BUILDING CARD

Owner DESTER TO PREU CON FRANCE Lot 13 Block General Contractor Lester F Architect	Subdivision MID GOLF	Addressee Chase evenue Bond No. 2767 Engineer Lester F. Preu	Cost \$ 14,000.00
Zoning Regulations: Use	_,	Lot Size 98 X 200	
Building Size: Front	58' Depth 79'		es 0.18
Certificate of Occupancy No.		Use Residence- & rms & 2-c	
Type of Construction c-o-	5 Foundation 3pre	esa footing Roof Tile	Date Apr. 1,1941.
Plumbing Contractor Stoly	man # 15183	Sewer Connection 1	Date 4/4/1941
		Temporary Closet 1	
Plumbing Contractor			Date
Water Closets 4	Bath Tubs 1	Floor Drains	
Lavatories 4	Showers 3	Grease Traps	
Urinals	Sinks 1	Drinking Fountains	
Gas Stoves 1	Gas Heaters	Rough Approved Bell	Date 4/17/1941
Gas Radiators	Gas Turn On Approved Be	11- 10-13-1941	
Septic Tank Contractor		Tank Size	Date
Oil Burner Contractor		Tank Size	Date
Sprinkler System			
Electrical Contractor Trop1	cal Electric # 17063	Address	Date Apr. 25-1941
Switch or	Range Motors HEATERS Water 1	Fans Temporary Service #	17020- 4/7/1941 Electric
OUTLETS Light 24 Receptacles 30	Space 7	Centers of Distribution 2	
•	Refrigerators 1	moliances 3	
	Irons 1	Sign Outlets	
No. FIXTURES 28	Electrical Contractor	ropical Electric #17235	Date June 17, 194
FINAL APPROVED BY J.J	. Farrey Date of Service	June 15- 1941	

The second designation of the second second		Ser with				
	ALTERATIONS & ADDITIONS		LOT	BLOCK	SUBDIVISION	ADDRESS
Building Permits:					ALTERATIONS & ADDITIONS	
Russack BUILDING PERMIT # 21925 S. Freedman BUILDING PERMIT # 22990	- Painting - Paul Lecours, painter	\$ 600 Feb.11,1946 \$ 600 Aug.22,1946 \$ 5,000 10.25-48 architect: Sidney Mank, 104,	Building Permits: 12-2-80/#19357#0	demolition of inte	rior for partitions/\$1,000/Anar Cons	truction Corp
applicate and the control of the spile of the	• • • • • • •	4), ,000			/	
#85775 - Owner - for sale size \$5.	on 12/8/70 the rew single-time-t-17-77					
#50480-Peoples Gas- range , connto st	ub-1-7-74	,	Plumbing Permits:			
	fork Corp: 2 switch outlets, 4 motors, 4 ce	nters of distribution and				
# 27868 AstorElectric: Freedman # 41168 Astor Elec Serv: #68918 - Eugene Kling Electric #73032-La Vigne Electric- 1 service	1 light outlet, 3 receptacles, 1 fixture - 1 Receptacle, 1 Light Outlet, 1 Fixture, 1 January 5, 1994 - F, Rosser, 1-7-54 LDC 200, amp. Air Conditioner 5 H.P. \$9.00 6/28// Air Cond air cond central - 1 5 ton	Dec. 10, 1948	Electrical Permits:			•
					/	

