

Location and Existing Photos of Area
Rene Hagen – 1024 Lenox Ave, Unit 7

1



Front of property looking west

Location and Existing Photos of Area
Rene Hagen – 1024 Lenox Ave, Unit 7

2



View of neighboring properties looking east across Lenox Avenue

3



View looking south on Lenox Avenue

4

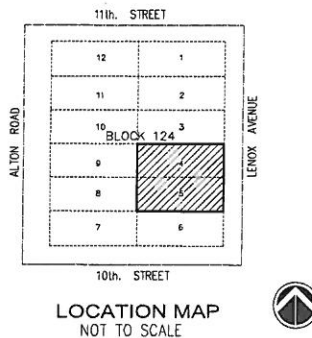
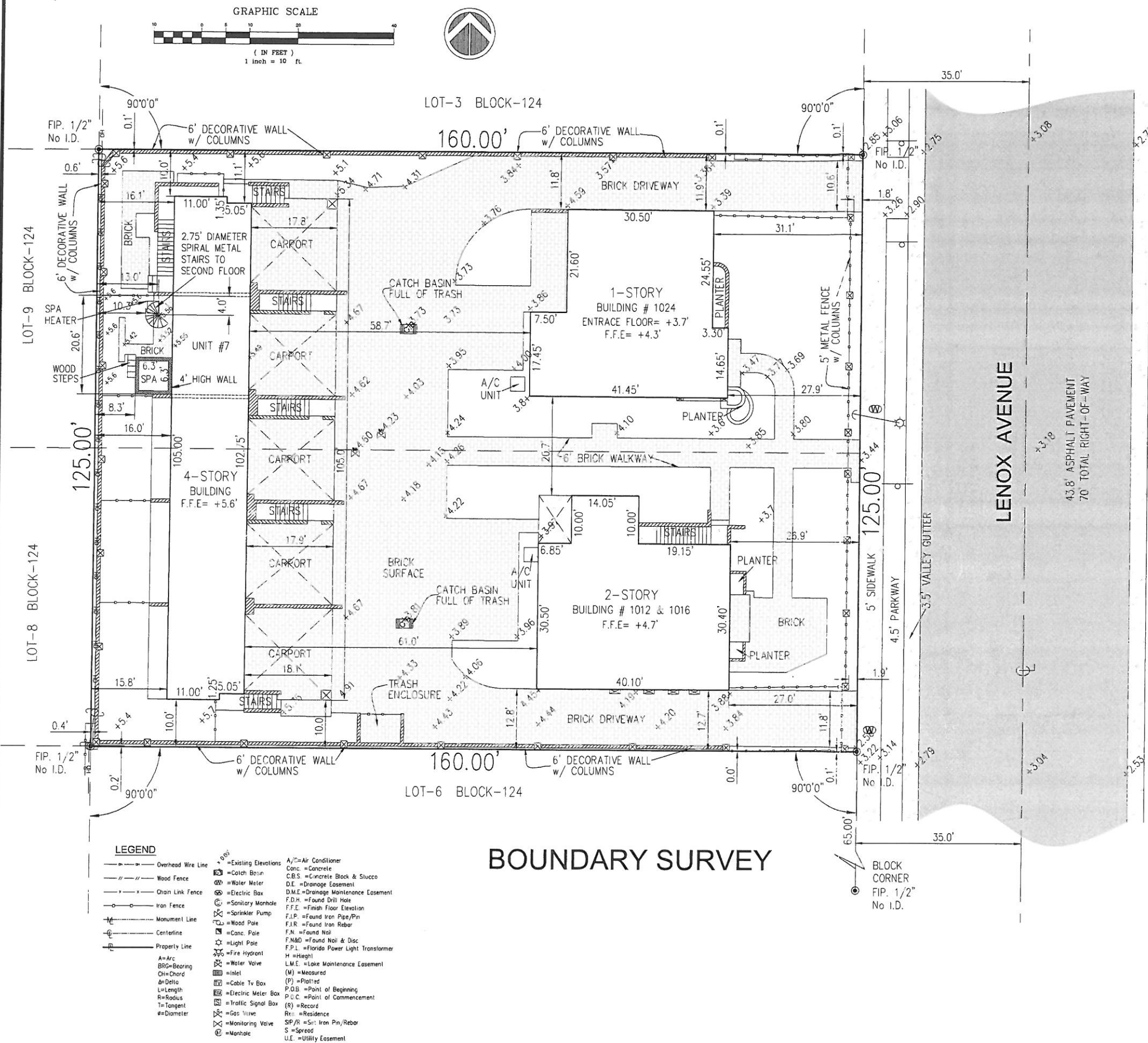


View looking northwest of Lenox Avenue

5



View looking north on Lenox Avenue



PROPERTY ADDRESS:
1024 LENOX AVENUE, MIAMI BEACH, FLORIDA 33139
FOLIO #: 02-4203-204-0010

LEGAL DESCRIPTION: (ENTIRE SITE)

Lots 4 and 5, in Block 124 of "LENOX MANOR", according to the Plat thereof, recorded in Plat Book 7, at Page 15, of the Public Records of Miami-Dade County, Florida. Containing 20,000 square feet, more or less.

