

PREPARED BY:

# EXACTA

Land Surveyors, Inc.

www.exactland.com  
Toll Free 866-735-1916 • F 866-744-2882



PROPERTY ADDRESS: 819 2ND STREET MIAMI BEACH, FLORIDA 33139

SURVEY NUMBER: 1704.1269-03

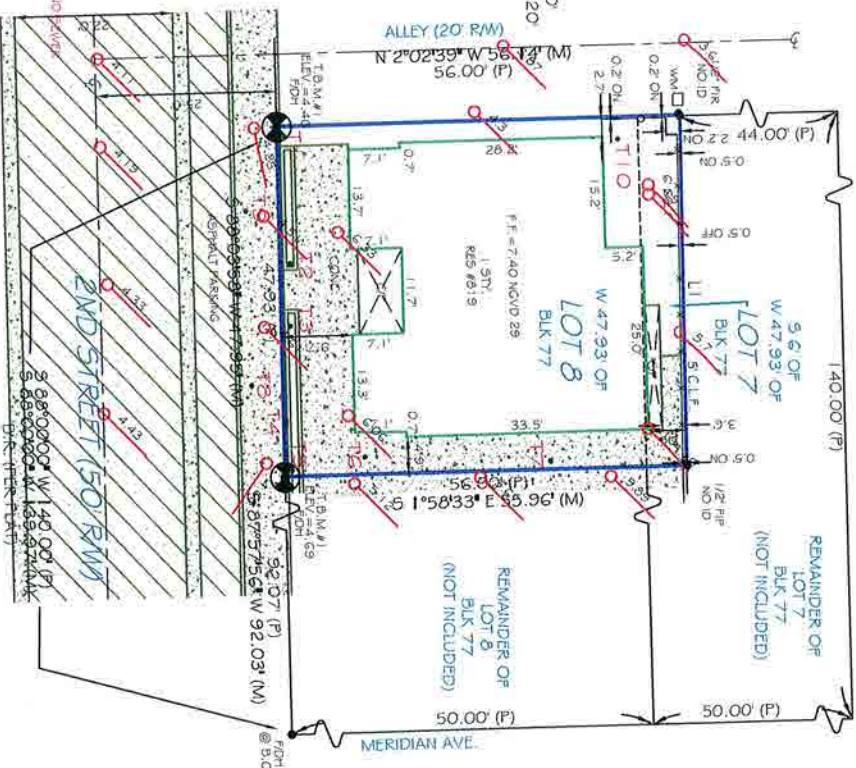
FIELD WORK DATE: 8/28/2017

REVISION DATE(S): (REV 2 8/29/2017) (REV 1 8/7/2017)

## BOUNDARY SURVEY MIAMI-DADE COUNTY

TABLE:  
L1 47.93 (P)  
N 86°16'20" E 48.01' (M)

TABLE:  
T1 FICOS W=1' H=15'  
T2 PATM W=3' H=12'  
T3 PATM W=3' H=12'  
T4 COCONUT W=.75' H=10'  
T5 PATM W=.5' H=11.4'  
T6 R. PONCHIANA W=2' H=20'  
T7 R. PONCHIANA W=1.5' H=15'  
T8 PATM W=.4' H=15'  
T9 PATM W=.3' H=15'  
T10 PATM W=.3' H=15'



NOTE:  
LOT APPEARS TO BE SERVICED BY CITY WATER AND SEWER.  
FINISH CONVEYANCE NOT DETERMINED  
W-BEAST HEIGHT DIAMETER  
H= OVERALL HEIGHT

I hereby certify that this Boundary Survey of the heretofore described property has been made under my direction and to the best of my knowledge and belief, it is a true and accurate representation of a Legal Description meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter Su-17 of the Florida Administrative Code.

RONALD W. WALLING  
State of Florida Professional Surveyor and Mapper  
License No. 6473

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.  
Nothing herein shall be construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

POINTS OF INTEREST  
NONE VISIBLE



GRAPHIC SCALE (In Feet)  
1 inch = 20' ft.

THE ELEVATIONS SHOWN HEREON WERE OBTAINED USING GPS IN CONJUNCTION WITH REAL TIME NETWORK L1NET AND HAVE BEEN CONVERTED TO NAVD 1929 DATUM. CONVERSION FACTOR = +1.56  
\* DENOTES DISTING ELEVATION IN MVD 1929 DATUM

### FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE WITH A BASE FLOOD ELEVATION OF 8'. THIS PROPERTY WAS FOUND IN THE CITY OF MIAMI BEACH, COMMUNITY NUMBER 120651, DATED 09/11/09.

CLIENT NUMBER:

DATE: 8/29/2017

BUYER: Stephen Helfman and Gerri Helfman, Tenants by the Entireties

SELLER:

CERTIFIED TO: STEPHEN HELFMAN AND GERRI HELFMAN, TENANTS BY THE ENTIRETIES

This is page 1 of 2 and is not valid without all pages.



AFFILIATE  
MEMBERS

EXACTA  
Land Surveyors, Inc.

18872337

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11940 Fairway Lakes Drive, Suite 110, Miami, FL 33193



# REPORT OF SURVEY

1704.1269-03

This is page 2 of 2 and is not valid without all pages.

## LEGAL DESCRIPTION:

THE WEST 47.93 FEET OF LOT 8 AND THE SOUTH 6 FEET OF THE WEST 47.93 FEET OF LOT 7, BLOCK 77, OF OCEAN BEACH ADDITION NO. THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

## JOB SPECIFIC SURVEYOR NOTES:

THE BEARING REFERENCE OF SOUTH 88 DEGREES 00 MINUTES 00 SECONDS WEST IS BASED ON THE NORTHERLY RIGHT-OF-WAY LINE OF 2ND STREET, LOCATED WITHIN OCEAN BEACH ADDITION NO. THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

## GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a conflict between the legal description and the survey map, the legal description shall prevail.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at [www.fema.gov](http://www.fema.gov).
9. All corners marked as set are at a minimum a 1/2" tolerance, 1/8" from rear with a cap stamped LBR7337.
10. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 35-17.002 (3) of the Florida Administrative Code and Florida Statute 472.03. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is it is not valid without the signature of the surveyor.
11. Unless otherwise noted, an examination of the absence of title is not warranted by the signing surveyor to determine which instruments, if any, are affecting this property.
12. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been printed at the center of the field location, and may not represent the actual shape or size of the feature.
13. Points of Interest (POIs) are selected above ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POIs which are not shown, not called-out as POIs, or which are otherwise unknown to the surveyor. These POIs may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveys. Additional logo or references to third party firms are for informational purposes only.
16. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
17. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

## LEGEND:

UNCLASSIFIED (Not for printed use)	
BOUNDARY LINE	AC
STRUCTURE	AD
CONCRETE	AE
CHAIN LINK OR WOOD FENCE	AF
CONCRETE	AG
WOOD FENCE	AH
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