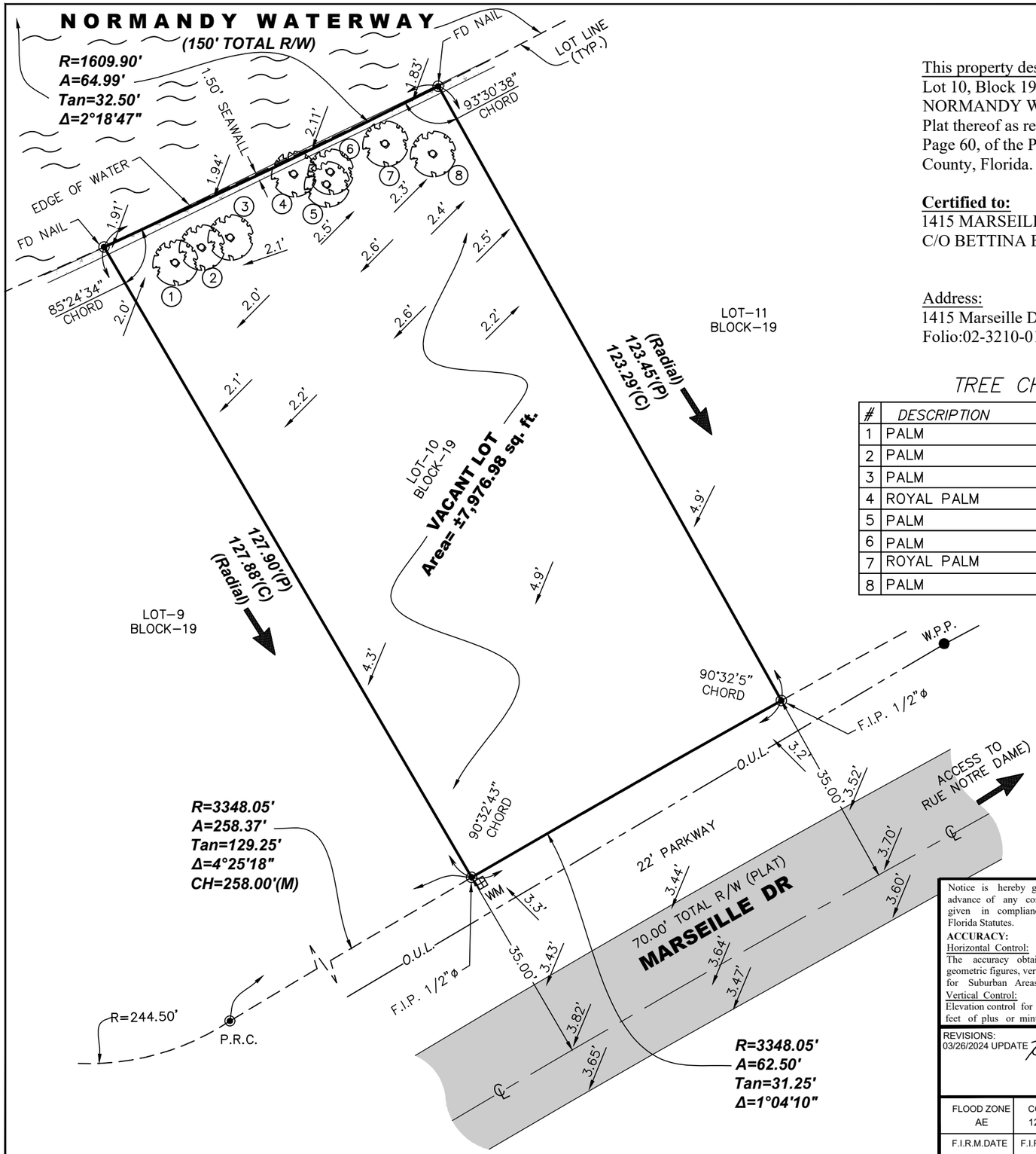

This property described as:
Lot 10, Block 19,
NORMANDY WATERWAY, according to the Plat thereof as recorded in Plat Book 40, Page 60, of the Public Records of Miami-Dade County, Florida.

Certified to:
1415 MARSEILLE LLC
C/O BETTINA EQUITIES COMPANY

Address:
1415 Marseille Dr, Miami Beach, FL 33141
Folio:02-3210-010-0050

TREE CHART

#	DESCRIPTION	ø	HEIGHT	CANOPY
1	PALM	14"	70'	15'
2	PALM	14"	70'	15'
3	PALM	14"	70'	15'
4	ROYAL PALM	DEAD		
5	PALM	14"	12'	8'
6	PALM	14"	12'	8'
7	ROYAL PALM	18"	45'	30'
8	PALM	15"	60'	18'

RENE AIGUESVIVES
PSM 4327
RENE AIGUESVIVES LICENSE No.4327 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
SEAL

Rene Aiguesvives PSM4327
Digitally signed by Rene Aiguesvives PSM4327
Date: 2024.03.28 16:24:22 -04'00'

Benchmarks 1:
Elevations Show refer to NAVD 88
BM # A-23-R Elev.=3.81' (NGVD 29)
(Miami-Beach) =2.26' (NAVD 88)

Benchmarks 2:
Elevations Show refer to NAVD 88
BM # N-313 USCG Elev.=3.75' (NGVD 29)
(Miami-Beach) =2.20' (NAVD 88)

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

North arrow is based on assumed meridian

Bearing, if any, shown based on N/A (reference) N/A

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

ACCURACY:

Horizontal Control:
The accuracy obtained for all horizontal control measurements, based on a 95% confidence level and office calculations of closed geometric figures, verified by redundant measurements, meets or exceeds an equivalent linear closure standard of 1 foot in 7,500 feet for Suburban Areas, a common value accepted in the Surveying and Construction Industry.