LEGAL DESCRIPTION: (UNIT #7)

Condominium Unit No. 7 of "LENOX VILLAS CONDOMINIUM", according to the Declaration of Condominium thereof, as recorded in Official Records Book 16880, at Page 4182, of the Public Records of Miami-Dade County, Florida.
Area = 2,587 square feet living area (per Miami-Dade County Property Appraiser)
2,619 square feet or 15.50076% (per recorded condominium declaration)
Folio #02-4203-204-0070

SURVEYOR'S NOTES:

- The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
- 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.
- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- Accuracy:
The expected use of the land, as classified in the Standards of Practice 5.1-17, is "Residential High Risk". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additional signatures or seal to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- Contact the appropriate authority prior to any design work on the herein-described parcel for Building and Zoning information.
- 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.
- The surveyor does not determine fence and/or wall ownership.
- Ownership subjects to OPINION OF TITLE
- Type of Survey: BOUNDARY SURVEY.
- The North arrow shown hereon based on recorded plat of "LENOX MANOR", according to the plat hereon as recorded in Plat Book 7, at Page 15, of the Public Records of Miami-Dade County, Florida.
- All measurements shown hereon are made in accordance with the United States Standard Feet.
- Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)
- Benchmark: Miami-Dade County Benchmark #X-310R Elevation = +8.1'
- Flood Zone Data: Community/ Panel: #120G51/0319/L
Dated: 05/11/2009 Flood Zone: "AE" Base Flood Elevation: +8.0'
- This BOUNDARY SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.

SURVEYOR'S CERTIFICATE:

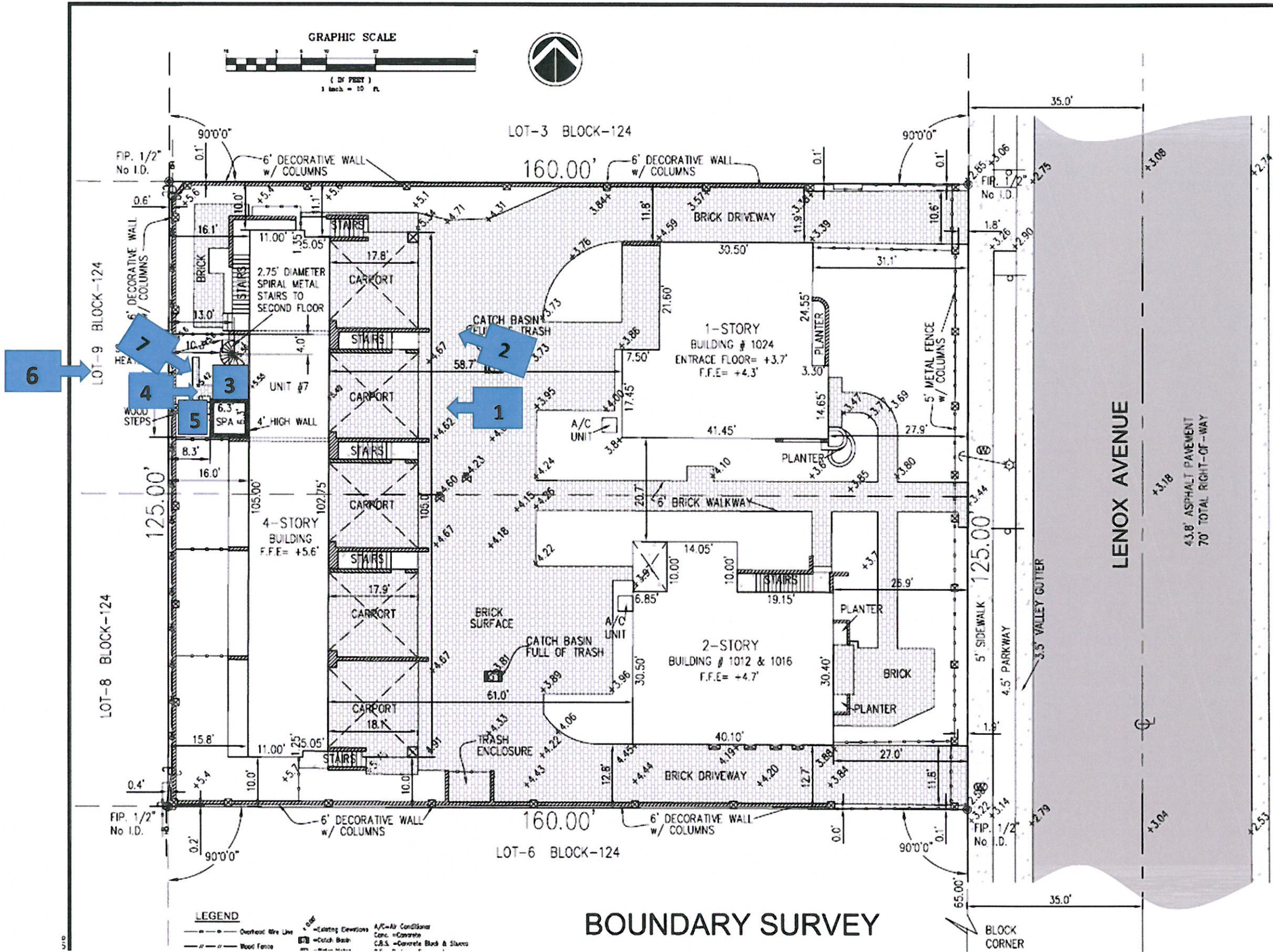
I HEREBY CERTIFY THAT: in the professional opinion of the undersigned Professional Surveyor and Mapper in the State of Florida, the following Boundary Survey meets the requirements of the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 53-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Further, this certificate is based on observations of field measurements performed on 02/06/2016 and other information available to the undersigned at the time the services were rendered.

