

PROPERTY ADDRESS:

1344 15th Terrace
Miami Beach, Florida 33129

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 Bay Road, N00°00'00"W
- #4 Please See Abbreviations
- #5 Survey is incomplete Without Sheet 2 of 2
- #6 Drawn By: A. Torres Date: 07-07-2016
- #7 Complete Field Survey Date: 07-05-2016
- #8 Disc No 2016, 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 Minimum Technical Standard (5J-17.050), 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
I/F =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
=IRON FENCE
=CHAIN LINK FENCE
=WOOD FENCE
=CBS WALL
=OVERHEAD ELEC.
=CENTER LINE
=EASEMENT
=DENOTES ELEVATIONS
=BUILDING
=DISTANCE
=CATCH BASIN
=WATER METER
=W.U.P.
=STATE ROAD
=US HIGHWAY
=INTERSTATE
=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. 7.00'
Garage Elev. N/A
Suffix: "L"
Elev. Reference to NGVD 1929

CERTIFIED ONLY TO:

Linda G. Jelinek

LEGAL DESCRIPTION:

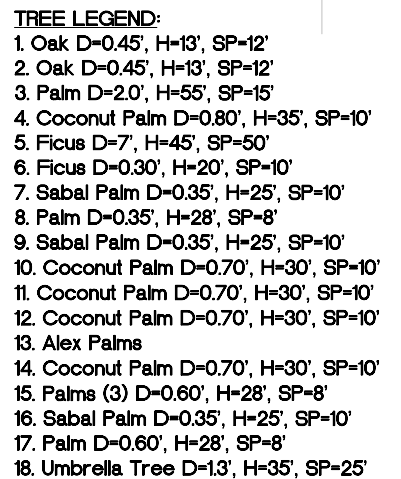
Lot 1, Block 67-B, of: "RESUBDIVISION OF ALTON BEACH BAY FRONT", according to the Plat Thereof as Recorded in Plat Book 16 Page 1 of the Public Records of Miami-Dade County, Florida.

This certifies that the survey of the property described hereon was made under my supervision & that the survey meets the minimum technical standards set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 5J-17.050 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.

JOB #	16-631
DATE	07-07-2016
PB	16-1

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

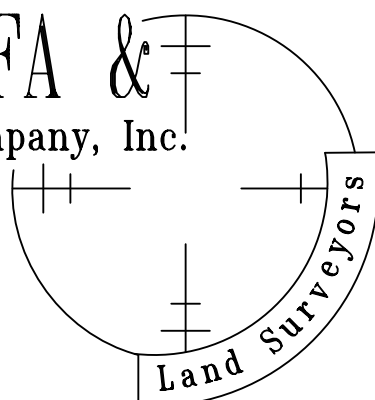
Armando F. Alvarez
Professional Surveyor & Mapper #5526
State of Florida
Not Valid unless Signed & Stamped with Embossed Seal


Sheet 2 of 2

JOB #	16-631
DATE	07-07-2016
PB	16-1


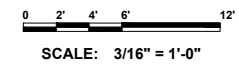
Survey is Incomplete without sheet 1 of 2
Scale of Drawing 1"=20'
Drawn By: A. Torres Date: 07-07-2016
Completed Field Survey Date: 07-05-2016
AFA & COMPANY, INC. LB #7498
Professional Land Surveyors and Mappers
13050 SW 133rd CT Miami, Florida 33186
PH: 305-234-0588 FX: 206-495-0778

AFA & 
Company, Inc.

