

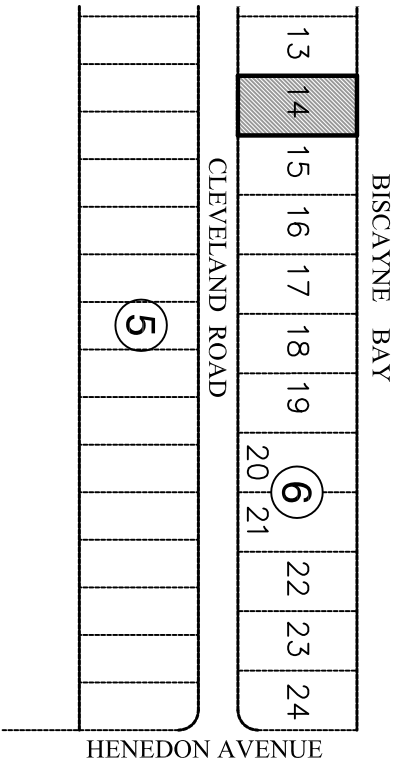
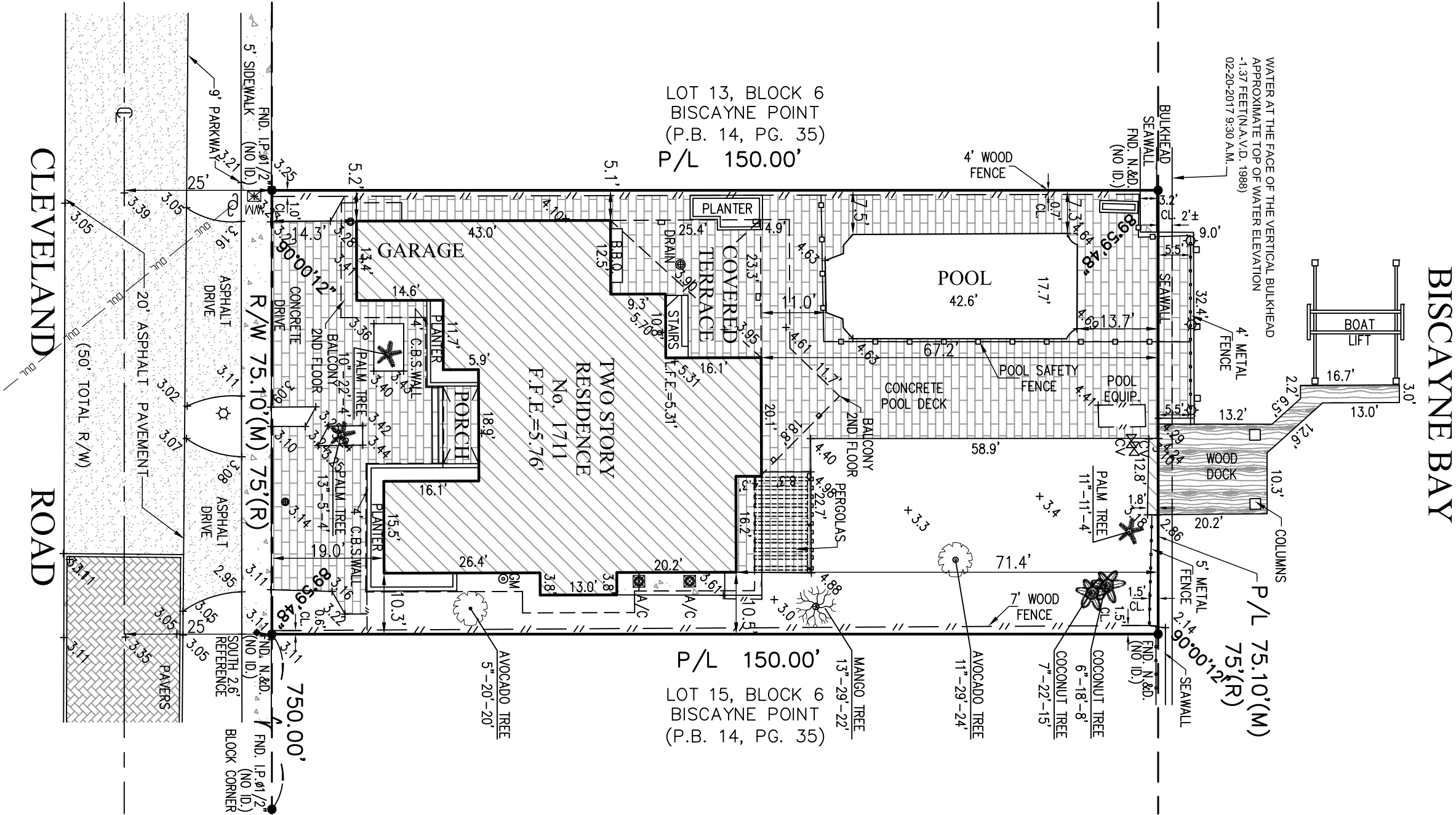
MAP OF BOUNDARY SURVEY
1711 Cleveland Road,
Miami Beach, Miami-Dade County, FL 33141
Folio # 02-3203-001-1080