Copies of this Boundary Survey are not valid without the seal and the original raised seal of a Florida licensed surveyor and mapper, said embossed copies are for the specific use of those entities that the Boundary Survey have been certified to.

Pablo J. Alfonso P.S.M.
Professional Surveyor & Mapper
State of Florida Reg. No. 5880

 ROYAL POINT LAND SURVEYORS, INC. L.B.# 7282 6175 NW 153 ST., SUITE 321, MIAMI LAKES, FL. 33014 ** TEL.305-822-6062 *F* 305-698-9468 FAX.305-827-9669 PREPARED FOR: LENOX VILLAS CONDOMINIUM 1024 LENOX AVENUE, MIAMI BEACH, FL. 33139	TYPE OF PROJECT: BOUNDARY SURVEY		NO.	DATE	BY	APP.	NO.	DATE	DESCRIPTION	RECORD OF REVISION
	DRAWN: J.G. CHECKED: P.J.A SCALE: 1" = 10' FIELD DATE: 02/06/2016 JOB NUMBER: RP16-105 SHEET: 1 OF 1 SHEET									

Existing Condition Photos
Rene Hagen – 1024 Lenox Avenue, Unit 7



Existing Conditions Photos
Rene Hagen – 1024 Lenox Ave, Unit 7

1



2



Existing Front (East) Elevations

3



Existing Spiral Stairs

Existing Conditions Photos
Rene Hagen – 1024 Lenox Ave, Unit 7

4



Existing Rear (west) Elevations (close-up)