Vertical Control:
Elevation control for the survey was based on a closed level loop to the benchmark(s) noted above and meet or exceeds a closure in feet of plus or minus 0.05 feet.

REVISIONS:
03/26/2024 UPDATE

FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX:	
AE	120651	0307	L	Not valid unless it bears the signature and the original seal of Florida licensed Surveyor and Mapper.
F.I.R.M.DATE	F.I.R.M.INDEX	BASE ELEV.		
09 / 11 / 09	09 / 11 / 09	+ 8 FT N.G.V.D.		

BOUNDARY & TOPOGRAPHIC SURVEY.
I HEREBY CERTIFY: THAT THIS SURVEY MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE STANDARDS OF PRACTICE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

RENE AIGUESVIVES 11/30/23
PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

NOTE:
a) All clearances and/or encroachments shown hereon are of the apparent physical use; fence legal ownership not determined.
b) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.
c) Code restrictions and title search not reflected in this survey and there may be legal restrictions on the Subject Property that are not shown on the Survey Map.
d) Underground utilities, improvements, footings and encroachments, if any not located.
e) The flood information shown hereon does not imply that the subject property will or will not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any damage that occurs from reliance on said information.
f) Lands depicted hereon were surveyed per legal description show in Public Records or provided by client and no claims as to ownership or matters of title are made or implied.
g) All roads shown hereon are public unless otherwise noted.
h) No identification cap found on property corners unless otherwise noted.
i) Distance along boundary are record and measured unless otherwise noted.
j) The graphic portions of this document are intended to be displayed at the graphic/name scales as depicted. Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.
k) Accuracy: The expected use of land as classified in the standards of practice (5J17-FAC), is "Suburban". The Minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
l) This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Rule SJ-17 of the Florida Administrative Code.
M) Subsurface soil conditions were not determined, at this falls outside the purview of this survey. These conditions may include the determination of wetlands, filled-in areas, geological conditions or possible contamination by hazardous liquid or solid waste that may occur within, upon, across, abutting or adjacent to the subject property.

LEGEND

A	= Arc
A/C	= Air condicioner
BM	= Bench Mark
BRG	= Bearing
CATV	= Catch basin
CB	= Catch basin
CBS	= Concrete Block Structure
CH	= Chord
C.P.P.	= Concrete power pole
℄	= Center Line
CLF	= Chain Link Fence
CL.	= Clear
CONC.	= Concrete
C.O.	= Clean-out
D	= Deed
ø	= Diameter
DH	= Drill Hole
DME	= Drainage & Maintenance Easement
E.B.	= Electric Box
Encr.	= Encroachment
F.F.	= Finish Floor
F.H.	= Fire Hydrant
F.I.R.	= Found Iron Rebar
FPL	= Florida Power & Light
F.I.P.	= Found Iron Pipe
FD.	= Found
L.A.	= Limited Access
L.P.	= Light Pole
L.M.E.	= Lake Maintenance Easement
M	= Measured
M.L.P.	= Metal light Pole
M.H.	= Manhole
ℳ	= Monument Line
MON.	= Monument
N/A	= Not Applicable
N/D	= Nail & Disc
NTS	= Not to Scale
O/S	= Offset
O.U.L.	= Overhead Utility Lines
OH	= Overhang
P	= Plat
PB	= Plat Book
PC	= Point of Curvature
P.C.C.	= Point of Compound Curvature
PCP	= Permanent Control Point
PG	= Page
P.I.	= Point of Intersection
ℙ	= Property Line
PL	= Planter
P.P.	= Power Pole
P.O.B.	= Point of Beginning
P.O.C.	= Point of Commencement
P.O.T.	= Point of Termination
P.P.	= Power Pole
P.R.M.	= Permanent Reference Monument
P.R.C.	= Point of Reverse Curvature
PT	= Point of Tangency
R	= Radius
R/R	= Railroad
PSM	= Professional Surveyor Mapper
R/W	= Right-of-Way
SWK	= Sidewalk
Sec.	= Section
(TYP)	= Typical
T	= Tangent
U.E.	= Utility Easement
W.F.	= Wood Fence
W.M.	= Water Meter
W.V.	= Water Valve
W.S.	= Water Service

Alvarez, Aiguesvives and Associates, Inc.
Surveyors, Mappers and Land Planners
9789 Sunset Drive, Miami, FL 33173
Phone 305.220.2424 Fax 305.552.8181
L.B. No. 6867 / E-mail: aaasurvey@aol.com

Field Date	Scale:	Drawn by:	Drwg. No.
11/20/23	1"= 20'	R.S.	23-24609