- Abbreviations**
- A Arc
 - FND Found
 - U.E. Utility Easement
 - IP Iron Pipe
 - IR Rebar
 - N&D Nail & Disc
 - COL. Column
 - P.B. Plot Book
 - Pa. Page
 - ENC. Encroachment
 - R/W Right-of-Way
 - CL Center Line
 - CL Clear
 - M Monument Line
 - TBM Temporary Benchmark
 - W/P Water Pump
 - PWY Parkway
 - M Measured
 - R Record Plot
 - C.S. Concrete slab
 - CH Chord

- Legend**
- Unknown Monohole
 - Electric Box
 - Light Pole
 - Property Corner
 - Fire Hydrant
 - Catch basin
 - Water Meter
 - Water Valve
 - Utility Pole
 - CLP Concrete Light Pole
 - Drain
 - Control Valve
 - Gasoline Valve
 - Back Flood Preventer
 - Chain Link Fence
 - Wood Fence
 - Metel Fence
 - Overhead Utility line

Tree Legend
4"-15'-10' Diameter-Height-Spread



SURVEYORS REPORT:

1. MAP OF BOUNDARY SURVEY, Fieldwork date of data acquisition: February 20th, 2017.

2. LEGAL DESCRIPTION:

Lot 14, Block 6, of BISCAYNE POINT, according to the plat thereof as recorded in Plat Book 14, at Page 35, of the Public Records of Miami-Dade County, Florida.

3. AREA:

Containing 11.265 Square Feet or 0.26 Acres more or less by calculations.

4. ACCURACY:

The accuracy obtained by measurement and calculations of a closed geometric figure was found to exceed this requirement: Linear 1 foot in 7,500 feet.

5. DATA OF SOURCES:

HORIZONTAL CONTROL:

—The Legal Description was furnished by client.
—North Arrow as per Plat Book 14, Page 35, of the Public Records of Miami-Dade County, Florida.
VERTICAL CONTROL:

Elevations are referred to N.A.V.D. 1988.
Benchmark used:
City of Miami Beach No. 78-02, Elevation=3.96' (N.A.V.D. 1988)=5.512' (N.G.V.D. 29)
Conversion factor: 1.552 feet.
located @ Crespi Boulevard and Hawthorne Avenue
PK N&W on concrete curb.
City of Miami Beach No. BP-03, Elevation=2.89' (N.A.V.D. 1988)=4.442' (N.G.V.D. 29)
NE Intx Henedon Ave & Daytona RD.
PK nail & washer on face of walk.

6. FLOOD INFORMATION:

By scale determination this property is located in Flood Zone AE, Base Flood Elevation 8 feet, as per Federal Emergency Management Agency (FEMA), NFIP Community Name: City of Miami Beach and Community Number 120651 Map/Panel Number 12086C0307, Suffix L, FRM, Panel Effective/Revised Date 09-11-2009.

7. LIMITATIONS:

No research was made for other instruments than the existing in the plat and provided by client.
No determination was made as to how the site can be served with utilities.
Fences and walls ownership by visual means only; legal ownership not determined.
No underground utilities and/or structures(foundations) was located within or abutting the Subject property.

SURVEYORS CERTIFICATION:

I certify: This Map of Boundary Survey meets all applicable requirements of the Florida Minimum Technical Standards as contained Chapter 5J-17. Unless indicated to the contrary, the measured distance and directions shown on the Map of Boundary Survey are the same as the deed distances and directions. Not valid without the signature and the original raised seal of Florida Licensed Surveyor and Mapper. Additions or deletions to Map of Boundary Survey by other than signing party or parties is prohibited without written consent of the signing party or parties.

FormTech Land Surveying, Inc. State of Florida LS # 7980 12209 S.W. 129th Court, Miami, Florida 33186 P.O. Box 12209, Miami, Florida 33186 www.formtechsurveyors.com email:info@formtechsurveyors.com	Seal: Date: 02-20-2017 Eugenia L. Formoso, P.S.M. State of Florida LS # 6660	Job # 17-02060
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MR. ELIAS MITRANI
1711 CLEVELAND ROAD
MIAMI BEACH, FL 33141

SCOPE OF WORK

- B.O.A. SUBMITTAL
- APPROVAL OF 36.02% LOT COVERAGE
 - (30% REQ'D.)



