

PROPERTY ADDRESS:

1351 Lenox Avenue
Miami Beach, Florida 33139

SURVEYOR NOTES:

- #1 Lands Shown Hereon were not abstracted for Easement and/or Right of Way Records. The Easement / Right of Way that are shown on survey are as per plat of record unless otherwise noted.
- #2 Benchmark: Miami-Dade County Public Works Dep. N/A
- #3 Bearings as Shown hereon are Based upon Lenox Avenue, N00°00'00"E
- #4 Please See Abbreviations
- #5 Survey is incomplete Without Sheet 2 of 2
- #6 Drawn By: A. Torres Date: 09-30-2018
- #7 Complete Field Survey Date: 09-27-2018
- #8 Disc No 2018, Station Surveying Scion
- #9 Last Revised:
- #10 Legal Description Furnished by client.
- #11 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.
- #12 There may be additional Restrictions not shown on this survey that may be found in the Public Records of Miami-Dade County, examination of ABSTRACT OF TITLE will have to be made to determine record instruments, if any affecting this property.
- #13 ACCURACY: The expected use of the land, as classified in the Standards of Practice (5J-17.052), is "Residential". 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.
- #14 Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- #15 Not Valid without one signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- #16 Contact the appropriate authority prior to any design work on information.
- #17 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.
- #18 Ownership Subject to OPINION OF TITLE.

ABBREVIATIONS

- A =ARC DISTANCE
- AVE. =AVENUE
- ASPH =ASPHALT
- A/C =AIR CONDITIONER
- BLDG =BUILDING
- B COR.=BLOCK CORNER
- C.B. =CATCH BASIN
- CLF =CHAIN LINK FENCE
- CONC. =CONCRETE
- COL. =COLUMN
- C.U.P. =CONCRETE UTILITY POLE
- C.L.P. =CONCRETE LIGHT POLE
- CBS =CONCRETE BLOCK STRUCTURE
- C.M.E.=CANAL MAINTENANCE EASEMENT
- D =DIRECTION
- D/W =DRIVEWAY
- D.M.E.=DRAINAGE & MAINTENANCE EASEMENT
- ENC. =ENCROACHMENT
- E.T.P.=ELECTRIC TRANSFORMER PAD
- F.P.L.=FLORIDA POWER AND LIGHT
- F.H. =FIRE HYDRANT
- F.I.P. =FOUND IRON PIPE
- F.F. =FINISH FLOOR
- F.D.H. =FOUND DRILL HOLE
- F.R. =FOUND REBAR
- F/D =FOUND DISC
- F/N =FOUND NAIL
- IF =IRON FENCE
- L =LENGTH
- L.P. =LIGHT POLE
- MEAS. =MEASURED
- M.H. =MAN HOLE
- N.G.V.D.=NATIONAL GEODETIC VERTICAL DATUM
- N.T.S. =NOT TO SCALE
- O.E. =OVERHEAD ELECTRIC LINE
- O/L =ON LINE
- P.C.P. =PERMANENT CONTROL POINT
- P.C. =POINT OF CURVATURE
- R =RADIUS
- RES =RESIDENCE
- SDWLK =SIDEWALK
- T =TANGENT
- U.E. =UTILITY EASEMENT
- W.F. =WOOD FENCE
- W.V. =WATER VALVE
- W.U.P. =WOOD UTILITY POLE
- x—x—x— =IRON FENCE
- x—x—x— =CHAIN LINK FENCE
- x—x—x— =WOOD FENCE
- x—x—x— =CBS WALL
- x—x—x— =OVERHEAD ELEC.
- x—x—x— =CENTER LINE
- x—x—x— =EASEMENT
- x—x—x— =DENOTES ELEVATIONS
- x—x—x— =BUILDING
- x—x—x— =DISTANCE
- x—x—x— =CATCH BASIN
- x—x—x— =WATER METER
- x—x—x— =W.U.P.
- x—x—x— =STATE ROAD
- x—x—x— =US HIGHWAY
- x—x—x— =INTERSTATE
- x—x—x— =MONITORY WELL

ELEVATION INFORMATION

**National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929**

Comm Panel 120651
Panel # 0317
Firm Zone: "AE"
Date of Firm: 09-11-2009
Base Flood Elev. 8.00'
F.Floor Elev. 7.17'
Guest House El. 6.50'
Suffix: "L"
Elev. Reference to NGVD 1929

CERTIFIED ONLY TO:

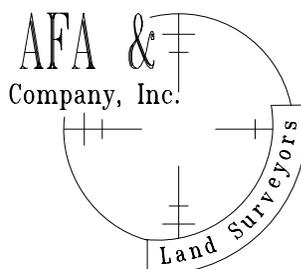
Jorge Rey

LEGAL DESCRIPTION:

Lot 15, Block 94, of: "OCEAN BEACH ADDITION NO. 3", according to the Plat Thereof as Recorded in Plat Book 2, Page 81, of the Public Records of Miami-Dade County, Florida.

This certifies that the survey of the property described hereon was made under my supervision & that the survey meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 5J-17.052 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

& That the Sketch hereon is a true and accurate representation thereof to the best of my knowledge and Belief, subject to notes and notations shown hereon.



**Professional
Land Surveyors and Mappers LB #7498**
13050 S.W. 133rd Court, Miami, Florida 33186
Email: afaco@bellsouth.net
Ph.: 305-234-0588, Fax: 206-495-0778

Armando F. Alvarez
**Professional Surveyor & Mapper #5526
State of Florida**

Not Valid unless Signed & Stamped with Embossed Seal

JOB #	18-1141
DATE	09-30-2018
PB	2-81

