

LOCATION MAP  
NTS

**LEGAL DESCRIPTION:**

THE EASTERLY 40.00 FEET OF LOT 6 AND ALL OF LOT 7, EXCEPT THE EASTERLY 25.00 FEET OF LOT 7, BLOCK E-2, AMENDED RIVIERA AND THE FIRST AND SECOND ADDITION, according to the Plat thereof as recorded in Plat Book 32, at Page 37, of the Public Records of Miami Dade County, Florida.

**SURVEYOR'S NOTES:**

- 1) The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
- 2) The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat and the same, if any may not be shown on this section.
- 3) Bearings shown hereon are based on an assumed Meridian and referenced on the CENTERLINE OF PALM AVENUE, Bearing N64°54'30"E.
- 4) Ownership subject to opinion of the Title.
- 5) Underground utilities are not depicted hereon.
- 6) Underground portions of Footings, Foundations or other improvements were not located.
- 7) Zoning and Setbacks are not verified by this survey.
- 8) Fence ownership not determined by this survey.
- 9) Flood Elevation Information:  
Community: 12065 | CITY OF MIAMI BEACH  
FIRM Panel: 12086C0318L  
Flood Zone: AEBase Flood Elevation: 9' Date of FIRM: 09/11/2009 Suffix: L  
1988(N.A.V.D.88) of mean sea level and are based on a Benchmark supplies by the engineering department of MIAMI DADE COUNTY.  
Benchmark used: D-135-CHANGED Elevation: 5.31' (N.G.V.D.29).
- 10) Elevation shown hereon are relative to the NORTH AMERICAN VERTICAL DATUM
- 1) The minimum relative distance accuracy for this type of Survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.  
Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot.
- 2) Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- 3) Roof overhang not located unless otherwise shown.
- 4) Underground improvements and/or underground encroachments not shown unless otherwise indicated.

**ENCROACHMENT NOTES:**

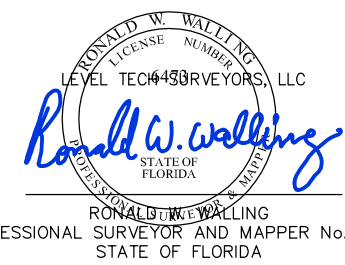
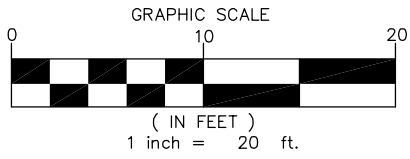
There are no above ground encroachments, other than those shown hereon.

**CERTIFICATE NOTE:**

I hereby certify that the BOUNDARY SURVEY hereon was completed under my direction on March 25, 2021 and that said survey is true and correct to the best of my knowledge and belief. There are no above ground encroachments, other than those shown hereon.  
I further certify that this survey meets the STANDARDS OF PRACTICE set forth by the FLORIDA BOARD OF SURVEYORS AND MAPPERS in Chapter 5J-17.051, Florida Administrative Code pursuant to Section 472.027 Florida State Statutes.

**CERTIFICATE TO:**

JAM Management INC.  
Date of Field Work: 03/25/2021



**ABBREVIATIONS AND LEGEND**

- |                                   |                           |                            |                            |
|-----------------------------------|---------------------------|----------------------------|----------------------------|
| PL. = PROPERTY LINE               | PG. = PAGE                | F.I.P. = FOUND IRON PIPE   | WV = WATER VALVE           |
| F.E. = FLOOR ELEVATION            | SEC. = SECTION            | F.N. = FOUND NAIL          | x = CLF = CHAIN LINK FENCE |
| (M) = MEASURED                    | R. = RADIUS               | F.N.D. = FOUND NAIL & DISK | --- = WOOD FENCE           |
| (R) = RECORD                      | CL = CENTER LINE          | CONC. = CONCRETE           | --- = IRON FENCE           |
| NO ID. = NO IDENTIFICATION NUMBER | P.B. = PLAT BOOK          | 4.56 = EXISTING ELEVATION  | WPP = WOOD POWER POLE      |
| N.T.S. = NOT TO SCALE             | (D) = DEED                | RES. = RESIDENCE           | o = SIGN                   |
| CB = CATCH BASIN                  | 4.56 = EXISTING ELEVATION | BLDG. = BUILDING           | FH = FIRE HYDRANT          |
| R/W = RIGHT OF WAY                |                           | WM = C.B.S. WALL           | EB = ELECTRIC BOX          |
|                                   |                           | WM = WATER METER           | MLP = Concrete Power Pole  |

**LEVEL-TECH SURVEYORS, LLC.**  
777 NW 72ND AVENUE, SUITE 3002, MIAMI FL, 33126.  
TEL: 305.261.8483  
LB # 7154

DRAWINGS ARE THE PROPERTY OF LEVEL-TECH SURVEYORS, LLC, AND MAY NOT BE USED BY CLIENT ON OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO LEVEL-TECH SURVEYORS, LLC

NAME AND TYPE OF PROJECT:	BOUNDARY SURVEY		
CLIENT:	JAM Management INC.	CLIENT TELEPHONE:	
FILE PATH:			
SCALE:	1"=20'	DATE:	03/25/2021
DRAWN BY:	OG	FIELD BOOK:	PH 21-03-9564
PROJECT No:	LT 21-03-9564	SHEET:	1
			OF 1 SHEETS