

LEGEND

ABBREVIATIONS:

A = ARC DISTANCE
AC = AIR CONDITIONER PAD
BOR = BROWARD COUNTY RECORDS
BLDG = BUILDING
BM = BENCH MARK
BOR = 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
F&H = FOUND DRILL HOLE
FFE = FINISHED FLOOR ELEVATION
FRP = FOUND IRON PIPE (NO ID)
FR = FOUND IRON ROD (NO ID)
FN = FOUND NAIL (NO ID)
FN&D = FOUND NAIL & DISK
FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
L.E. = LANDSCAPE EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
(M) = MEASURED
MOR = MIAMI-DADE COUNTY RECORDS
MH = MAN HOLE
ML = MONUMENT LINE
(P) = PLAT BOOK
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCP = PERMANENT CONTROL POINT
PE = POOL EQUIPMENT PAD
PG = PAVE
PI = POINT OF INTERSECTION
PL = PLANTER
POR = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRO = 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 = SIP L&R&OZ
SND = SET NAIL & DISK L&R&OZ
STL = SURVEY LINE
SNM = SIDEWALK
(TYP) = TYPICAL
UB = UTILITY BOX
U.E. = UTILITY EASEMENT
W/F = WOOD FENCE

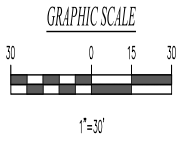
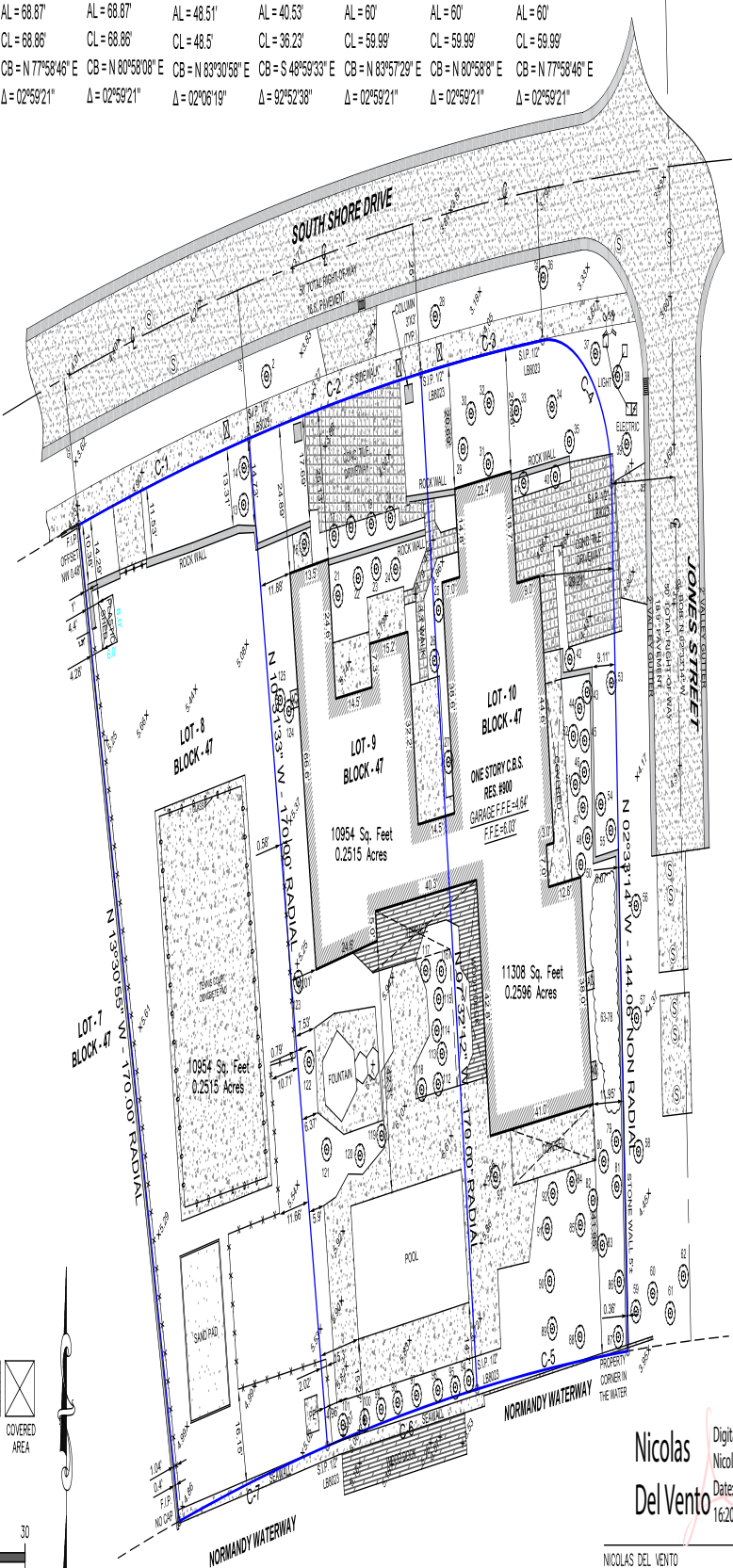
SYMBOLS:

☐ = TELEPHONE RISER
☐ = CABLE TV RISER
☐ = WATER METER
X 0.0 = ELEVATION
(00) = ORIGINAL LOT DISTANCE
∠ = CENTRAL ANGLE
⊙ = CENTER LINE
W = WATER VALVE
☐ = CURB INLET
☐ = FIRE HYDRANT
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☐ = DRAINAGE MANHOLE
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--- = METAL FENCE
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--- = CHAIN LINK FENCE
--- = EASEMENT
--- = BOUNDARY LINE
--- = OVERHEAD UTILITY LINE
--- = ORIGINAL LOT LINE
ASPHALT
CONCRETE PAVERS
BRICK
TILES
COVERED AREA

CURVE DETAILS:

C-1	C-2	C-3	C-4	C-5	C-6	C-7
R = 1320'	R = 1320'	R = 1320'	R = 25'	R = 1150'	R = 1150'	R = 1150'
AL = 68.87'	AL = 68.87'	AL = 48.51'	AL = 40.53'	AL = 60'	AL = 60'	AL = 60'
CL = 68.86'	CL = 68.86'	CL = 48.5'	CL = 36.23'	CL = 59.99'	CL = 59.99'	CL = 59.99'
CB = N 77°58'46" E	CB = N 80°58'08" E	CB = N 83°30'58" E	CB = S 48°59'33" E	CB = N 83°57'29" E	CB = N 80°58'8" E	CB = N 77°58'46" E
Δ = 02°59'21"	Δ = 02°59'21"	Δ = 02°08'19"	Δ = 92°52'38"	Δ = 02°59'21"	Δ = 02°59'21"	Δ = 02°59'21"

MAP OF BOUNDARY & TREE SURVEY



Survey Pros, Inc.

4348 SW 74TH AVENUE, MIAMI, FL 33155
PH: (305) 767-6802 (main)
MIAMI-DADE | BROWARD | PALM BEACH | MONROE | HILLSBOROUGH | PINELLAS
www.survey-pros.com

LOCATION SKETCH:

NOT TO SCALE



PROPERTY ADDRESS:

800 S SHORE DRIVE, MIAMI BEACH, FL 33141

LEGAL DESCRIPTION:

LOTS 9 AND 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 120601
MAP & PANEL NUMBER 1206010307 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 WAY, 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 ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
- ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED L&R&OZ.
- THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
- FENCE OWNERSHIP IS NOT DETERMINED. DIMENSIONS ARE TO THE INTERIOR PORTION OF THE FENCE.
- 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).
- 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.
- BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT. THE CENTERLINE OF JONES STREET BEARS N 02°33'4" 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 54-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

