

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

MAP OF BOUNDARY & TREE SURVEY

LEGEND

ABBREVIATIONS:

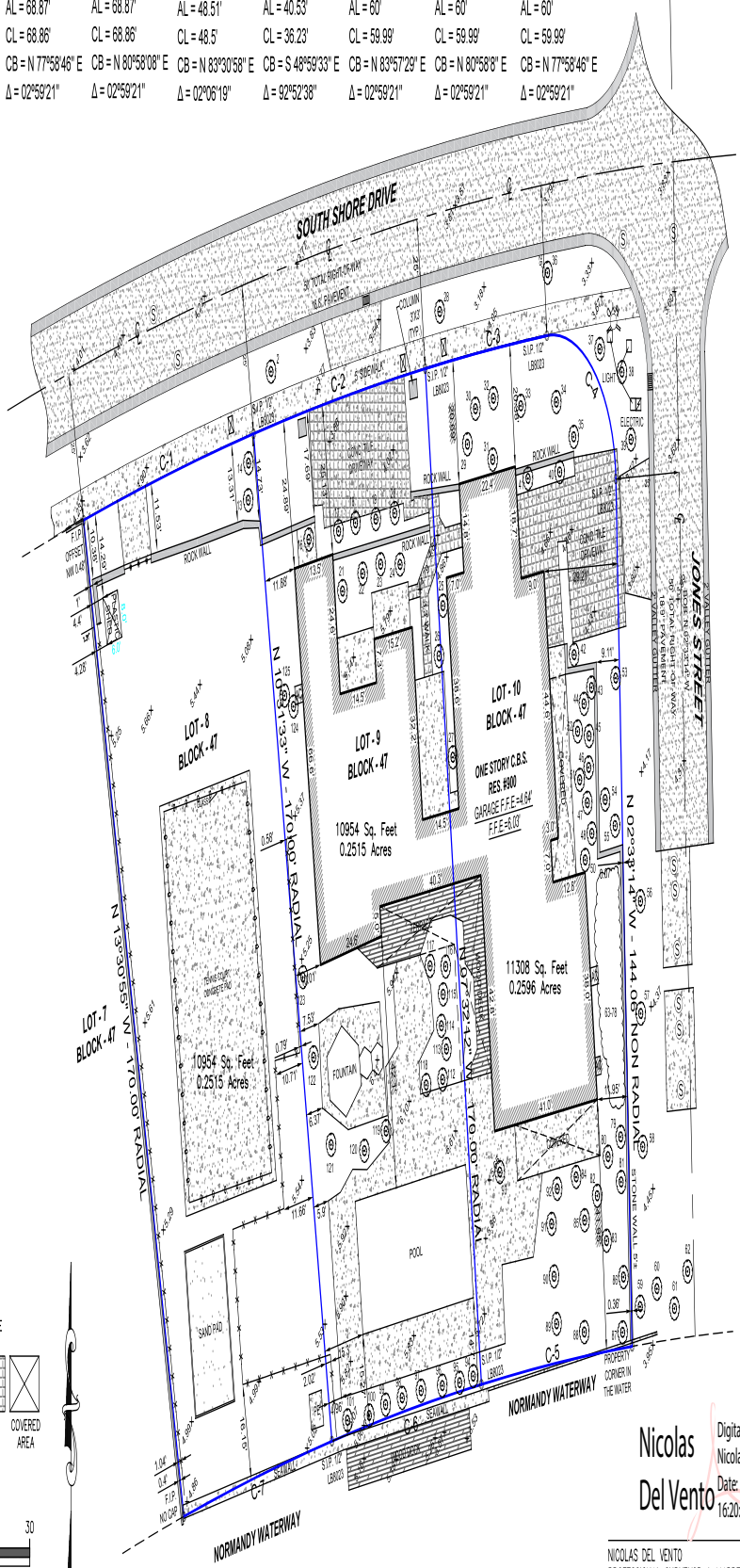
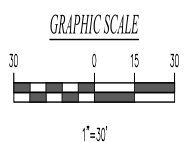
- A = ARC DISTANCE
- AC = AIR CONDITIONER PAD
- BCR = BROWARD COUNTY RECORDS
- BLDG = BUILDING
- BM = BENCH MARK
- BOB = BASIS OF BEARINGS
- CB = CONCRETE BLOCK & STUCCO
- (C) = CALCULATED
- C&G = CURB & GUTTER
- CL = CHAIN LINK FENCE
- COL = COLUMN
- D.E. = DRAINAGE EASEMENT
- D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
- D/W = DRIVEWAY
- EB = ELECTRIC BOX
- ENC. = ENCROACHMENT
- EP = EDGE OF PAVEMENT
- EW = EDGE OF WATER
- FMH = FOUND DRILL HOLE
- FFF = FINISHED FLOOR ELEVATION
- FP = 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
- LINE = LAKE MAINTENANCE EASEMENT
- (M) = MEASURED
- MOOR = MIAMI-DADE COUNTY RECORDS
- MH = MAN HOLE
- ML = MONUMENT LINE
- (P) = PLAT
- PB = PLAT BOOK
- PC = POINT OF CURVATURE
- POP = PERMANENT CONTROL POINT
- PE = POOL EQUIPMENT PAD
- P6 = PAVE
- PI = POINT OF INTERSECTION
- PL = PLANTER
- POB = 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
- SP = SP L&R&O&S
- SND = SET NAIL & DISK L&R&O&S
- STL = SURVEY THE LINE
- SMK = SIDEWALK
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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"

