

LEGAL DESCRIPTION

LOT **14 AND 15**, BLOCK **38**, **PALM VIEW SUBDIVISION**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK **6**, PAGE(S) **29**, OF THE PUBLIC RECORDS OF **MIAMI-DADE COUNTY**, FLORIDA.

PROPERTY ADDRESS

1685 LENOX AVENUE & 1056 17TH STREET
MIAMI BEACH, FL 33139

INVOICE NUMBER 01-57967

DATE OF FIELD WORK 08/19/2015

CERTIFIED TO

MICHAEL COMRAS
FIRST AMERICAN TITLE INSURANCE COMPANY
MAC ALTON, LLC

FLOOD ZONE AE - 120651 - 0317 - L

BASE FLOOD ELEVATION OR DEPTH 8 (NGVD 29)

LOWEST FINISHED FLOOR ELEVATION 5.99

General Notes:

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM LANDTECH SURVEYING. LANDTECH SURVEYING ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ABOVE.
7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8. CORNERS SHOWN AS "SET" ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) # 6799.

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 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY AUTHORITY GRANTED PER 61G17-6.003(3)(G) FLORIDA ADMINISTRATIVE CODE: FOR MORTGAGE TRANSACTIONS, LANDTECH HEREBY AUTHORIZES CERTIFIED TITLE AGENTS SHOWN HEREON TO ADD ANY LENDER CERTIFICATIONS THEY DEEM NECESSARY TO COMPLETE SAID TRANSACTION. ANY OTHER ALTERATIONS SHALL VOID THIS SURVEY. PLEASE ENTER ADDITIONAL CERTIFICATION(S) BELOW:

DATE: 08/28/2015
ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 5639 (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)





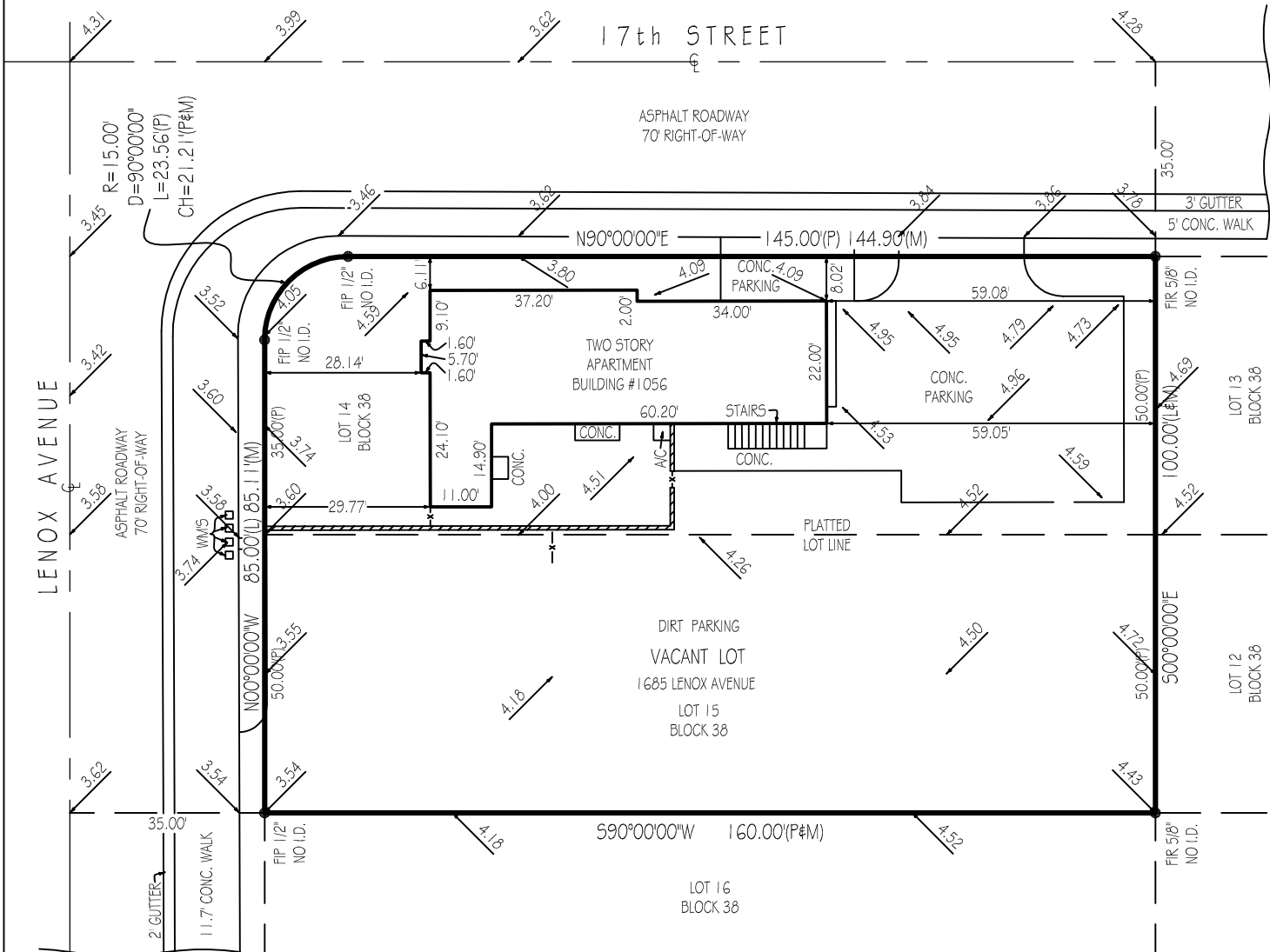
SCALE: 1"=30'

LINETYPE LEGEND:

- BOUNDARY LINE
- BUILDING LINE
- CENTERLINE
- EASEMENT LINE
- CHAIN LINK FENCE
- WOODEN FENCE
- OVERHEAD CABLE
- ENCROACHMENTS SHOWN IN RED LETTERING

LEGEND:

- CA DENOTES CENTRAL ANGLE
- CATV DENOTES CABLE T.V. BOX
- CH DENOTES CHORD DISTANCE
- DE DENOTES DRAINAGE EASEMENT
- FN DENOTES FOUND NAIL
- M DENOTES MEASURED
- OHC DENOTES OVERHEAD CABLE
- P DENOTES PLAT
- PP DENOTES POOL PUMP
- R DENOTES RADIUS
- TR DENOTES TELEPHONE RISER
- UE DENOTES UTILITY EASEMENT
- UP DENOTES UTILITY POLE
- WM DENOTES WATER METER



FOR CONSTRUCTION PURPOSES

BENCHMARK: MDCBM # D-104

ELEVATION = 3.04

N.G.V.D. 1929

= TOPOGRAPHIC ELEVATIONS

PLEASE NOTE:

SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES.
THIS SURVEY IS APPROVED FOR CONSTRUCTION BY LANDTEC SURVEYING.

Adverse Conditions - Please note the following:
- NONE

Landtec Surveying offers services throughout the State of Florida. Please refer to our website at www.LandtecSurvey.com for up to date information about our locations and coverage area.
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

Invoice Number: 01-57967

Drawn By: C. Ferrara

Date of Field Work: 02/10/2012

Revision: TOPO ADD. 08/19/15. E.V.

Revision:

Revision:

LANDTEC

LAND SURVEYING - RESIDENTIAL SERVICES
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