

AFA &
Company, Inc.

Land Surveyors

Prepared By:

AFA & COMPANY, INC.

PROFESSIONAL LAND SURVEYORS AND MAPPERS

FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 7498

13050 SW 133RD COURT

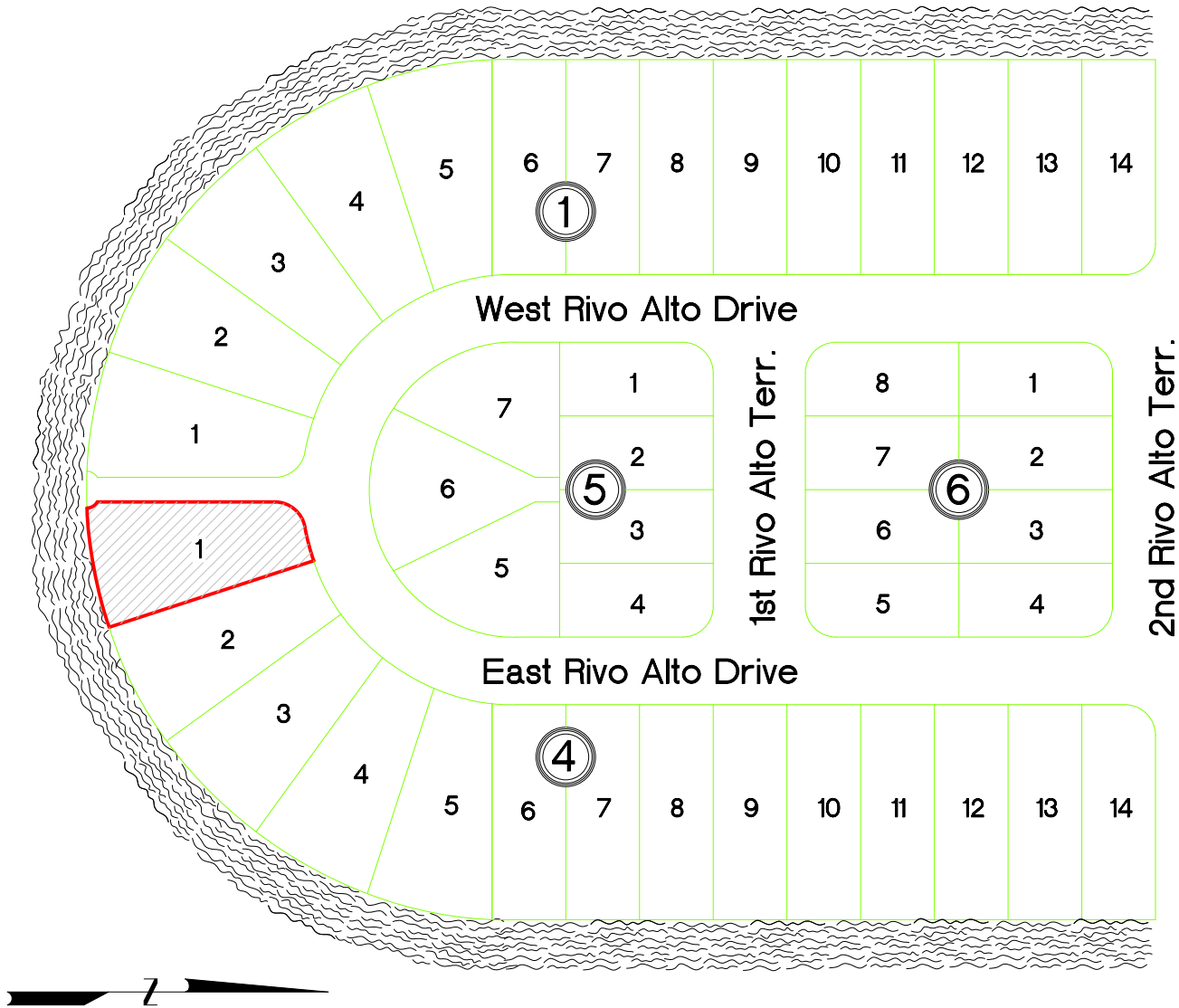
MIAMI, FLORIDA 33186

E-MAIL: AFACO@BELLSOUTH.NET

PH: 305-234-0588

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Location Sketch



Property Information

PROPERTY ADDRESS:

11 East Rivo Alto Drive
Miami Beach, Florida 33139

CERTIFIED ONLY TO:

BRUCE A KATZEN &W DIANE W

LEGAL DESCRIPTION:

Lot 1, Block 4 of RIVO ALTO, AN ISLAND IN BISCAYNE BAY, according to the Plat thereof, recorded in Plat Book 7, Page 74, of the Public Records of Miami-Dade County, Florida and an 8.0 foot strip of land contiguous to the South Boundary line of Lot 1, Block 4, of RIVO ALTO, according to the Plat thereof, recorded in Plat Book 7, Page 74, of the Public Records of Miami-Dade County, lying between the Southerly extension of the East and West boundary lines of Lot 1, Block 4.