6



Existing Rear from Alton looking east

5

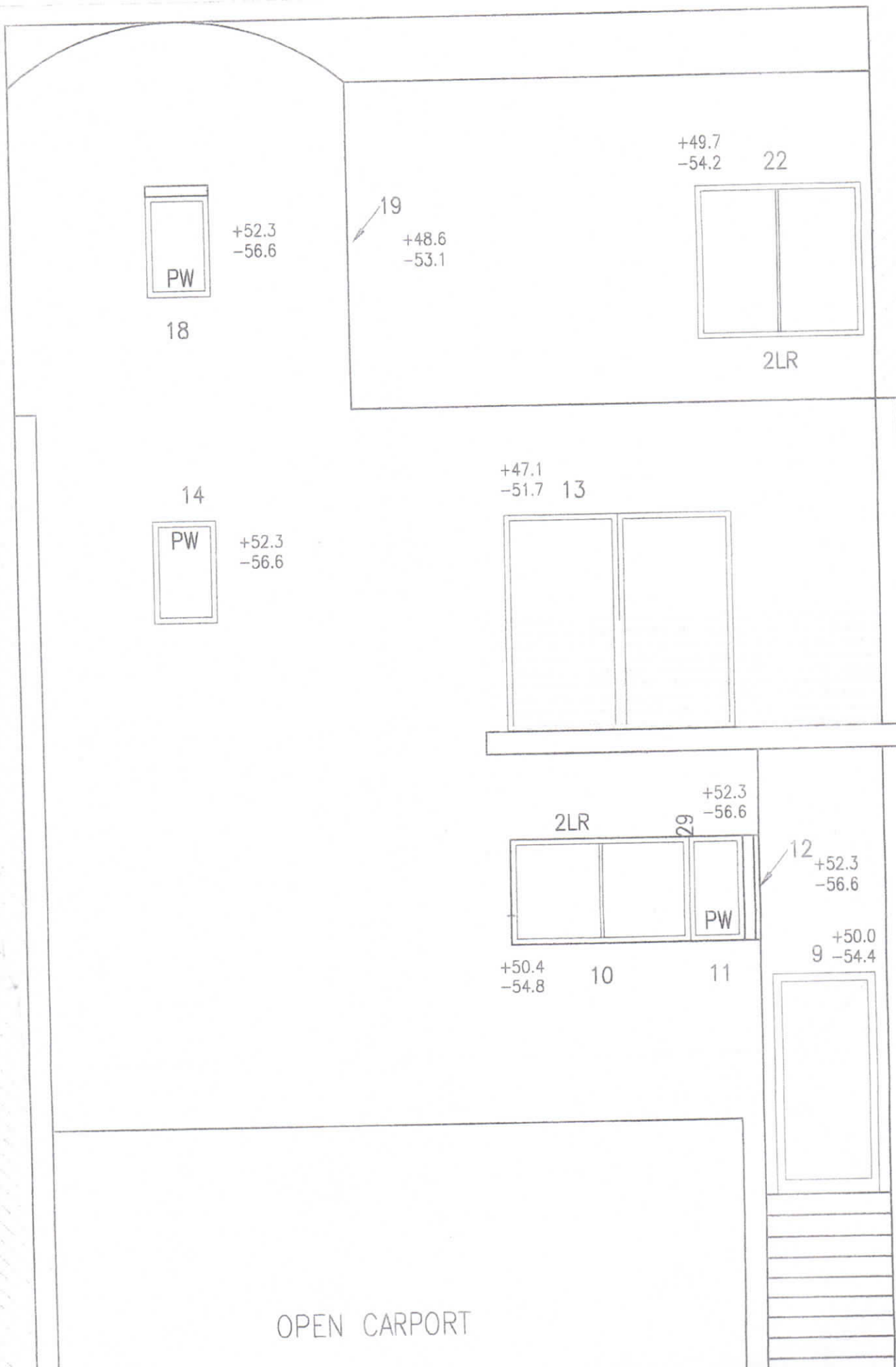