CERTIFIED TO:

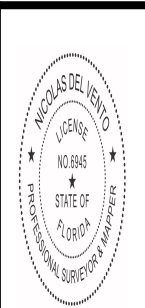
LUIS JOSE MOLLAS TRS
LUIS JOSE MOLLAS REV TR

REVISION(S):

- 03/22/2023 - UPDATE, JOB#2037740
- 12/10/2024 - TREE SURVEY PER ARBORIST REPORT, JOB#24111893
- 07/10/2025 - UPDATE SURVEY, JOB#250712978

Nicolas
Del Vento
Digitally signed by
Nicolas Del Vento
Date: 2025.07.10
16:20:15 -0400

NICOLAS DEL VENTO
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6945



DATE OF ORIGINAL FIELD WORK:
07/26/2023
JOB NUMBER: 23079749
DRAWN BY: ADRIEL
CAD FILE: MOLLAS
SHEET 1 OF 2
REVISION(S):

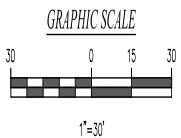
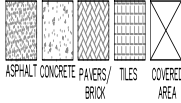
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MAP OF BOUNDARY & TREE SURVEY

TREE TABLE: (LOT 10)

Tree #	Common Name	Scientific Name	DBH (inches)	Condition	Number of stems	Height (feet)	Spread (feet)
25	umbrella tree	Schefflera actinophylla	18	Fair	3	38	28
26	Senegal date palm	Phoenix reclinata	cluster	Fair	7	38	16
27	Yew pine	Podocarpus macrophyllus	5	Fair	2	16	10
28	mahogany	Swietenia mahagoni	12	Good	1	35	35
29	gumbo limbo	Bursera simaruba	14	Good	1	30	30
30	umbrella tree	Schefflera actinophylla	27	Fair	4	40	30
31	everglades palm	Azodornapha wrightii	cluster	Fair	-	35	8
32	bishopwood	Bischofia javanica	11	Poor	2	30	25
33	umbrella tree	Schefflera actinophylla	8	Fair	1	30	20
34	royal palm	Roystonia regia	12	Good	2	42	18
35	Madagascar olive	Noronhia emarginata	10	Good	2	25	30
36	mahogany	Swietenia mahagoni	12	Good	1	30	30
37	coconut palm	Cocos nucifera	10	Good	1	35	16
38	coconut palm	Cocos nucifera	9	Good	1	40	16
39	coconut palm	Cocos nucifera	8	Good	1	28	16
40	Madagascar olive	Noronhia emarginata	9	Poor	3	18	12
41	Madagascar olive	Noronhia emarginata	11	Poor	1	18	12
42	solitaire palm	Psychosperma elegans	4	Fair	1	42	10
43	solitaire palm	Psychosperma elegans	3	Good	1	28	10
44	solitaire palm	Psychosperma elegans	3	Fair	1	28	10
45	solitaire palm	Psychosperma elegans	3	Fair	1	28	10
46	solitaire palm	Psychosperma elegans	3	Fair	1	28	10
47	solitaire palm	Psychosperma elegans	3	Fair	1	28	10
48	solitaire palm	Psychosperma elegans	3	Fair	1	28	10
49	solitaire palm	Psychosperma elegans	3	Fair	1	28	10
50	solitaire palm	Psychosperma elegans	3	Fair	1	28	10
51	ochrosia	Ochrosia elliptica	3	Fair	2	12	10
52	ochrosia	Ochrosia elliptica	4	Fair	2	12	12
53	coconut palm	Cocos nucifera	8	Fair	1	20	12
54	umbrella tree	Schefflera actinophylla	8	Fair	2	25	20
55	solitaire palm	Psychosperma elegans	cluster	Fair	1	25	10
