal restrictions on the subject
property that are not shown on the Map of Survey
that may be found in the Public Records of
Miami-Dade County, or the records of any other
public and private entities as their jurisdictions
may appear.

The Map of Survey is intended to be displayed at
the stated graphic scale in English units of
measurement. Attention is brought to the fact that
said drawing may be altered in scale by the
reproduction process.

This Survey was conducted for the purpose of a
BOUNDARY SURVEY only, and is not intended to
delineate the regulatory jurisdiction of any federal,
state, regional or local agency board, commission
or other entity.

Legal description was furnished by the client.

The elevations of well-identified features as
depicted on this survey and map were measured
to an estimated vertical positional accuracy of 1/10
foot for natural ground surfaces and 1/100 foot for
hardscape surfaces, including pavements, curbs
and other man-made features as may exist.

Well-identified features as depicted on this survey
and map were measured to an estimated
horizontal positional accuracy of 1/10 foot unless
otherwise shown.

Legal Description subject to any dedications,
limitations, restrictions, reservations or recorded
easements, and subject to any other recorded
Sheet of Survey cannot be used for construction
purposes. Surveyor not responsible for third party
alterations.

If shown elevations are referred to N.G.V.D. of 1929
The surveyor makes no representation as to
ownership, possession or occupation of the
subject property by any entity or individual.

Subsurface improvements and/or encroachments
within, upon, across, abutting or adjacent to the
subject property were not located and are not shown.
Not valid without the signature and original raised
seal of a Florida Licensed Surveyor and Mapper.
Any use of this Survey for purposes other than the
written consent of the signing party.

This Map of Survey has been prepared for the
exclusive use of the entities named herein and
the certification does not extend to any unnamed party.

CERTIFY TO:

1396 BAY DRIVE, LLC.

SURVEYOR'S CERTIFICATION:

I hereby certify: That this "BOUNDARY SURVEY" and
the Map of Survey resulting there from was performed
under my direction and is true and correct to the best
of my knowledge and belief and further, that said
"BOUNDARY SURVEY" meets the intent of the
"Minimum Technical Standards for Land Surveying in
the State of Florida" pursuant to Rule 5417 of the
Florida Administrative Code and its implementing Rule
Chapter 47Z.027 of the Florida Statutes.

Gary B. Castel, P.L.S.
Registered Surveyor and Mapper No. 4129
State of Florida.

Land Surveyors & Mapper
12016 SW 132nd Ct., MIAMI, FL 33186
Telephone: 786-290-4184

02-12-2017

DRAWN A.V.I.
SHEET No. 2/2

ORIGINAL 02-12-2017
REVISIONS

Survey is not covered by
Professional Liability
Insurance.

LEGEND OF SURVEY ABBREVIATIONS

CLP = CONC. LIGHT POLE
CONC = CONCRETE
Δ = CENTRAL ANGLE
E = ELECTRIC SERVICE BOX
EM = ELECTRIC METER (CAN)
F.B.H. = FOUND DRILL HOLE
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.R. = FOUND REBAR
F.N. = FOUND NAIL
G = GAS METER
L.P. = LIGHT POLE

MH = MAN HOLE
M = MEASURED
MIL = MONUMENT LINE
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
O.E. = OVERHEAD ELECTRIC LINES
P.B. = PLAT BOOK
P.C.P. = PERMANENT CONTROL POINT
PG. = PAGE
P.R.M. = PERMANENT REFERENCE MONUMENT

P/L = PROPERTY LINE
R = RECORDED
RAD. = RADIAL
RES. = RESIDENCE
R.W. = RIGHT OF WAY
S.W. = SEWER MANHOLE
SEC. = SECTION
S.I.P. = SET IRON PIPE No.
SIL = SET BACK LINE
STY. = STORY

SWK. = SIDEWALK
TEL. = TELEPHONE SERVICE BOX
TV = TV CABLE SERVICE BOX
U.D.E. = UTILITY & DRAINAGE
EASEMENT
U.E. = UTILITY EASEMENT
U.M.E. = UTILITY & MAINTENANCE
EASEMENT
U.P. = UTILITY POLE
W. = WATER WELL
W.M. = WATER METER

⊙ MW - GAS MONITORING WELL
⊙ MH - STORM DRAIN MANHOLE
⊙ UP - WOOD UTILITY POLE
⊙ CUP - CONC. UTILITY POLE
■ CB - CATCH BASIN

■ TILES
■ BRICK
■ ASPHALT
■ BLDG.
■ CONC.
■ WALL