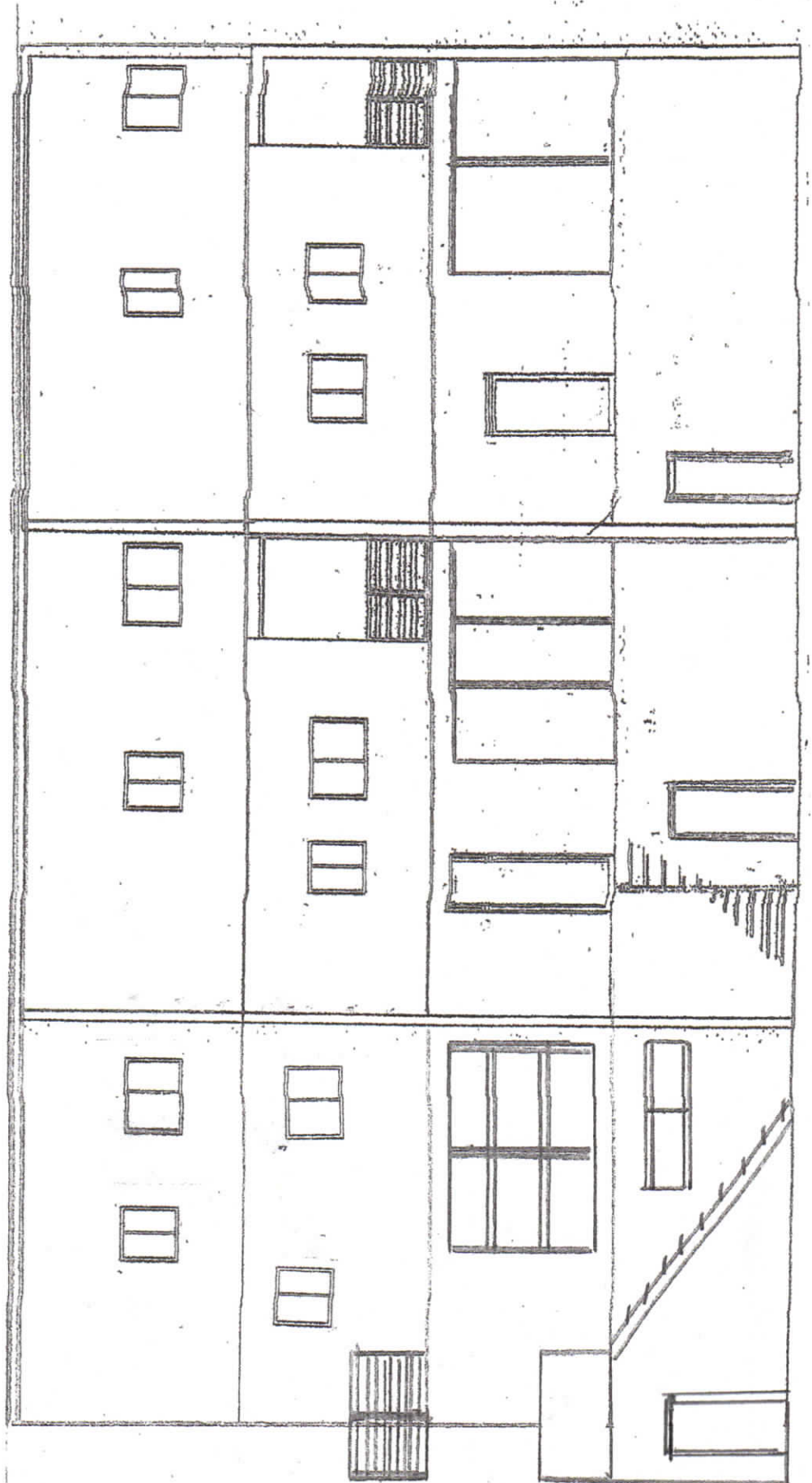
Existing Rear Yard

7



Existing Jacuzzi





9