LOT 0. 1 SUST 19525 ADDITION	
AN TRANSPORT & ALDERFACING	
Sudding derosts:	
12-22-80/\$MO4978/5kw central heating, 1-2t central air conditioning/Solo Air Conditioning/\$17	
12-8-80/#90281/addition to existing residence/Amar Construction Corp/545,000	
1-6-81/#19535/new roof of addition & reroof/Falmetto Roffing/\$10,000	
#90439 7/24/81 Tropical Pool swimming pool 17,000 gal. & dock, self-closing & locking gate \$10,000. #23364 2/1/83 Golden Realty Group for sale sign \$10.	
#23364 2/1/83 Golden Realty Group - for sale sign \$10. #91122 11/3/83 owner res. dential addition including gool dock \$60,000.	
491129 11/15/83 Vizcaya Pools - swimming pool only 27,000 gals 317,000, dack & fence covered under saperate permit	broc .
Company Parment	sever
12-17-80/#59089/3 bath tub, 1 bidet, 1 dishunsher, 4 lavatory, 1 clothes washer, 1 residence sink, 3 water closet, 1 connection/Gilbert Plumbing/594	
9642-HernandezPlumbingI Pool piping7/9/81 461357 12/19/83 M & G Tablic Plumb - 1 rgh, 1 set bath tub, 1 rgh, 1 set bidet, 3 rgh, 3 set lawatory, 3 rgh, 3 set shower, 4 rgh, 4 set water closet, 1 heater new installation, 1 sewer comm new add	
BUILDING FEMULTS CONTINUED 4006508 11/30/83 Insta-Service Air Cond - 2-10 km central heat, 2- air cond central 10/20/20 11/20/30 American Davita - comove 6/310 sect from Sect 2 ton, move 1-2 ton, move 1-2 ton cond 1-5-80 davits 7 bases 55,000	, duct
Bectrical Permitts:	
2-13-61/#76956/18 switch outlets, 24 light outlets, 17 receptacles, (1)200s, 1 water heater, 114 to air conditioner, 5kw strip heater, 14 fixtures, 4 paddle pans/ABACP Electric/\$74	n
3-6-81/877006/1 temporary service, repair existing service drop/abaco Electric Inc/810	
877373 8/10/81 ABACO Elect - 1 switch outlet, 3 light outlets, 1 motor 0-1 hp, 3 fixtures	
879095 12/19/83 Carribean Elect - 21 switch, 24 ligh, 27 recept outlets, 1 serv repair/meter change, 1 water hoats	er,
2 motor 0-1 hp , 2-2 tons air cond, 2-5 kw strip heater, 1 sub feeder 200 amps	

ATE	PROCESS	DESCRIPTION	MORK	CUMULATIVE	APPRAISED BLDG.			RATEDING
SSUED	10.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	1	COMMENTS	PERMIT NO
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BUILDING PERMITS:	*BM891055 - McConnoll A/C - 1-10kw Central heating, no permit, 303.3 mandatory fine - 8-19-89	1-Ston a/c central, violation	LOT 13 SLOCK SUBDIVISION (1/10) Golf ADDRESS 3470 Cfoel ALTERATIONS & ADDITIONS #25011 2/15/64 Magic Roof - retroof 25 sign \$3,920. Building Permits: #91355 3/23/94 owner/bidger - convert part of front porch to closet 6 replace damg-ed wood in dock \$1,500.
			Flumbing Permits:
		. 1	Sectrical Pernity:

SKETCH OF BOUNDARY SURVEY WATERWAY Lot 13 22.7 10.5 202.90'(M) 38.75 .00'(R) (69 2 STY C.B.S. .2'(R) RESIDENCE 호수 No. 3400 3.60' 18.60 4' C.LF. =708.5 Asph. 60' TOTAL 2' Valley Gutter ... 20' Asphalt Pavement R/W AVENUE TREE LIST No. TREE NAME D.B.H. HEIGHT SPREAD BOTANICAL NAME 2.5' 1 UNKNOWN UNKNOWN 50' 2.0' 25' UNKNOWN UNKNOWN LB 6683 18' 12' UNKNOWN UNKNOWN 1.5' 30' 25' 3.0' 25' 15' PERSEA AMERICANA AVOCADO TREE 5 UNKNOWN UNKNOWN

LOCATION MAP



SITE PICTURE



SURVEYOR'S LEGEND (IF ANY APPLIED)

☐ CATCH BASIN **BOUNDARY LINE** STRUCTURE (BLDG.) O MANHOLE CONCRETE BLOCK WALL O.E. OVERHEAD ELECT POWER POLE - METAL FENCE - WOODEN FENCE WOOD DECK/DOCK ASPHALTED AREAS CONCRETE BRICKS OR PAVERS

TIRE HYDRANT EASEMENT LINE WATER VALVE ty TV-CABLE BOX

HANDICAP SPACE

ROOFED AREAS WATER (EDGE OF WATER) WM WATER METER

JOB SPECIFIC SURVEYOR NOTES:

CERTIFIED TO:

