

Prepared By:
AFA & COMPANY, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 7498
13050 SW 133RD COURT
MIAMI, FLORIDA 33186
E-MAIL: AFACO@BELLSOUTH.NET
PH: 305-234-0588
FX: 206-495-0778

Property Information

CERTIFIED ONLY TO:
Washington Square Condo

PROPERTY ADDRESS:
220 Washington Avenue
Miami Beach, Florida 33139

LEGAL DESCRIPTION:

Lot 6, Block 54, 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.

ELEVATION INFORMATION

National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929

Comm Panel 120651
Panel # 0319
Firm Zone: "AE"
Date of Firm: 09-11-2009
Base Flood Elev. 8.00'
F.Floor Elev. 7.07'
Garage Elev. N/A
Suffix: "L"
Elev. Reference to NGVD 1929

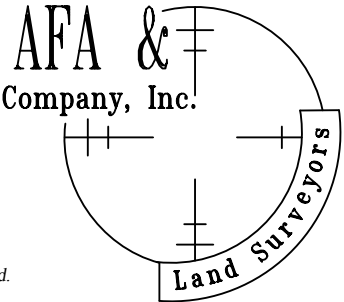
JOB #	17-249
DATE	03-20-2017
PB	2-81

Surveyors Notes:

- #1 Land Shown Hereon were not abstracted for Easement and /or Right of Way Records. The Easement / Right of Way Show 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 Meridian Avenue, N00°00'00"W
#4 Please See Abbreviations
#5 Drawn By: A. Torres
#6 Date: 03-20-2017
#7 Completed Survey Field Date: 03-17-2017
#8 Disc No 2017, Station Surveying Scion
#9 Last Revised:
#10 Zoned Building setback line not determined

Surveyor's Notes:

- #11 The herein captioned Property was surveyed and described based on the Legal Description Provided by Client.
#12 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.
#13 There may be additional Restrictions not Shown on this survey that may be found in the Public Records of Said County Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
#14 Accuracy:
The expected use of 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 1.0 foot in 10,000.00' feet, the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
#15 Foundation and / or footing that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
#16 Not valid without the signature and original seal of a Florida Licensed Surveyor and Mapper. additions or deletions to survey maps or reports by other than the signing party or parties.
#17 Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
#18 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.
#19 Ownership subject to Opinion of Title.



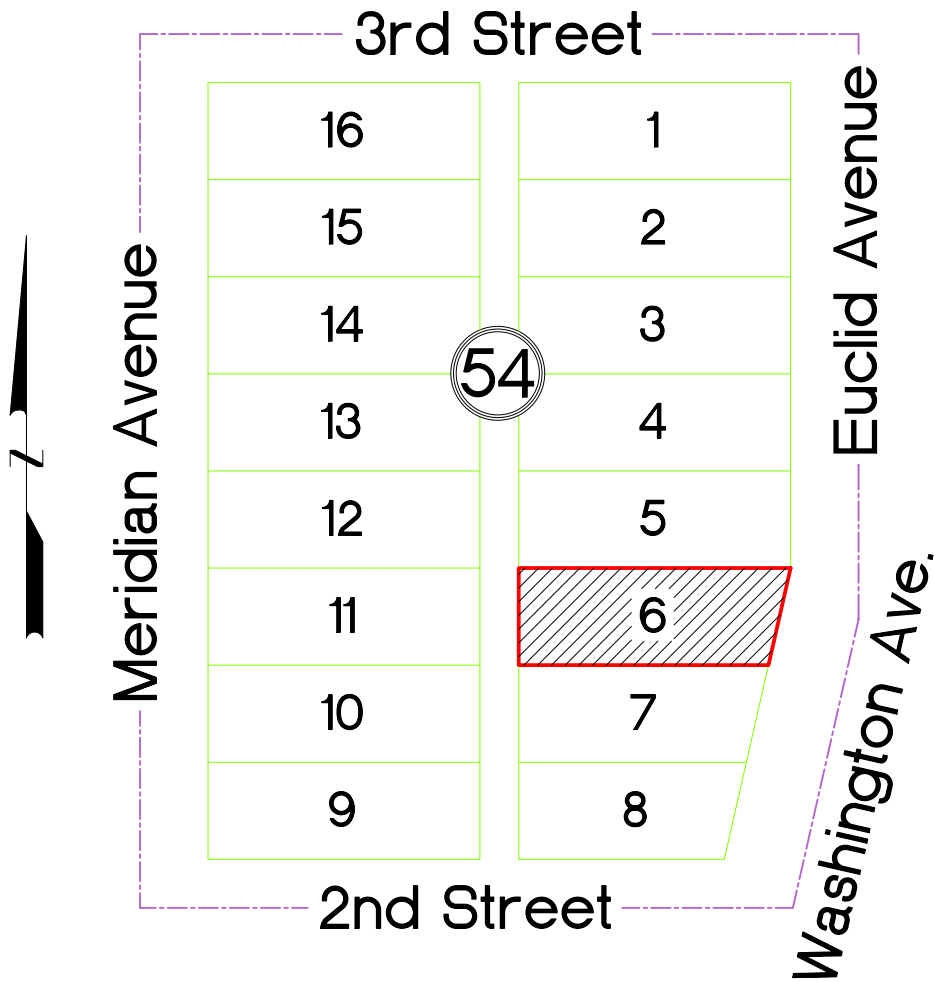
Professional
Surveyors & Mappers LB 7498
13050 S.W. 133rd Court
Miami Florida, 33186
E-mail: afaco@bellsouth.net
Ph: (305) 234-0588
Fax: (206) 495-0778

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.