56	black olive	Bucido buxus	24	Good	1	45	35
57	black olive	Bucido buxus	22	Good	1	40	35
58	black olive	Bucido buxus	28	Good	1	40	35
59	coconut palm	Cocos nucifera	8	Good	1	32	16
60	coconut palm	Cocos nucifera	8	Good	1	32	16
61	coconut palm	Cocos nucifera	8	Good	1	32	16
62	coconut palm	Cocos nucifera	8	Good	1	32	16
63	montgomery palm	Veitchia orechna	cluster	Good	1	35	14
64	montgomery palm	Veitchia orechna	5	Good	10	45	12
65	solitaire palm	Psychosperma elegans	3	Good	2	24	10
66	solitaire palm	Psychosperma elegans	3	Good	1	22	10
67	Montgomery palm	Veitchia orechna	6	Good	2	30	10
68	Montgomery palm	Veitchia orechna	4	Good	2	22	10
69	Montgomery palm	Veitchia orechna	4	Good	1	22	10
70	Montgomery palm	Veitchia orechna	4	Good	2	32	10
71	umbrella tree	Schefflera actinophylla	5	Good	2	32	16
72	umbrella tree	Schefflera actinophylla	7	Good	1	32	16
73	Montgomery palm	Veitchia orechna	3	Fair	1	28	10
74	Montgomery palm	Veitchia orechna	3	Fair	3	26	10
75	umbrella tree	Schefflera actinophylla	5	Fair	4	32	10
76	Montgomery palm	Veitchia orechna	4	Fair	2	18	10
77	Montgomery palm	Veitchia orechna	3	Fair	2	28	8
78	number not used						
79	umbrella tree	Schefflera actinophylla	4	Fair	1	32	8
80	Montgomery palm	Veitchia orechna	4	Good	1	32	14
81	Montgomery palm	Veitchia orechna	4	Good	1	18	12
82	Montgomery palm	Veitchia orechna	6	Good	1	32	14
83	pink trumpet tree	Tabebuia heterophylla	8	Poor	1	40	30
84	umbrella tree	Schefflera actinophylla	21	Fair	10	40	30
85	umbrella tree	Schefflera actinophylla	9	Fair	2	35	30
86	Brazilian pepper	Schinus terebinthifolius	6	Fair	4	35	35
87	strangler fig	Ficus aurea	16	Fair	2	25	35
88	seagrass	Coccoloba uifera	13	Good	2	25	25
89	Brazilian pepper	Schinus terebinthifolius	6	Good	1	28	28
90	cattleya guava	Psidium cattleianum	4	Good	2	15	12
91	pink trumpet tree	Tabebuia heterophylla	4	Good	1	22	18
92	pink trumpet tree	Tabebuia heterophylla	11	Good	1	30	20
93	bottlebrush	Callistemon sp.	11	Fair	1	22	22
94	umbrella tree	Schefflera actinophylla	11	Fair	3	38	20
95	umbrella tree	Schefflera actinophylla	12	Fair	4	38	20
112	Alexander palm	Archontophoenix alexandreae	5.5,5.5,5	Good	5	34	18
113	solitaire palm	Psychosperma elegans	3,3,3,3,3,3	Good	6	35	8
114	Senegal date palm	Phoenix reclinata	cluster	Good	1	30	30
115	figtail palm	Caryota mitis	cluster	Good	1	30	20
116	Alexander palm	Archontophoenix alexandreae	7,7,7,7,7,7,7	Good	8	32	10

TREE DETAILS PROVIDED BY: NEW LEAF ENVIRONMENTAL, LLC

TREE TABLE: (LOT 9)