TODD GLASER

- 1 THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 120651-0317L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. BASE FLOOD ELEVATION OF 8.00 FEET (NGVD)
- (2) LAND AREA OF SUBJECT PROPERTY: 17,568 SF (+/-) (AS PER OFFICIAL RECORDS) / 17,776 SF (+/-) (C)
- ③ ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI-DADE COUNTY BENCH MARK No. D-131, WITH AN ELEVATION OF 8.73 FEET.
- (4) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S.15°51'10"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF ALTON ROAD., AS SHOWN ON PLAT BOOK 40 AT PAGE 69 OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY, FLORIDA

GENERAL SURVEYOR NOTES:
NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT, NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 53-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

LOT 13, OF MID-GOLF EXTENSION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40 AT PAGE 69, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SITE ADDRESS: 3400 CHASE AVENUE, MIAMI BEACH, FL. 33140 JOB NUMBER: 17-636 DATE OF SURVEY: JUNE 17, 2017 FOLIO NUMBER: 02-3227-007-0130

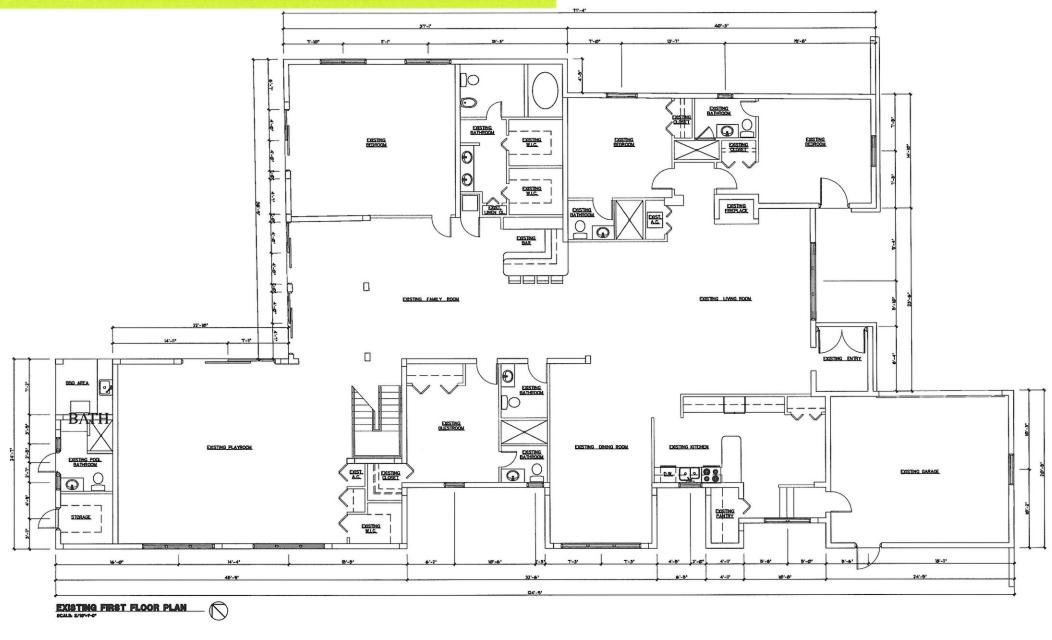
ENCROACHMENTS AND OTHER POINTS OF INTEREST: -THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY -THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1) THERE NO PLATTED UTIL. EASEMENT ON THE SUBJECT PROPERTY

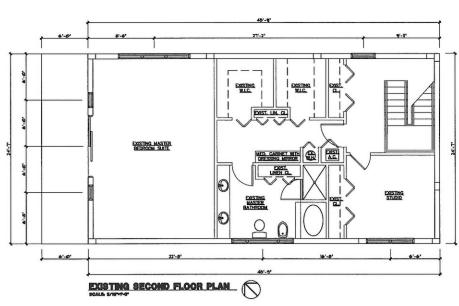
WE HERERY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINSTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FO THE FLORIDA STATUTES.