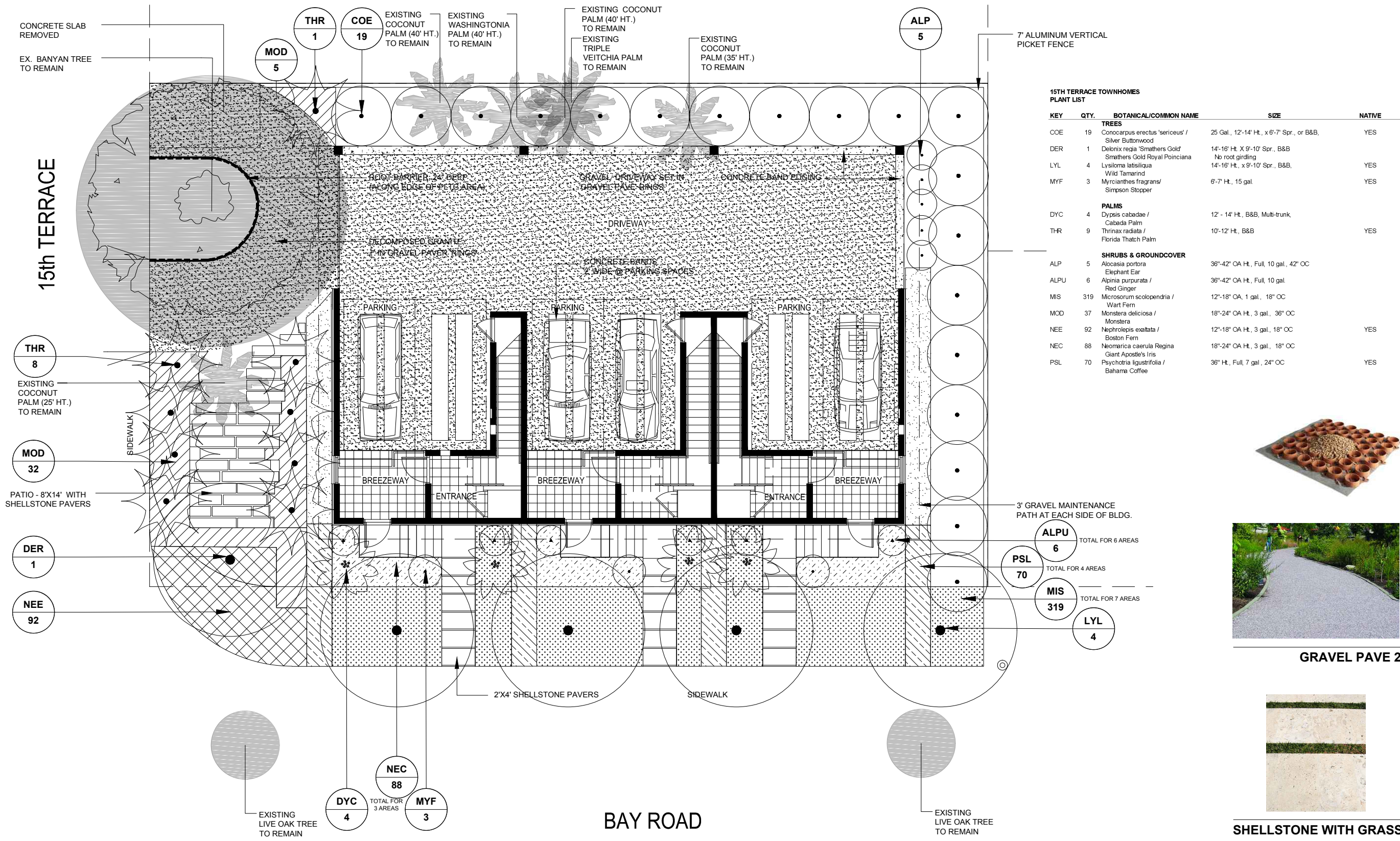




Armando F. Alvarez
Professional Surveyor & Mapper #5526
State of Florida
Not Valid unless Signed & Stamped with Embossed Seal



L.A. # 866



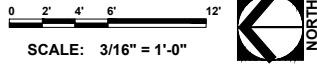
15TH TERRACE TOWNHOMES PLANT LIST				
KEY	QTY.	BOTANICAL/Common Name	SIZE	NATIVE
TREES				
COE	19	Conocarpus erectus 'sericeus' / Silver Buttonwood	25 Gal., 12'-14' Ht., x 6'-7' Spr., or B&B	YES
DER	1	Delonix regia 'Smathers Gold' Smathers Gold Royal Poinciana	14'-16' Ht. X 9'-10' Spr., B&B	
LYL	4	Lysloma latissilqua / Wild Tamarind	14'-16' Ht., x 9'-10' Spr., B&B	YES
MYF	3	Myrcianthes fragrans / Simpson Stopper	6'-7' Ht., 15 gal.	YES
PALMS				
DYC	4	Dypsis cabadae / Cabada Palm	12' - 14' Ht., B&B, Multi-trunk	
THR	9	Thrinax radiata / Florida Thatch Palm	10'-12' Ht., B&B	YES
SHRUBS & GROUNDCOVER				
ALP	5	Alocasia portora / Elephant Ear	36"-42" OA Ht., Full, 10 gal., 42" OC	
ALPU	6	Alpinia purpurata / Red Ginger	36"-42" OA Ht., Full, 10 gal.	
MIS	319	Microsorium scolopendria / Wart Fern	12"-18" OA. 1 gal., 18" OC	
MOD	37	Monstera deliciosa / Monstera	18"-24" OA Ht., 3 gal., 36" OC	
NEE	92	Nephrolepis exaltata / Boston Fern	12"-18" OA Ht., 3 gal., 18" OC	YES
NEC	88	Neomannia caerulea Regina / Giant Apostle's Iris	18"-24" OA Ht., 3 gal., 18" OC	
PSL	70	Psychotria ligustrifolia / Bahama Coffee	36" Ht., Full, 7 gal., 24" OC	YES



GRAVEL PAVE 2



SHELLSTONE WITH GRASS



NOT FOR CONSTRUCTION
PLANS NOT COMPLETE WITHOUT WRITTEN SPECIFICATIONS