ELEVATION INFORMATION

National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929

Comm Panel	120651
Panel #	0317
Firm Zone:	"AE"
Date of Firm:	09-11-2009
Base Flood Elev.	10.00'
F.Floor Elev.	7.02'
Garage Elev.	6.23'
Suffix:	"L"
Elev. Reference to NGVD 1929	

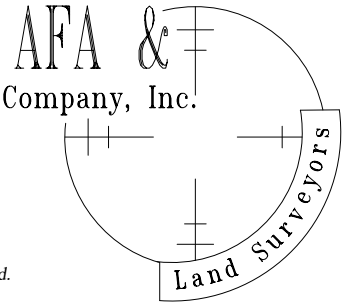
JOB #	20-1119
DATE	10-06-2020
PB	7-74

Surveyors Notes:

- #1 Land Shown Hereon were not abstracted for Easement and /or Right of Way Records. The Easement / Right of Way Show on Survey are as per plat of record unless otherwise noted.
- #2 Benchmark: Miami-Dade County Public Works Dep. N/A
- #3 Bearings as Shown hereon are Based upon East Rivo Alto Drive, N00°00'00"E
- #4 Please See Abbreviations
- #5 Drawn By: B. Evans
- #6 Date: 10-16-2020
- #7 Completed Survey Field Date: 10-07-2020
- #8 Disc No 2019, Station Surveying Scion
- #9 Last Revised:
- #10 Zoned Building setback line not determined

Surveyor's Notes:

- #11 The herein captioned Property was surveyed and described based on the Legal Description Provided by Client.
- #12 This Certification is Only for the lands as Described. it is not a certification of Title, Zoning, Easements, or Freedom of encumbrances. ABSTRACT NOT REVIEWED.
- #13 There may be additional Restrictions not Shown on this survey that may be found in the Public Records of Said County Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- #14 Accuracy:
The expected use of land, as classified in the Standards of Practice (5J-17.052), is residential. The minimum relative distance accuracy for this type of boundary survey is 1.0 foot in 10,000.00' feet. the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- #15 Foundation and / or footing that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- #16 Not valid without the signature and original seal of a Florida Licensed Surveyor and Mapper. additions or deletions to survey maps or reports by other than the signing party or parties.
- #17 Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
- #18 Underground Utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- #19 Ownership subject to Opinion of Title.



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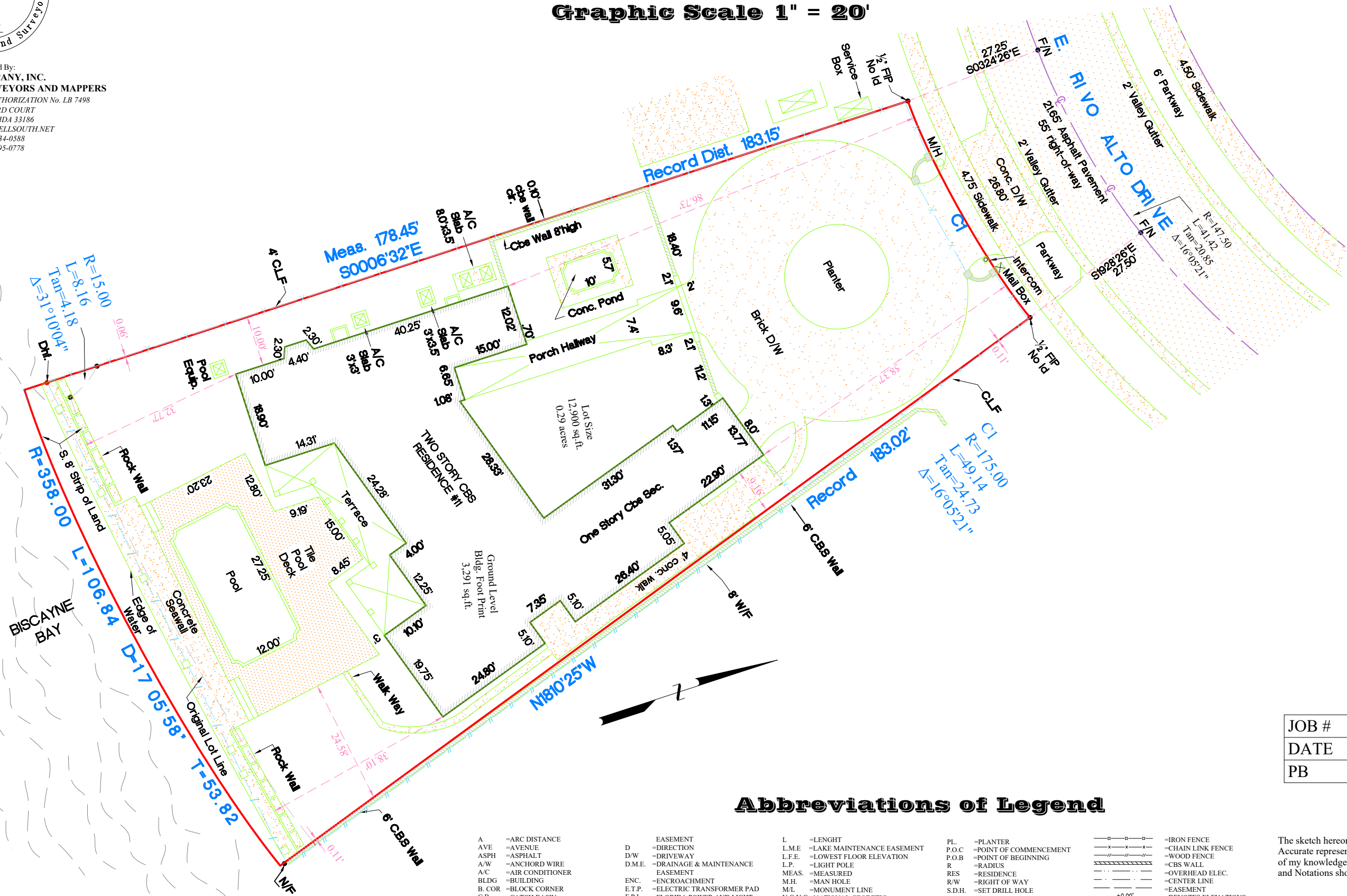
This certifies that the survey of the property described hereon was made under my supervision & that the survey meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 5J-17.052 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
& That the Sketch hereon is a true and accurate representation thereof to the best of my knowledge and Belief, subject to notes and notations shown hereon.