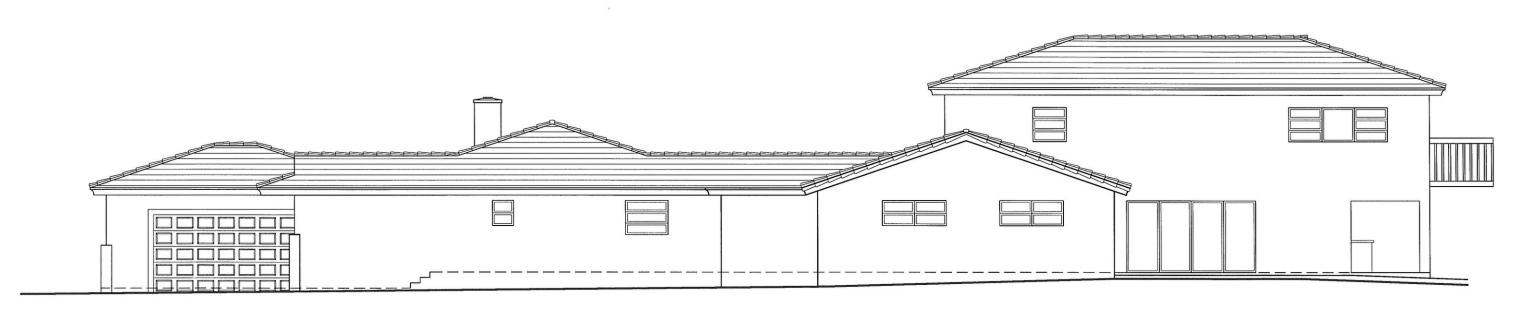
American Services of Miami,

Consulting Engineers . Planners . Surveyors 9370 S.W. 72nd Street, Suite A-102 Miami, Florida, 33173 PH: (305) 598-5101 FAX: (305) 598-8627

