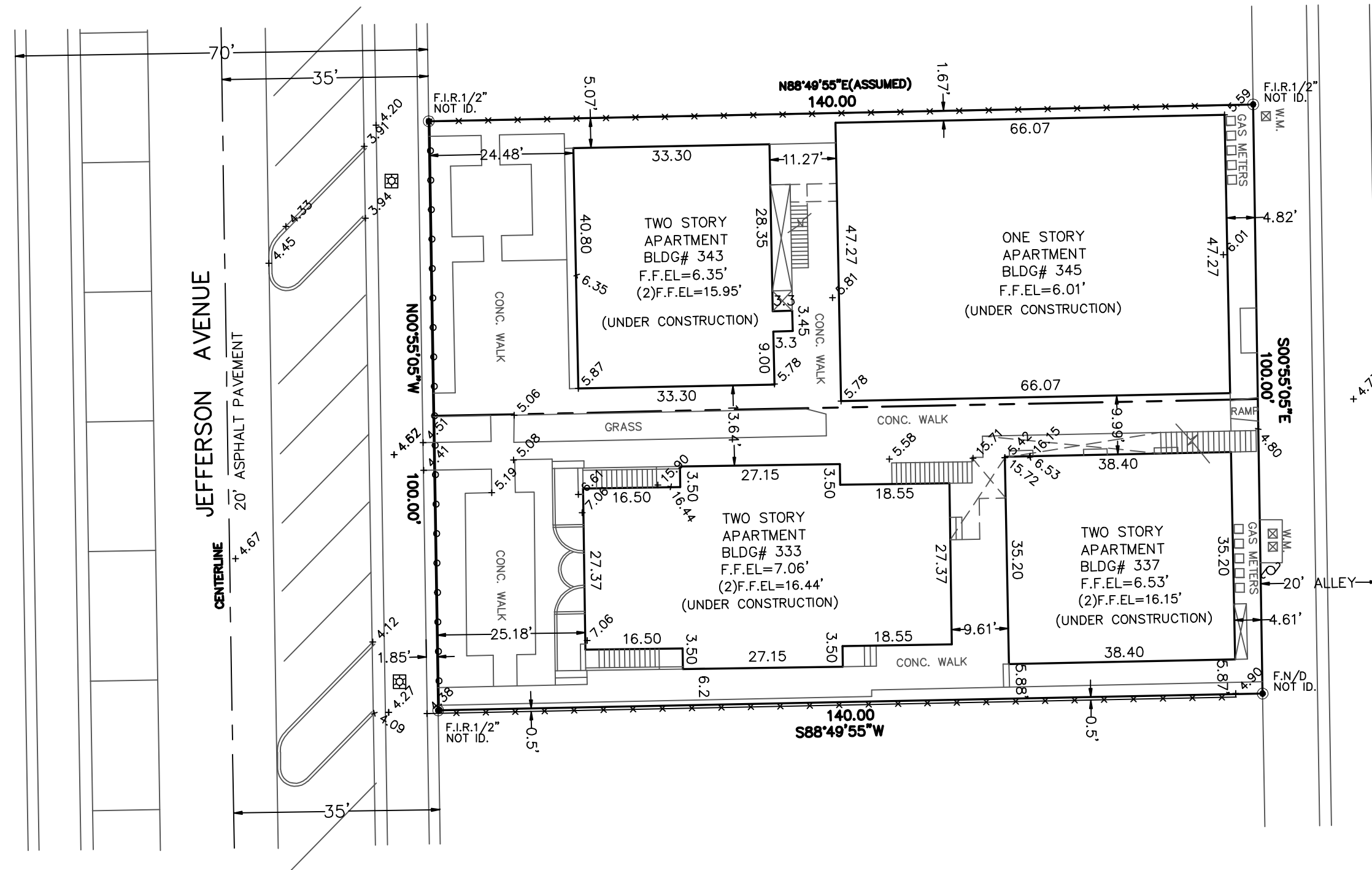


BOUNDARY SURVEY

SCALE: 1" = 20'



LOCATION SKETCH - NTS

PROPERTY ADDRESS 333/337/343/345 JEFFERSON AVENUE, MIAMI BEACH, FL. 33139
(FOLIO# 02-4203-009-5250 / 5260)

ELEVATION INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENT MANAGEMENT AGENCY DATED OR REVISED ON 9/11/2011 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN ZONE AE
BASE FLOOD ELEVATION 8 COMMUNITY 120651 PANEL NUMBER 12086C0319 SUFFIX L
BENCHMARK D-116 ELEVATION 5.03 N.G.V.D.29

LEGAL NOTES

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINATE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD. LEGAL DESCRIPTIONS PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY. UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN. IF SHOWN, ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929. FENCE OWNERSHIP NOT DETERMINED

LEGAL DESCRIPTION:

Parcel 1:
Lot 13, Block 76, OCEAN BEACH FLA NO. 3, according to the Plat thereof as recorded in Plat Book 2, Page 81 of the Public Records of Miami-Dade County, Florida.

Parcel 2:
Lot 14, Block 76, OCEAN BEACH FLA NO. 3, according to the Plat thereof as recorded in Plat Book 2, Page 81, of the Public Records of Miami-Dade County, Florida.

CERTIFIED TO:
TROY 333 LLC

REVISIONS:	DATE:
THIS SURVEY WAS PERFORMED	DATE: SEP. 16, 2021