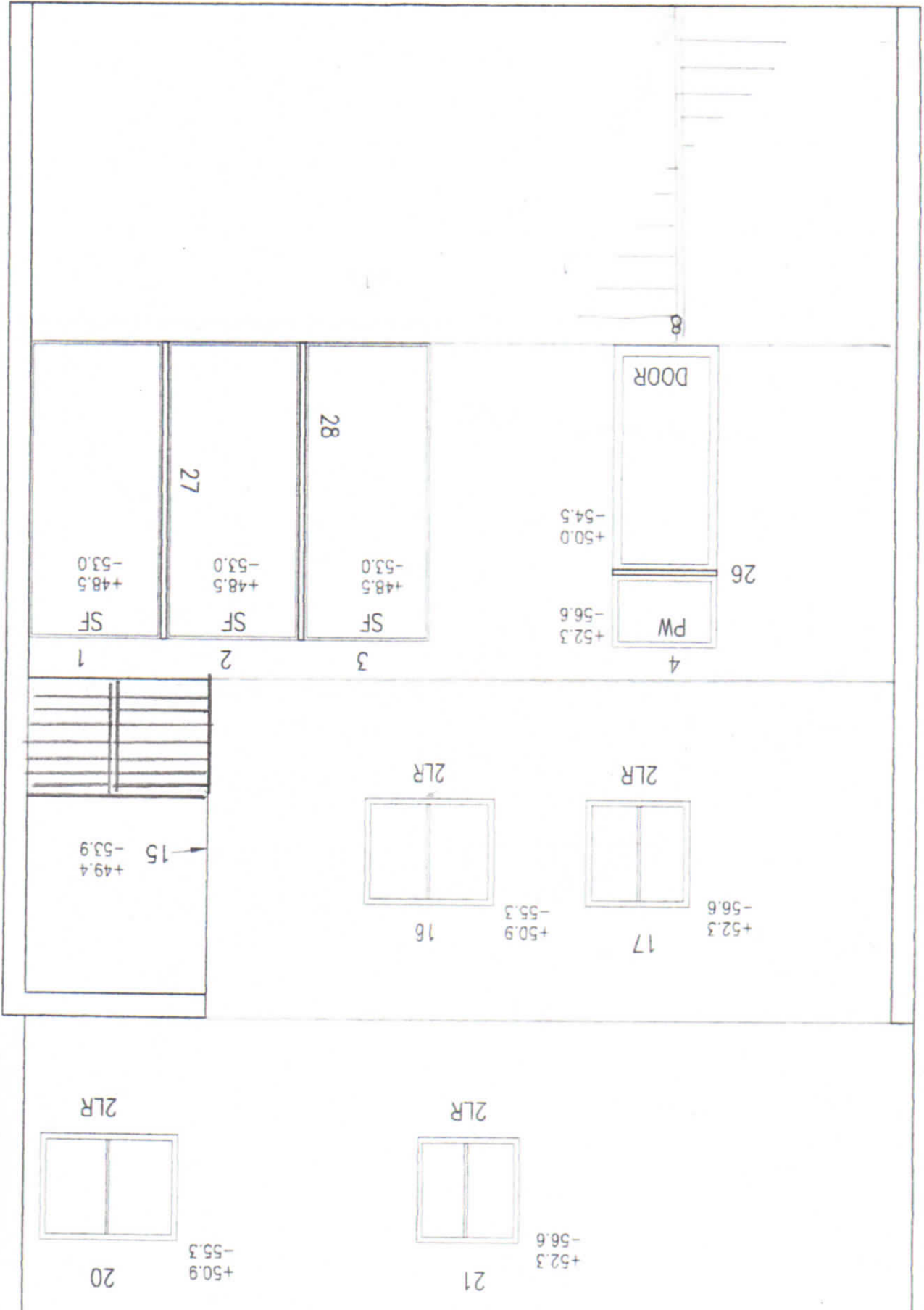
Hagen

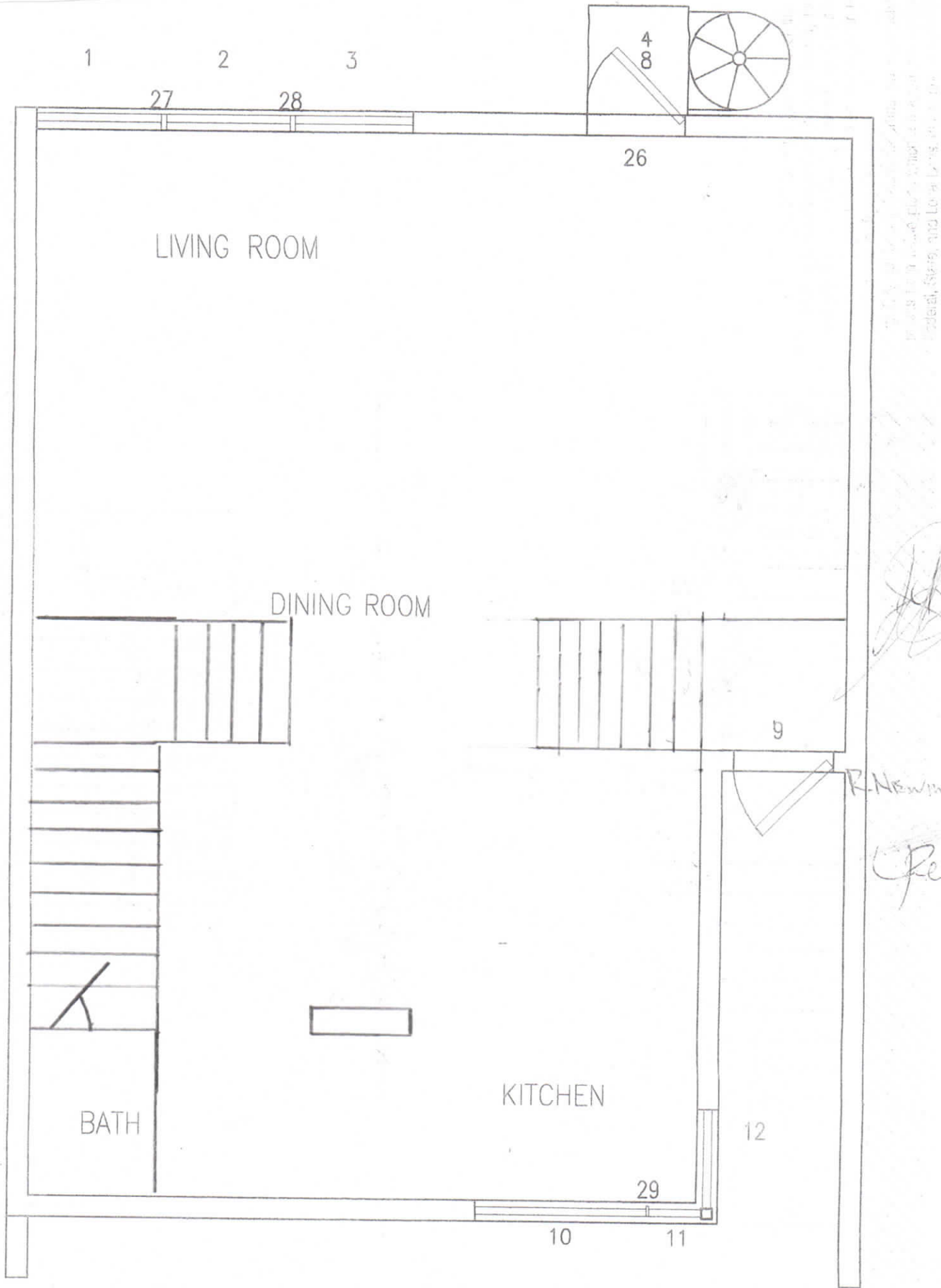
7