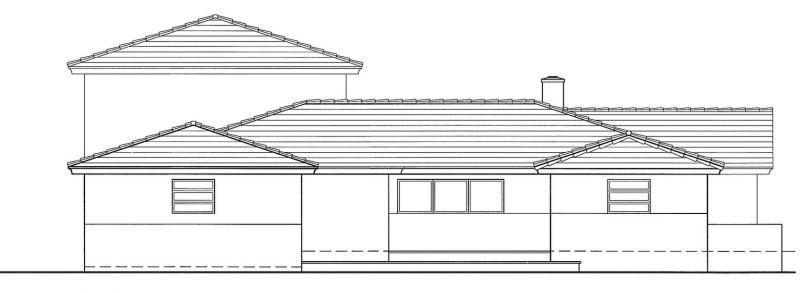






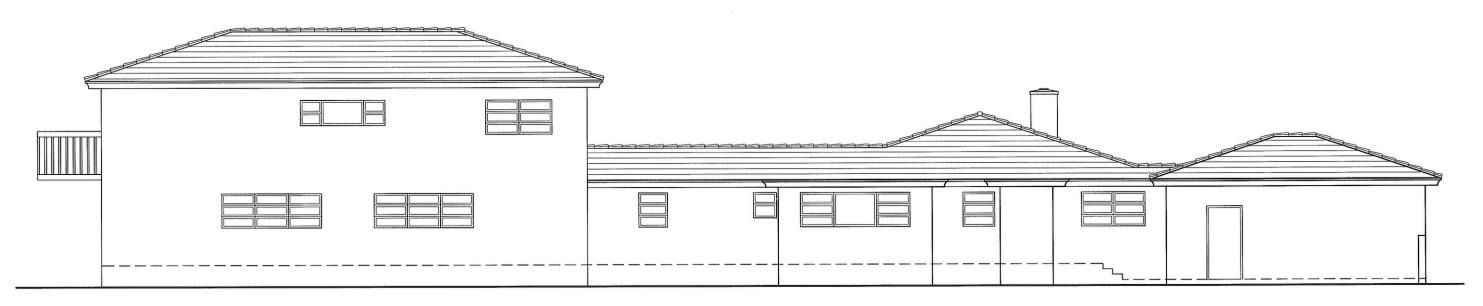


EXISTING NORTH ELEVATION SCALE 3/10**7-0*

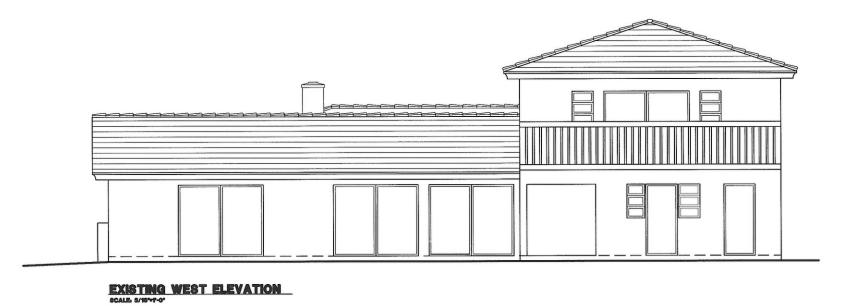


EXISTING EAST ELEVATION
SCALE 8/16*47-0*

