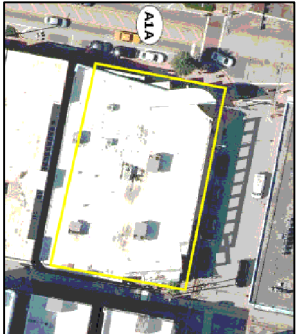
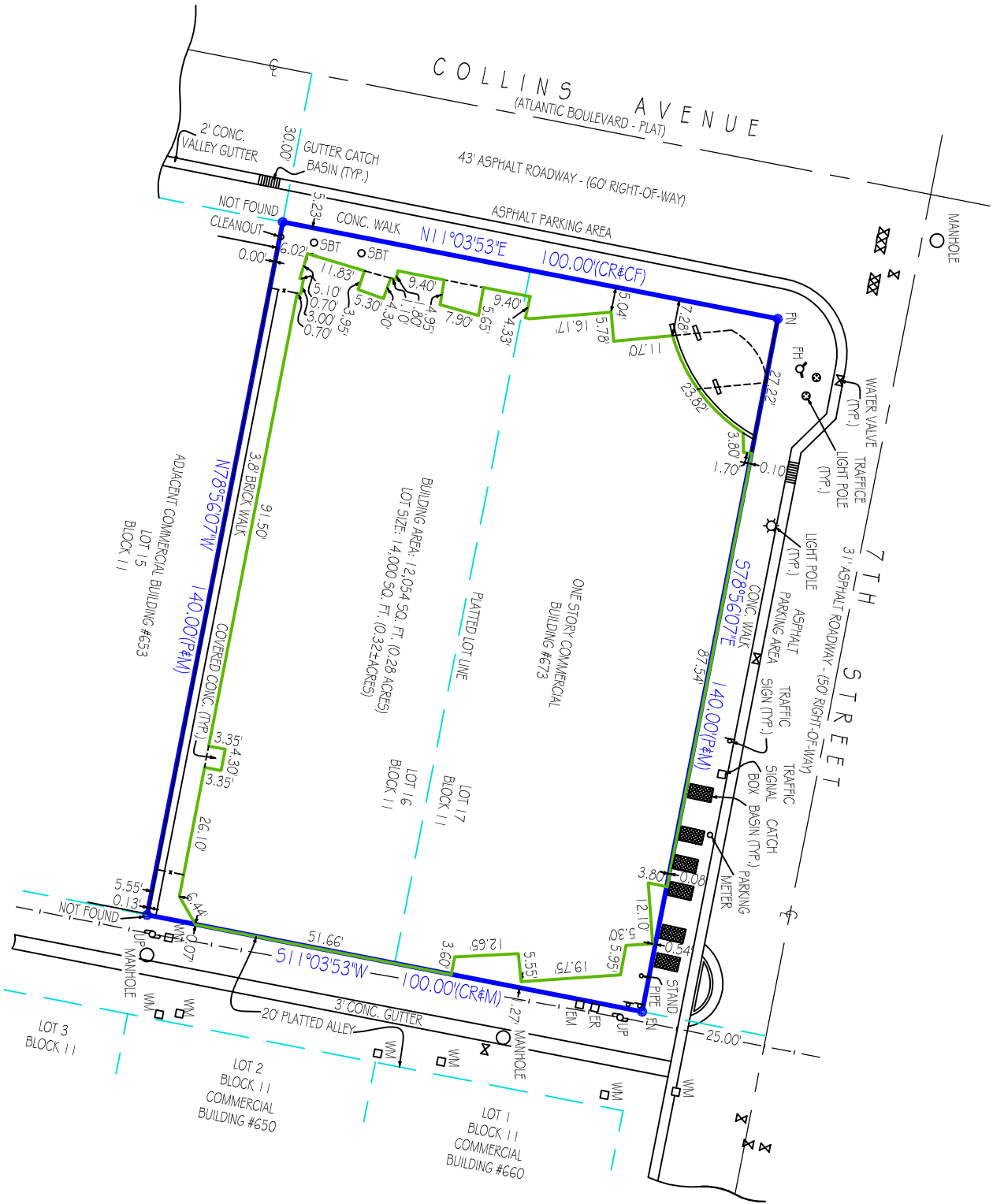


SCALE: 1"=30'



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT TO SCALE)

LEGAL DESCRIPTION:
LOT 16 AND 17, BLOCK 11, OCEAN BEACH ADDITION NUMBER ONE,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 11,
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:
673 COLLINS AVENUE
MIAMI BEACH, FL 33139

INVOICE NUMBER: 01-59530-SE
DATE OF FIELD WORK: 03/18/2019

CERTIFIED TO
NOT APPLICABLE / UNKNOWN
7TH STREET ASSOCIATES

FLOOD ZONE: AE
FLOOD MAP: 12086C
PANEL: 0319
SUFFIX: L
PANEL DATE: 09/11/2009

BASE FLOOD ELEVATION OR DEPTH: 8 NGVD 1929
COMMUNITY NUMBER: 120635

FINISHED FLOOR ELEVATION: 6.96

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS, AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 54-17.061 & 54-17.062 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 54-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

- LEGEND:
- A - DENOTES ARC LENGTH
 - CA - DENOTES CENTRAL ANGLE
 - CATV - DENOTES CABLE T.V. BOX
 - CF - DENOTES CALCULATED FROM FIELD
 - CR - DENOTES CALCULATED FROM RECORD
 - CH - DENOTES CHORD DISTANCE
 - DE - DENOTES DRAINAGE EASEMENT
 - EM - DENOTES ELECTRIC METER
 - FN - DENOTES FOUND NAIL
 - L - DENOTES LEGAL
 - M - DENOTES MEASURED
 - OHC - DENOTES OVERHEAD CABLE
 - P - DENOTES PLAT
 - PH - DENOTES POOL HEATER
 - PP - DENOTES POOL PUMP
 - R - DENOTES RADIIUS
 - SV - DENOTES SEWER VALVE
 - TR - DENOTES TELEPHONE RISER
 - UE - DENOTES UTILITY POLE
 - UP - DENOTES WATER METER
 - WM - DENOTES WATER VALVE

- BOUNDARY LINE
- BUILDING LINE
- CENTERLINE
- EASEMENT LINE
- METAL FENCE
- WOOD FENCE
- PVC FENCE
- OVERHEAD CABLE

BEARING REFERENCE:

NORTH LINE OF SUBJECT PROPERTY AS S. 78°56'07" E.
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

IMPORTANT NOTE:

IF THIS SKETCH OF SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, IT IS LIMITED TO THE INFORMATION REQUIRED FOR THAT PURPOSE. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM LANDTEC. SAID APPROVAL SHALL BE CONFIRMED BY AN ADDITIONAL SIGNED NOTATION: "LANDTEC APPROVAL FOR CONSTRUCTION" LISTED IN THE REVISION BAR BELOW. LANDTECH ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client). IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE

- NONE FOUND.

This survey has been issued by the following Landtec Surveying office:

600 Fairway Drive - Ste. 101
Deerfield Beach, FL. 33441
Office: (561) 367-3587 Fax: (561) 465-3145
www.LandtecSurvey.com

PLEASE NOTE:

SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES.
APPROVED FOR CONSTRUCTION HAS BEEN MADE BY THIS OFFICE.

| | |
|---------------------------------|-------|
| Job Number : 59530-SE | Rev.: |
| Drawn By : C. Ferrara | Rev.: |
| Date of Field Work : 03/18/2019 | Rev.: |