8

PARTIAL REAR ELEVATION

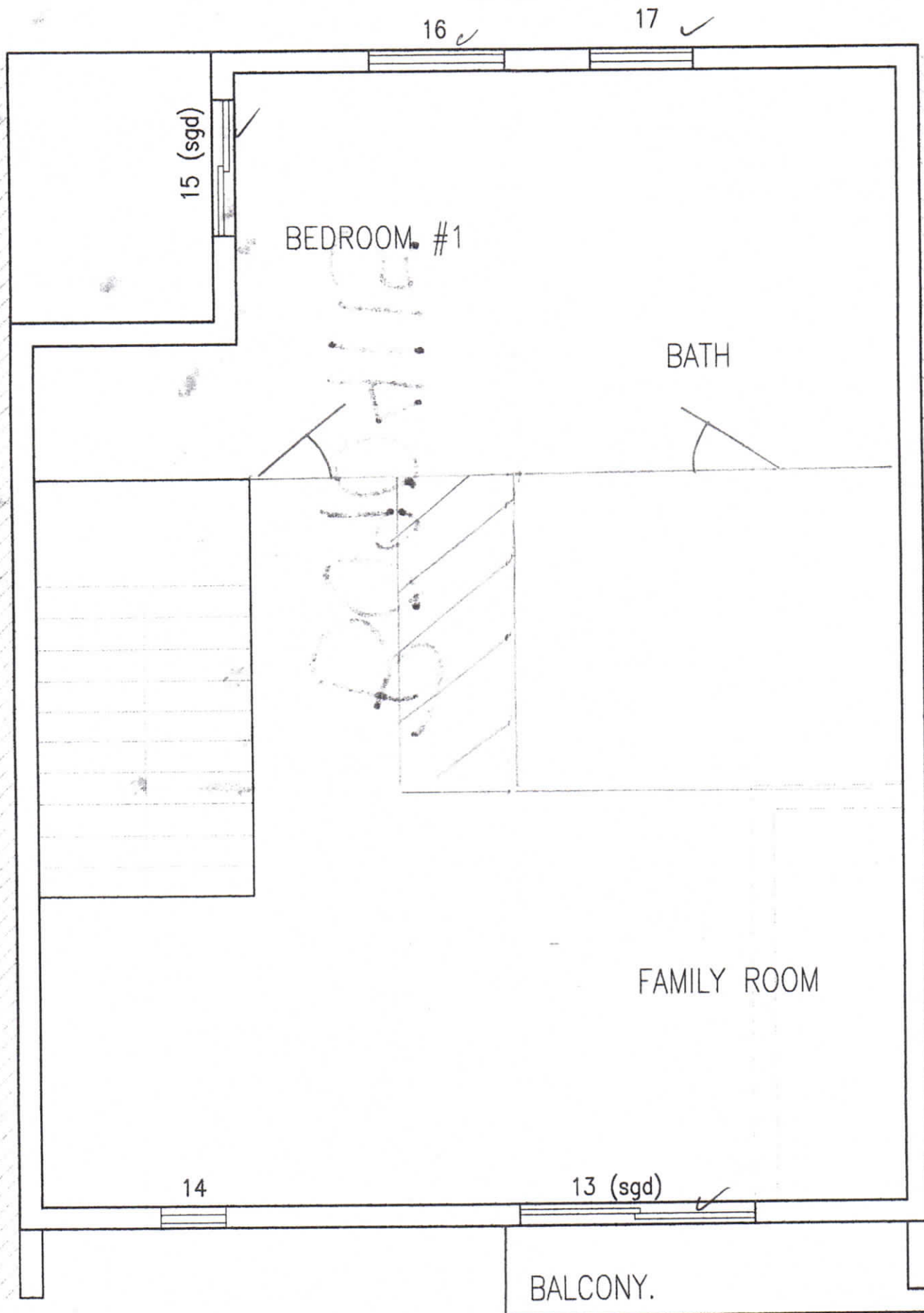
SCALE: 1/4" = 1'-0"