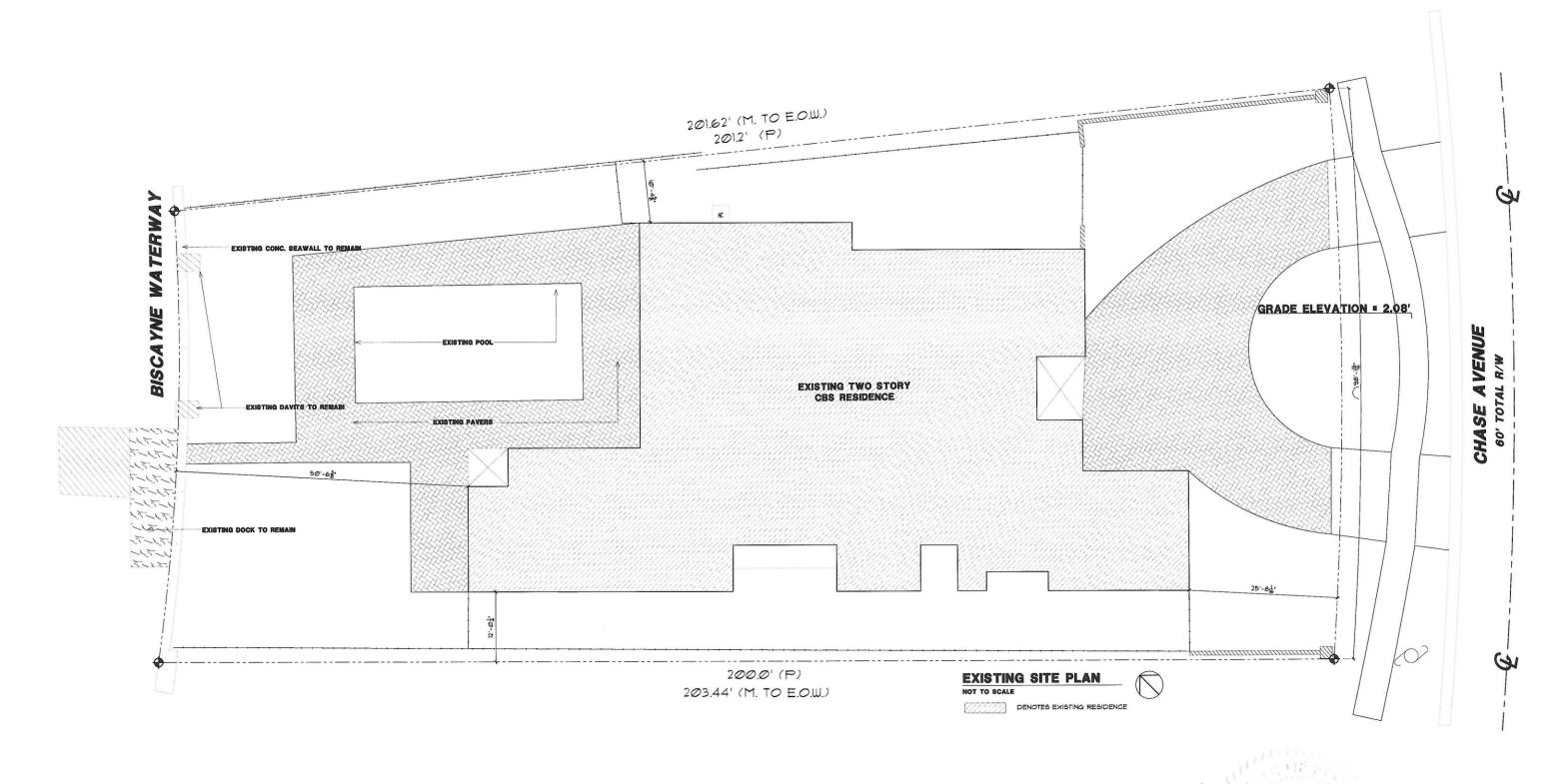




EXISTING SOUTH ELEVATION SCALE 8/19747-0*

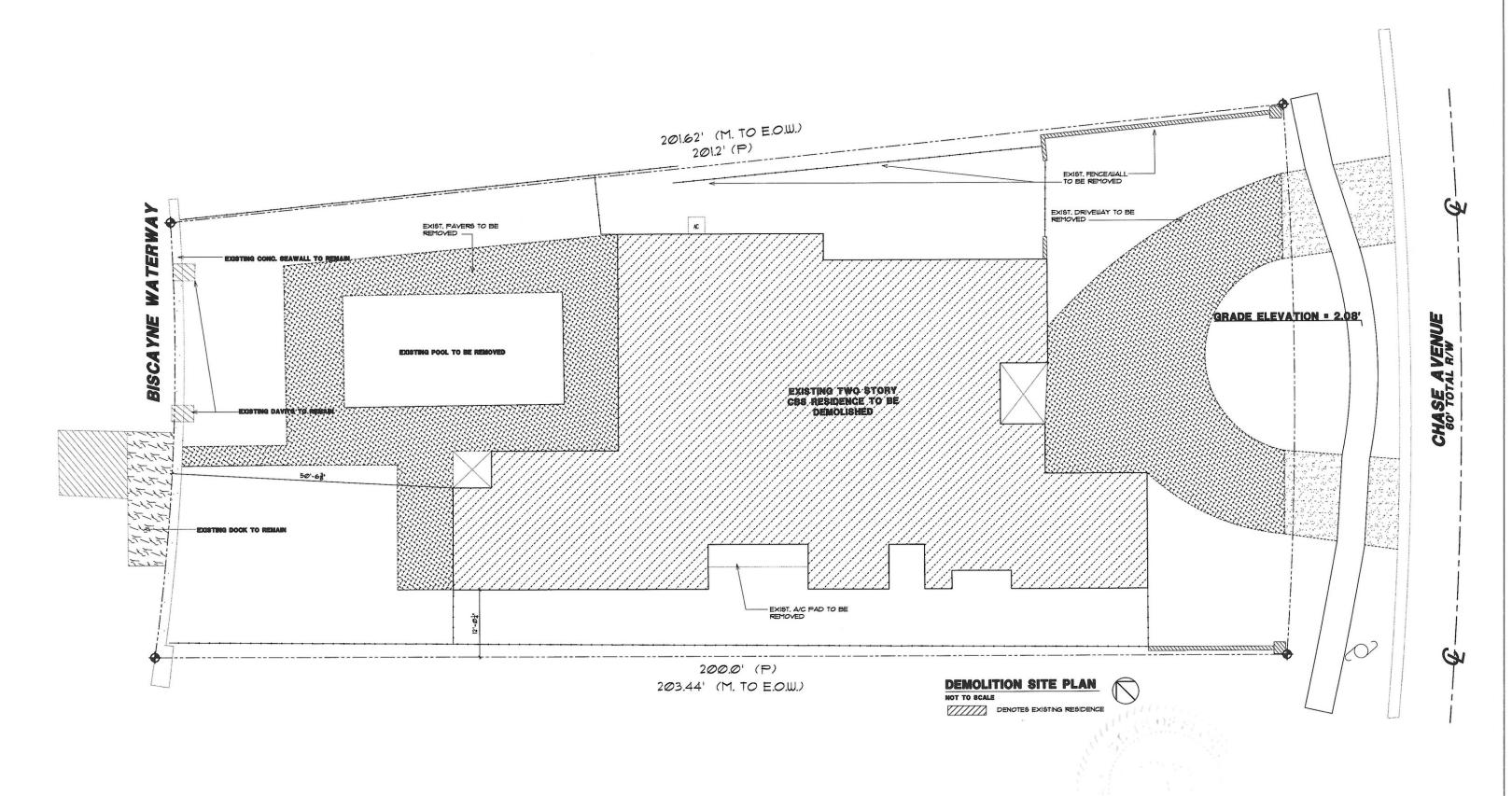






EXISTING LOT COVERAGE: 5,560.20sf (31.4%)

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
A26002383



Phuth 8