Armando F. Alvarez
Professional Surveyor & Mapper #5526
State of Florida

Not Valid unless Signed & Stamped with Embossed Seal













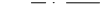






Graphic Scale 1" = 20'




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Abbreviations of Legend

AVE	=ARC DISTANCE	EASEMENT	L	=LENGTH	P.L	=PLANTER		=IRON FENCE	
ASPH	=AVENUE	D	=DIRECTION	L.M.E	=LAKE MAINTENANCE EASEMENT	P.O.C	=POINT OF COMMENCEMENT		=CHAIN LINK FENCE
A/W	=ASPHALT	D/W	=DRIVEWAY	L.F.E	=LOWEST FLOOR ELEVATION	P.O.B	=POINT OF BEGINNING		=WOOD FENCE
A/C	=ANCHORD WIRE	D.M.E	=DRAINAGE & MAINTENANCE	L.P.	=LIGHT POLE	R	=RADIUS		=CBS WALL
BLDG	=AIR CONDITIONER		EASEMENT	MEAS.	=MEASURED	RES	=RESIDENCE		=OVERHEAD ELEC.
B. COR	=BUILDING	ENC.	=ENCROACHMENT	M.H	=MAN HOLE	R/W	=RIGHT OF WAY		=CENTER LINE
C.B.	=BLOCK CORNER	E.T.P.	=ELECTRIC TRANSFORMER PAD	M/L	=MONUMENT LINE	S.D.H	=SET DRILL HOLE		=EASEMENT
CLF	=CATCH BASIN	F.P.L	=FLORIDA POWER AND LIGHT	N.G.V.G	=NATIONAL GEODETIC	S.I.P	=SET IRON PIPE		=DENOTES ELEVATIONS
CONC.	=CHAIN LINK FENCE	F.H.	=FIRE HYDRANT		VERTICAL DATUM	S/N	=SET NAIL		=BUILDING
COL.	=CONCRETE	F.I.P.	=FOUND IRON PIPE	N.T.S.	=NOT TO SCALE	SDWLK	=SIDEWALK		=DISTANCE
C.U.P.	=CONCRETE UTILITY POLE	F.F.	=FINISH FLOOR	O.E.	=OVERHEAD ELECTRIC LINE	T	=TANGENT		=CATCH BASIN
C.L.P.	=CONCRETE LIGHT POLE	DH/F	=FOUND DRILL HOLE	O/L	=ON LINE	U.E.	=UTILITY EASEMENT		=WATER METER
CBS	=CONCRETE BLOCK	F.R.	=FOUND REBAR	P.C.P.	=PERMANENT CONTROL POINT	W/F	=WOOD FENCE		=W.U.P.
	STRUCTURE	F/D	=FOUND DISC	P.M.	=PARKING METER	W.V.	=WATER VALVE		=STATE ROAD
C.M.E.	=CANAL MAINTENANCE	F/N	=FOUND NAIL	P.C.	=POINT OF CURVATURE	W.U.P.	=WOOD UTILITY POLE		=US HIGHWAY
		I/F	=IRON FENCE	P/W	=PARKWAY	WALK	=WALKWAY		=INTERSTATE
									=MONITORY WELL

The sketch hereon is a true and Accurate representation thereof to the best of my knowledge and belief, Subject to notes and Notations shown hereon.



Armando F. Alvarez
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