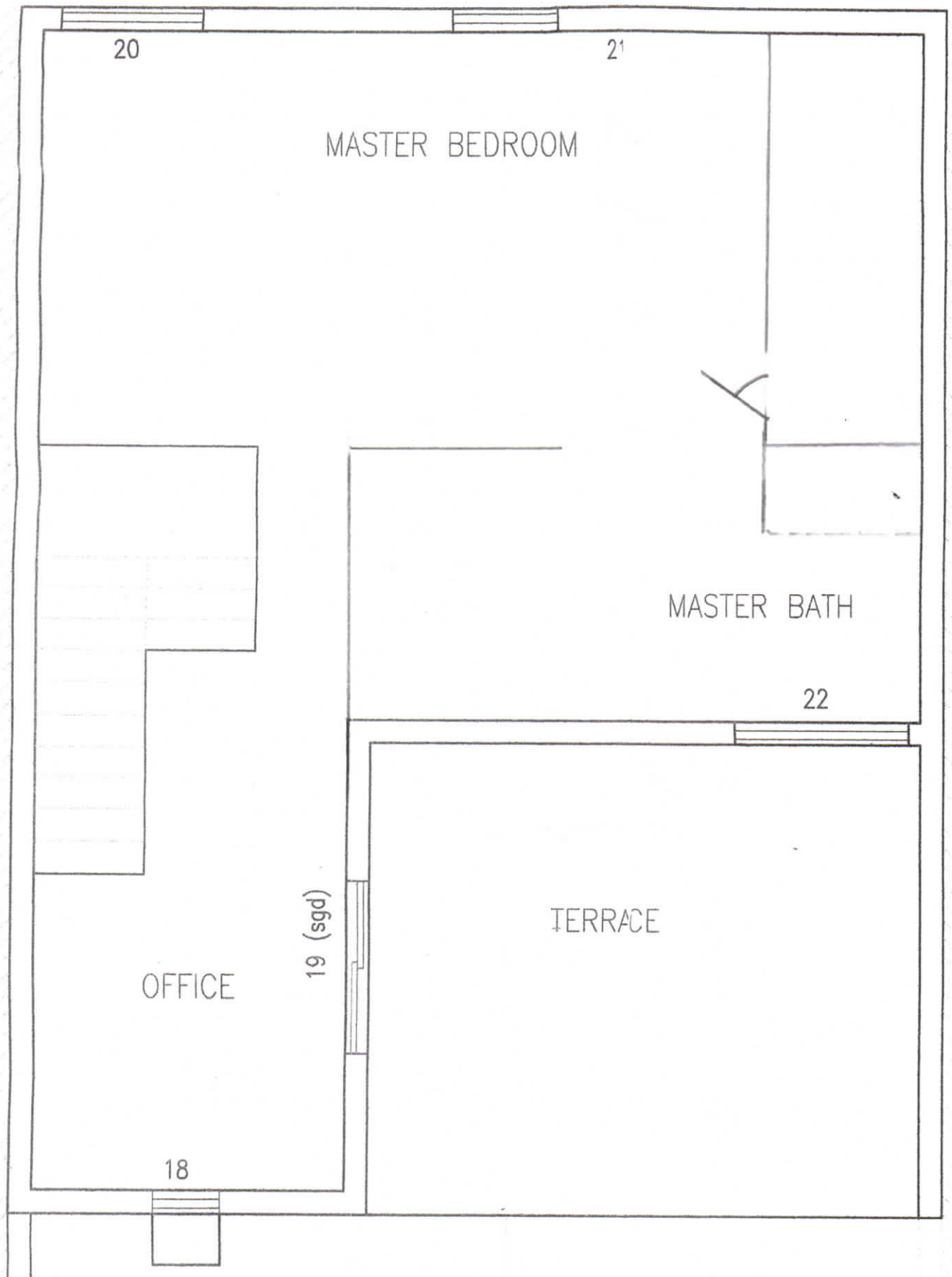
2nd FLOOR PLAN

SCALE: 1/4" = 1'-0"



3rd FLOOR PLAN

SCALE: 1/4" = 1'-0"



4th FLOOR PLAN
SCALE: 1/4" = 1'-0"