Tree #	Common Name	Scientific Name	DBH (inches)	Condition	Number of stems	Height (feet)	Spread (feet)
2	mahogany	Swietenia mahagoni	15	Good	1	35	35
13	pygmy date palm	Phoenix roebelinii	4	Good	1	16	8
14	pygmy date palm	Phoenix roebelinii	5	Good	1	16	8
16	solitaire palm	Psychosperma elegans	3	Good	2	30	10
17	pitch apple	Clusia rosea	12	Good	2	30	30
18	solitaire palm	Psychosperma elegans	4	Good	1	25	10
19	royal palm	Roystonia regia	12	Good	1	30	16
20	pitch apple	Clusia rosea	7	Poor	3	25	20
21	sabal palm	Sabal palmetto	9	Good	3	32	16
22	sabal palm	Sabal palmetto	7	Good	1	24	16
23	sabal palm	Sabal palmetto	8	Good	1	20	16
24	pitch apple	Clusia rosea	8	Good	2	20	20
25	umbrella tree	Schefflera actinophylla	18	Fair	3	38	28
26	Senegal date palm	Phoenix reclinata	cluster	Fair	7	38	16
27	Yew pine	Podocarpus macrophyllus	5	Fair	2	16	10
28	mahogany	Swietenia mahagoni	12	Good	1	35	35
94	umbrella tree	Schefflera actinophylla	11	Fair	3	38	20
95	umbrella tree	Schefflera actinophylla	12	Fair	4	38	20
96	umbrella tree	Schefflera actinophylla	10	Fair	1	38	18
97	umbrella tree	Schefflera actinophylla	8	Fair	1	38	18
98	umbrella tree	Schefflera actinophylla	7	Fair	1	38	18
99	umbrella tree	Schefflera actinophylla	13	Fair	1	38	18
100	Brazilian pepper	Schinus terebinthifolius	5	Fair	1	16	12
101	bridalveil tree	Caesalpinia grandifolia	2	Fair	4	12	10
112	Alexander palm	Archontophoenix alexandreae	5,5,5,5,5	Good	5	34	18
113	solitaire palm	Psychosperma elegans	3,3,3,3,3,3	Good	6	35	8
114	Senegal date palm	Phoenix reclinata	cluster	Good	1	30	30
115	figtail palm	Caryota mitis	cluster	Good	1	30	20
116	Alexander palm	Archontophoenix alexandreae	7,7,7,7,7	Good	1	32	10
117	solitaire palm	Psychosperma elegans	cluster	Good	1	28	8
118	Alexander palm	Archontophoenix alexandreae	7	Poor	1	28	10
119	small leaf pitch apple	Clusia guttifera	7	Fair	3	12	12
120	Senegal date palm	Phoenix reclinata	cluster	Good	1	22	16
121	Senegal date palm	Phoenix reclinata	cluster	Good	1	38	18
122	Senegal date palm	Phoenix reclinata	cluster	Good	1	32	16
123	umbrella tree	Schefflera actinophylla	11	Fair	2	40	20
124	umbrella tree	Schefflera actinophylla	7	Fair	1	32	20
125	Senegal date palm	Phoenix reclinata	cluster	Good	1	18	18

TREE DETAILS PROVIDED BY: NEW LEAF ENVIRONMENTAL, LLC

NICOLAS DEL VENTO
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6845

CERTIFICATE OF AUTHORIZATION # 18-4803

Survey Pros, Inc.

4348 SW 74TH AVENUE, MIAMI, FL. 33155

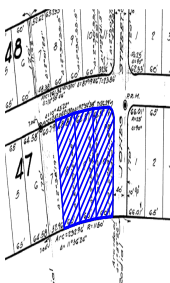
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FLOOD ZONE INFORMATION:

THE GRAPHICALLY DERIVED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE BASE FLOOD ELEVATION & COMMUNITY NAME & NUMBER CITY OF MIAMI BEACH 12065 MAP & PANEL NUMBER 120650302Z SUFFIX L

SURVEYOR'S NOTES:

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SEAL

DATE OF ORIGINAL FIELD WORK:
07/26/2023

JOB NUMBER: 23079749

DRAWN BY: ADRIEL

CAD FILE: MOLA

SHEET 2 OF 2

REVISION(S):