

LEGEND

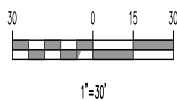
ABBREVIATIONS:

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  
FP = FOUND IRON PIPE (NO ID)  
FR = 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  
(N) = MEASURED  
NOOR = MIAMI-DADE COUNTY RECORDS  
MH = MAN HOLE  
NL = MONUMENT LINE  
(P) = PLAT  
PB = PLAT BOOK  
PC = POINT OF CURVATURE  
POP = 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  
SP = SET IRON PIPE LB#0203  
SND = SET NAIL & DISK LB#0203  
STL = SURVEY TIE LINE  
SWM = SIDEWALK  
(TIP) = TYPICAL  
UB = UTILITY BOX  
U.E. = UTILITY EASEMENT  
W/F = WOOD FENCE

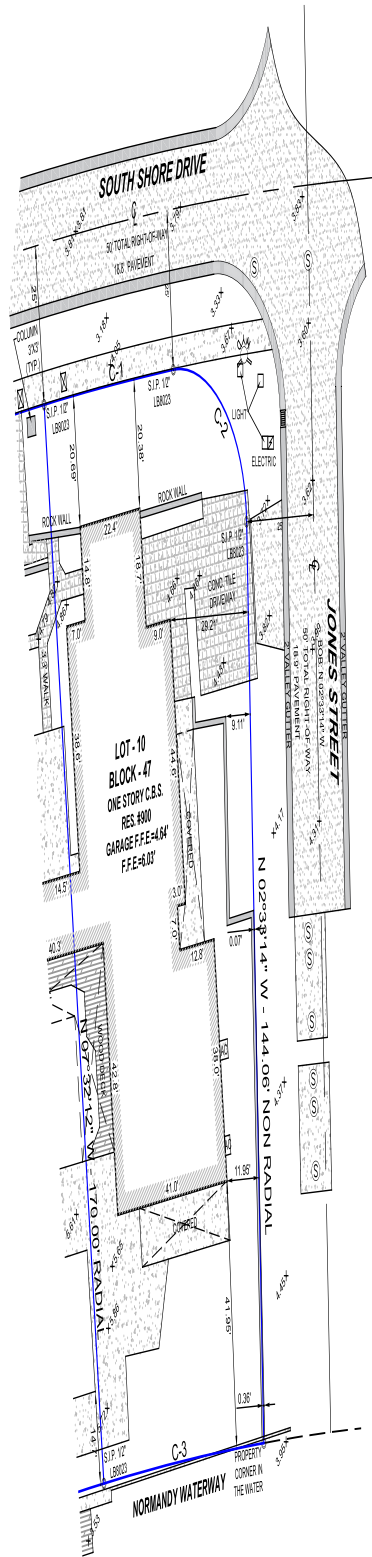
SYMBOLS:

☎ = 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  
— = 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 USGS  
ELEVATION: 3.75  
LOCATION 1: NORMANDY DRIVE --- 1.7' SOUTH OF SOUTH CURB  
LOCATION 2: TROUVILLE ESPRANDE --- 109' EAST OF LOOKING SOUTH  
LOCATION 3: 3.384' 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.

Digitally signed by Nicolas Del Vento  
Date: 2024.01.03 16:40:16 -05'00'

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

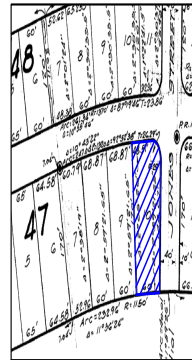
CERTIFICATE OF AUTHORIZATION # 18-8023

**Survey Pros, Inc.**  
PH: (305) 767-8802 (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:

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 & COMMUNITY NAME & NUMBER CITY OF MIAMI BEACH 120831 MAP & PANEL NUMBER 1208310302 SUFFY 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(ES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
- ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB#0203.
- 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(ES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(ES).
- 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°31'4" 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 DRAIN 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 MULLA TRS  
LUIS JOSE MULLA REV TR

REVISIONS:

12/29/2023 - UPDATE TO TOPOGRAPHIC SURVEY, JOB#231010349



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