

LEGEND

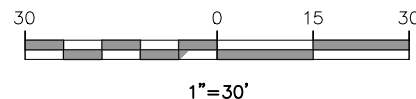
ABBREVIATIONS:

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

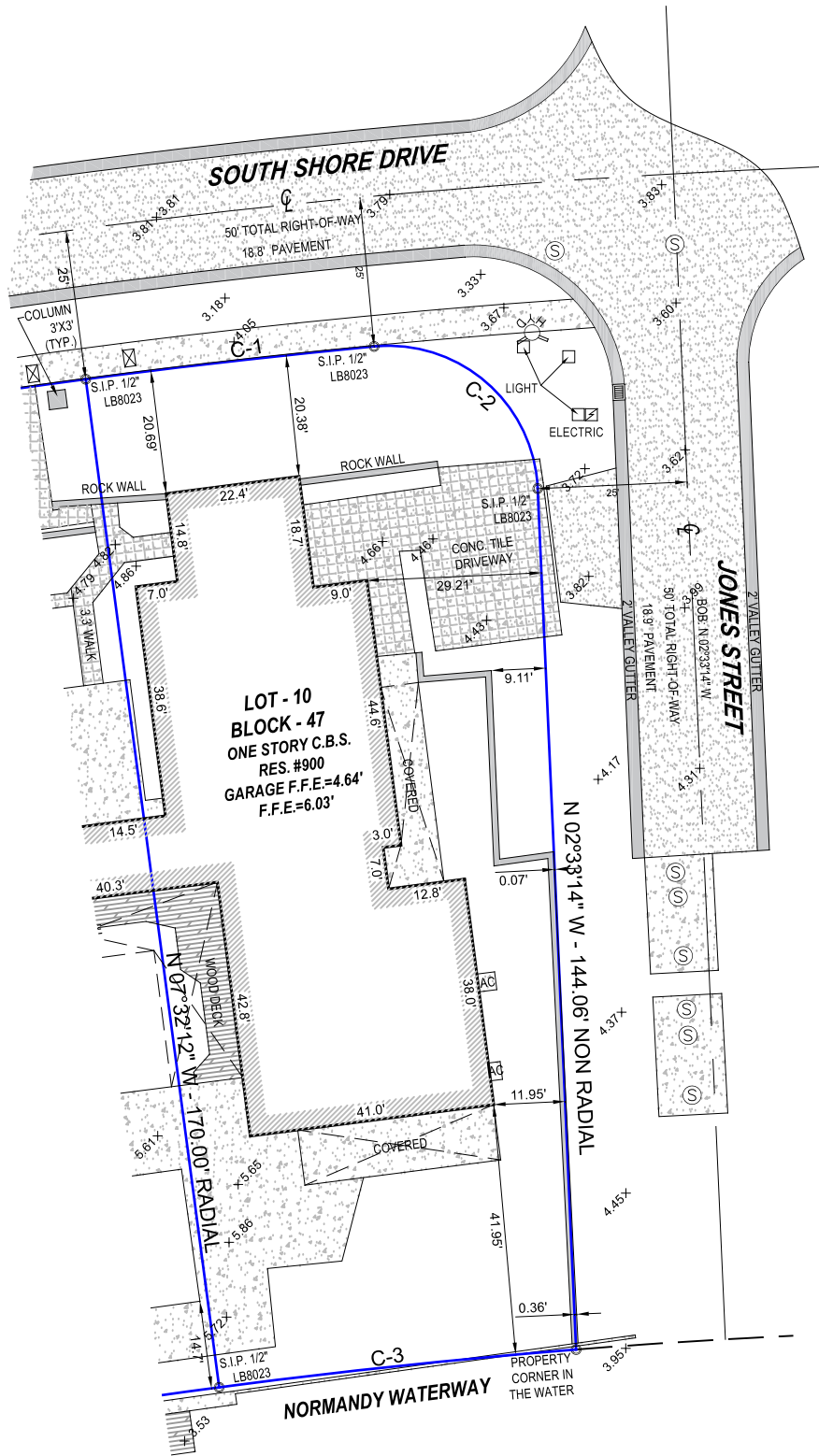
SYMBOLS:

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

GRAPHIC SCALE



MAP OF BOUNDARY SURVEY & TOPOGRAPHIC SURVEY



CURVE DETAILS:

C-1
R = 1320'
AL = 48.51'
CL = 186.09'
CB = N 80°31'37" E
Δ = 08°05'02"

C-2
R = 25'
AL = 40.53'
CL = 36.23'
CB = S 48°59'33" E
Δ = 92°52'38"

C-3
R = 1150'
AL = 60'
CL = 179.81'
CB = N 80°58'07" E
Δ = 08°58'02"

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.

LAND AREA CALCULATIONS:

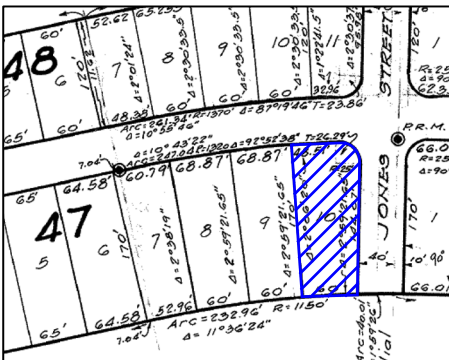
GROSS LAND AREA = 11,308 SQ.FT.

Survey Pros, Inc.

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LOCATION SKETCH:

NOT TO SCALE



PROPERTY ADDRESS:

900 S SHORE DRIVE, MIAMI BEACH, FL 33141

LEGAL DESCRIPTION:

LOT 10 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:

- ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
- NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- 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.
- THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR