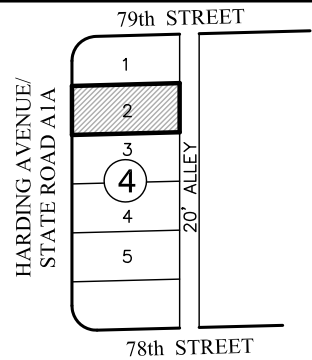


# MAP OF BOUNDARY SURVEY



Property address:  
7835 Harding Avenue  
City: Miami Beach  
County: Miami-Dade  
State: Florida Zip Code: 33141  
Folio # 02-3202-007-0170



## SUBJECT PROPERTY

## LOCATION SKETCH

NOT TO SCALE



## SURVEYOR'S REPORT:

1. MAP OF BOUNDARY SURVEY, Fieldwork date of data acquisition: October 2nd, 2019.

### 2. LEGAL DESCRIPTION:

Lot 2 less the West 2.50 feet, Block 4, of ALTOS DEL MAR No. 3, according to the Plat thereof, as recorded in Plat Book 8, at Page 41, of the Public Records of Miami-Dade County, Florida.

### 3. AREA:

Containing 5.498 Square Feet or 0.13 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 8, at Page 41 of the Public Records of Miami-Dade County, Florida.

#### VERTICAL CONTROL:

Elevations are referred to N.G.V.D. 1929.  
Benchmark used: City of Miami Beach Benchmark No. 78-01 Elevation=2.71' (N.A.V.D. 1988)= 4.26' Adjusted to N.G.V.D. 1929.  
located @ NE intersection 78th Street and Abbott Avenue

### 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 12086C0326, Suffix L, FIRM 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.

## SURVEYOR'S 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.

This Survey Map and Report are not full and complete without the other.



## **FormTech** Land Surveying, Inc.

State of Florida LB # 7980  
12209 S.W. 129th Court, Miami, Florida, 33186  
Ph: (786)429-3034 (786)443-0285 (786)443-0678  
www.formtechsurveyors.com email:info@formtechsurveyors.com

Seal:

Job # 19-10002

Date:

10-02-2019

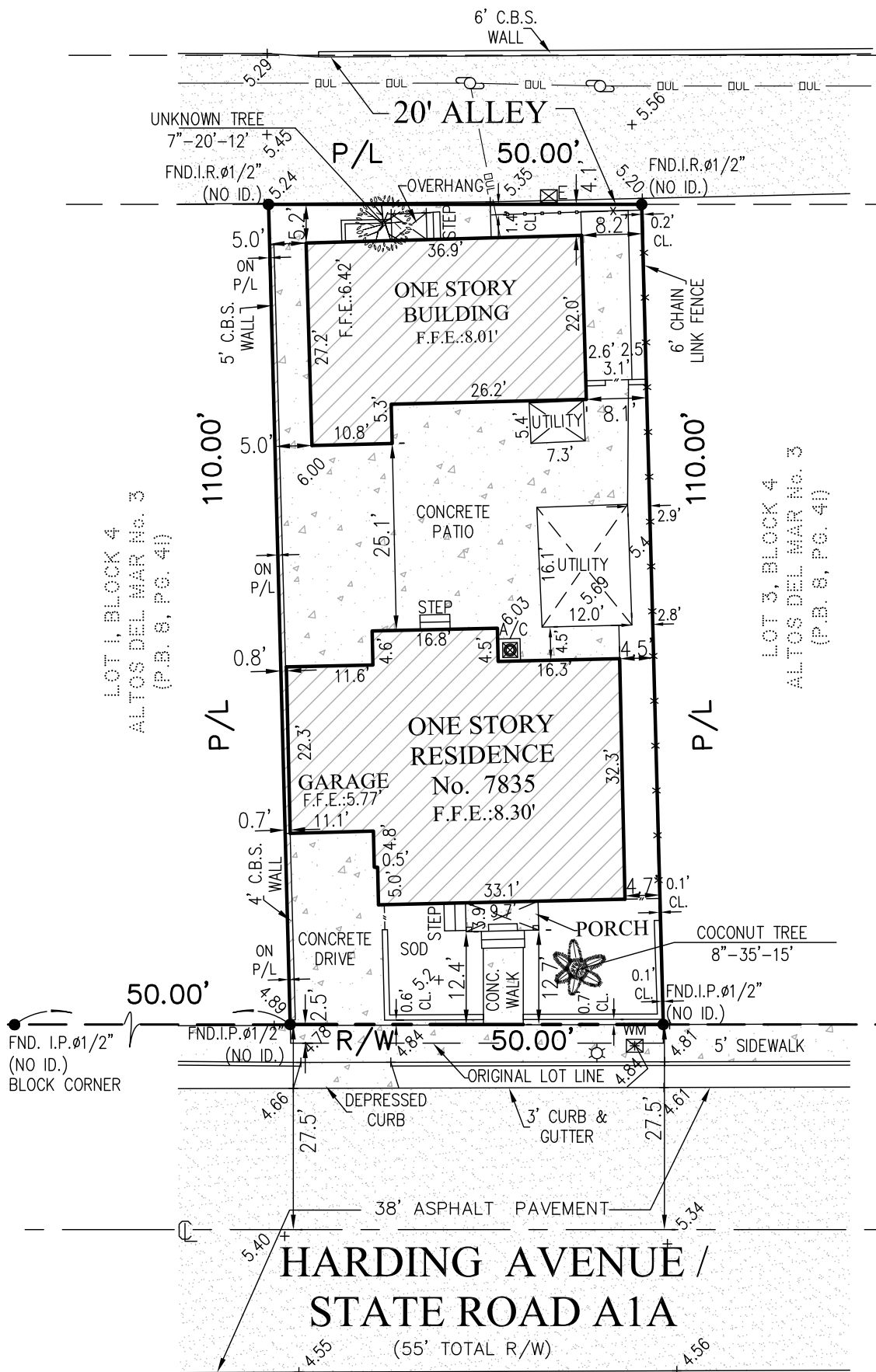
Eugenia L. Formoso, P.S.M.

State of Florida LS # 6660

Page 1 of 2

# MAP OF BOUNDARY SURVEY

P.B. 8 - PG. 41



LOT 1, BLOCK 4  
ALTOS DEL MAR No. 3  
(P.B. 6, PG. 41)

LOT 3, BLOCK 4  
ALTOS DEL MAR No. 3  
(P.B. 6, PG. 41)

**DIMENSIONS:**

DIAMETER(IN) — HEIGHT(FT) — CANOPY(FT)  
4" — 10' — 12'

\* Tree types are determined to the best of our ability and should be confirmed by botanist or a trained specialist.

SYMBOL	COMMON NAME
	COCONUT TREE
	UNKNOWN TREE

This Survey Map and Report are not full and complete without the other.

## ABBREVIATIONS & LEGEND

A Arc	Pg. Page	Unknown Manhole	Fire Hydrant	Chain Link Fence
FND Found	R/W Right-of-Way	Sewer Manhole	Electric Box	Wood Fence
U.E. Utility Easement	CL Center Line	Telephone Manhole	MLP Light Pole	Metal or plastic Fence
IP Iron Pipe	M Monument Line	Water Meter	Utility Pole	Overhead Utility line
IR Iron Rebar	TBM Temporary Benchmark	Water Valve	Concrete Light Pole	Spot Elevation
N&D Nail & Disc	PWY Parkway	Catch basin	Property Corner	
COL. Column	W/P Water Pump			
P.B. PLat Book	ENC Encroachment			



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Job # 19-10002  
Date: 10-02-2019

Scale: 1" = 20'



GRAPHIC SCALE