1711 CLEVELAND ROAD SOUTH ELEV FRONT (1)



1711 CLEVELAND ROAD EAST ELEV (1)



1711 CLEVELAND ROAD NORTH ELEV. (1)



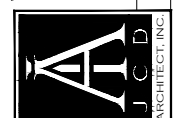
1711 CLEVELAND ROAD WEST ELEV (1)

FINAL SUBMITTAL: 07.18.2017

Revisions

NEW DEN ADDITION TO RESIDENCE
ELIAS MITRANI & W. AIDA
1711 CLEVELAND ROAD.
MIAMI BEACH, FL 33141

J.C.D. ARCHITECT, Inc.
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Job No.
Date : 06.22.17
Scale : SHOWN

Seal
AA-26001560
Sheet No.
BOA-7

MR. ELIAS MITRANI
1711 CLEVELAND ROAD
MIAMI BEACH, FL 33141

SCOPE OF WORK

B.O.A. SUBMITTAL

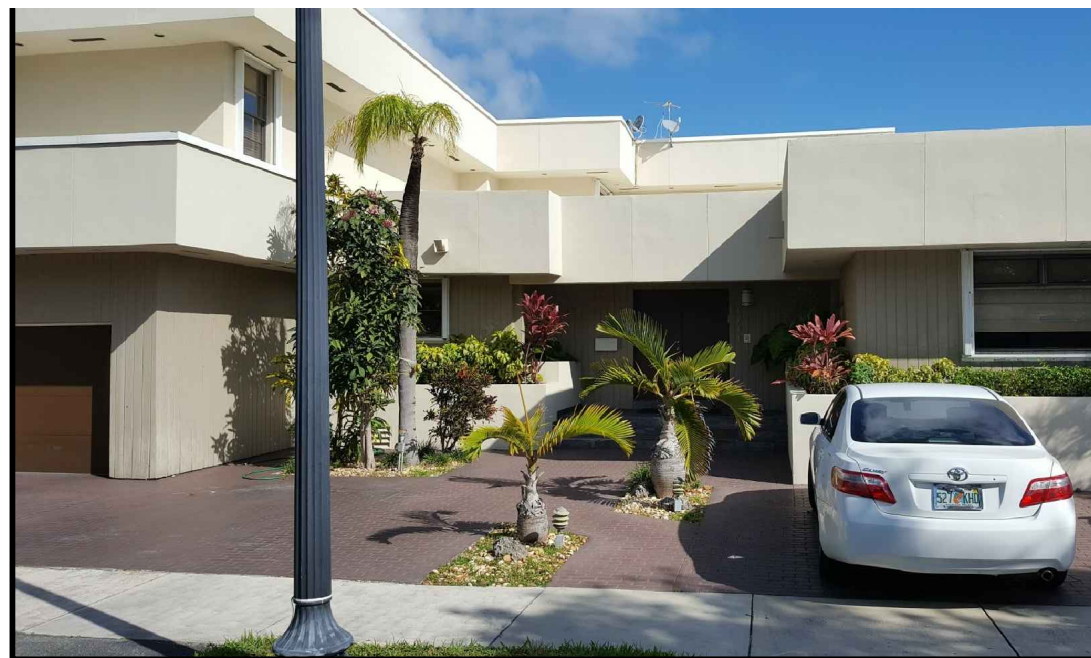
- APPROVAL OF 36.02% LOT COVERAGE
- (30% REQ'D.)



KEY PHOTO MAP



1707 CLEVELAND ROAD (#2)



1711 CLEVELAND ROAD SOUTH ELEV FRONT (#1)



1720 CLEVELAND ROAD (#3)

FINAL SUBMITTAL: 07.18.2017

Revisions

NEW DEN ADDITION TO RESIDENCE

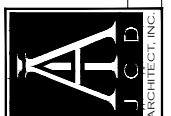
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BOA-8

MR. ELIAS MITRANI
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MIAMI BEACH, FL 33141

SCOPE OF WORK

- B.O.A. SUBMITTAL
- APPROVAL OF 36.02% LOT COVERAGE
 - (30% REQ'D.)



KEY PHOTO MAP



1730 CLEVELAND ROAD (#4)



1740 CLEVELAND ROAD (#5)



1741 CLEVELAND ROAD (#6)

FINAL SUBMITTAL: 07.18.2017

Revisions

07.18.17 CITY COMM.

NEW DEN ADDITION TO RESIDENCE

ELIAS MITRANI & W. AIDA

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BOA-8.1