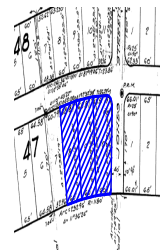
SYMBOLS:

- ☐ = TELEPHONE RISER
- ☐ = CABLE TV RISER
- ☐ = WATER METER
- X OOD = ELEVATION
- (OO) = ORIGINAL LOT DISTANCE
- ∠ = CENTRAL ANGLE
- ⊙ = CENTER LINE
- MV = WATER VALVE
- ☒ = CURB INLET
- ☒ = FIRE HYDRANT
- ☒ = LIGHT POLE
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- ☒ = SEWER MANHOLE
- = METAL FENCE
- = WOOD FENCE
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- = OVERHEAD UTILITY LINE
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LOCATION SKETCH:

NOT TO SCALE



PROPERTY ADDRESS:

900 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 & COMMUNITY NAME & NUMBER CITY OF MIAMI BEACH 122681 MAP & PANEL NUMBER 1226810307 SUFFIX L

SURVEYOR'S NOTES:

1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
3. 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.
4. 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.
5. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED L&R&O&S.
6. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
7. FENCE OWNERSHIP IS NOT DETERMINED. DIMENSIONS ARE TO THE INTERIOR PORTION OF THE FENCE.
8. 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).
9. 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.
10. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT. THE CENTERLINE OF JONES STREET BEARS N 02°33'44" 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:

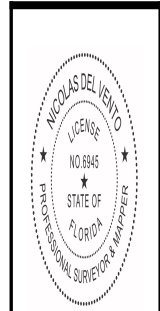
LUIS JOSE MOLLA TRS
 LUIS JOSE MOLA REV TR

REVISION(S):

- 03/22/2023 - UPDATE, JOB#20037740
- 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: MOLLA
 SHEET 1 OF 2
 REVISION(S):

Survey Pros, Inc.

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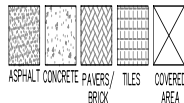
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GRAPHIC SCALE



1" = 30'

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	Sweetenia 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	Acrolophax 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	Noronia emarginata	10	Good	2	25	30
36	mahogany	Sweetenia 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	Noronia emarginata	9	Poor	3	18	12
41	Madagascar olive	Noronia 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 oreocia	cluster	Good	1	35	14
64	Montgomery palm	Veitchia oreocia	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 oreocia	6	Good	2	30	10
68	Montgomery palm	Veitchia oreocia	4	Good	2	22	10
69	Montgomery palm	Veitchia oreocia	4	Good	1	22	10
70	Montgomery palm	Veitchia oreocia	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 oreocia	3	Fair	1	28	10
74	Montgomery palm	Veitchia oreocia	3	Fair	3	26	10
75	umbrella tree	Schefflera actinophylla	5	Fair	4	32	10
76	Montgomery palm	Veitchia oreocia	4	Fair	2	18	10
77	Montgomery palm	Veitchia oreocia	3	Fair	2	28	8
78	number not used						
79	umbrella tree	Schefflera actinophylla	4	Fair	1	32	8
80	Montgomery palm	Veitchia oreocia	4	Good	1	32	14
81	Montgomery palm	Veitchia oreocia	4	Good	1	18	12
82	Montgomery palm	Veitchia oreocia	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	35	35
88	seagrape	Coccoloba uvifera	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 alexandriae	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	fihtal palm	Caryota mitis	cluster	Good	1	30	20
116	Alexander palm	Archontophoenix alexandriae	7.7.7.7.7.7.7	Good	8	32	10

TREE DETAILS PROVIDED BY: NEW LEAF ENVIRONMENTAL, LLC

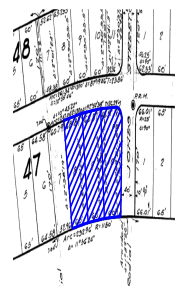
TREE TABLE: (LOT 9)

Tree #	Common Name	Scientific Name	DBH (Inches)	Condition	Number of stems	Height (feet)	Spread (feet)
2	mahogany	Sweetenia 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	Sweetenia 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	birdalveil tree	Caesalpinia grandiflora	2	Fair	4	12	10
112	Alexander palm	Archontophoenix alexandriae	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	fihtal palm	Caryota mitis	cluster	Good	1	30	20
116	Alexander palm	Archontophoenix alexandriae	7.7.7.7.7	Good	1	32	10
117	solitaire palm	Psychosperma elegans	cluster	Good	1	28	8
118	Alexander palm	Archontophoenix alexandriae	7	Poor	1	28	10
119	small leaf pitch apple	Clusia guineana	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

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NOT TO SCALE



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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):

NICOLAS DEL VENTO
 PROFESSIONAL SURVEYOR & MAPPER
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