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

Not Valid unless Signed & Stamped with Embossed Seal

Location Sketch




















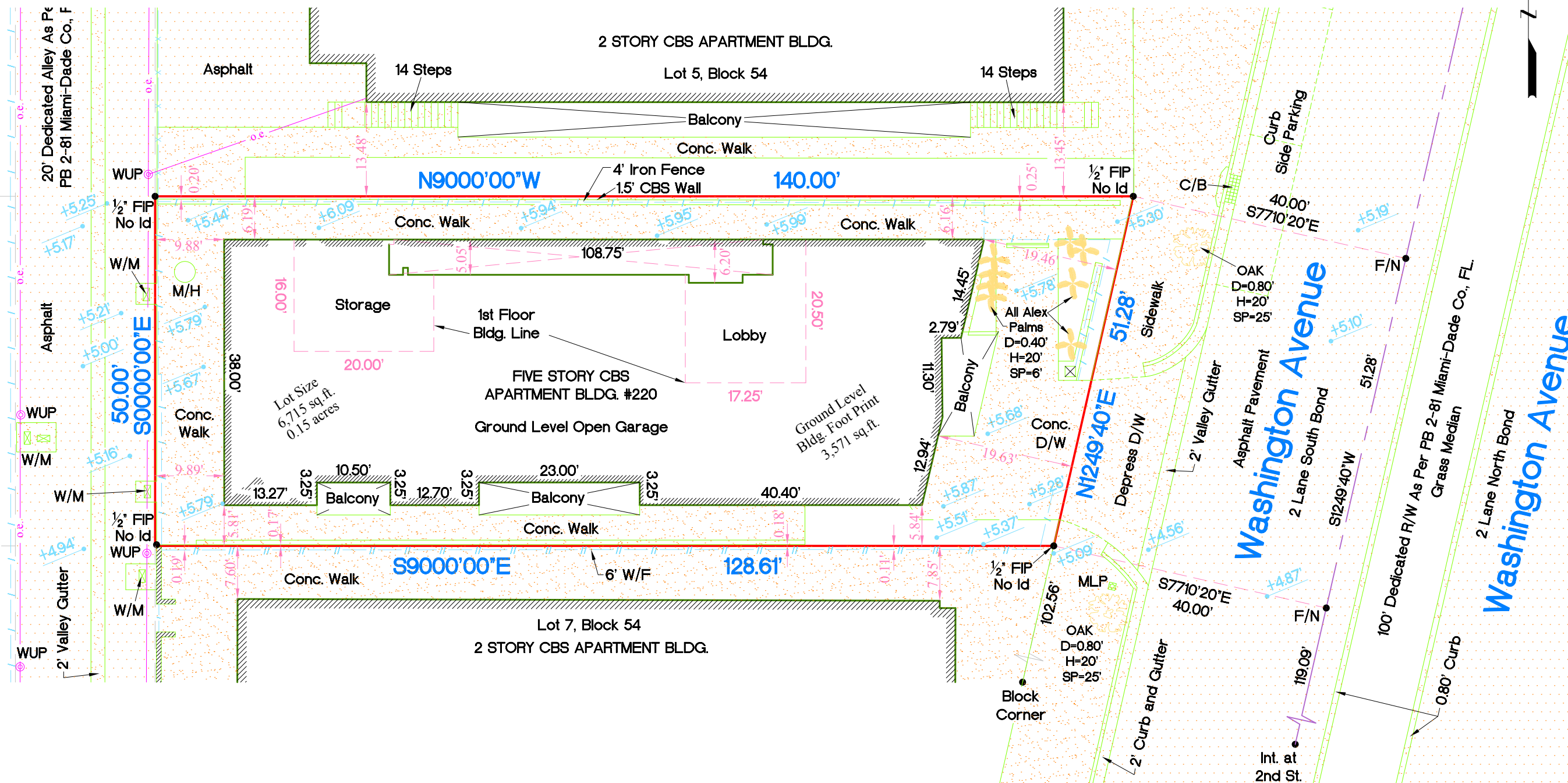


Graphic Scale 1" = 15'

Sheet 2 of 2


Abbreviations of Legend

- | | | |
|---|---|-------------------------------------|
| A.V.E. | = | AVEENUE |
| ASPH | = | ASPHALT |
| A.W. | = | ANCHORED WIRE |
| A.C. | = | ANCHOR TENSIONER |
| B.DLG | = | BUILDING |
| B. COR. | = | BLOCK CORNER |
| CAL. | = | CALCULATED |
| C.B. | = | CATCH BASIN |
| CLF | = | CHAIN LINK FENCE |
| CONC. | = | CONCRETE |
| COL. | = | COLUMN |
| C.U.P. | = | CONCRETE UTILITY POLE |
| C.L.I. | = | CURB LIGHT POLE |
| CBS | = | CONCRETE BLOCK
STRUCTURE |
| C.M.E. | = | CANAL MAINTENANCE
EASEMENT |
| D | = | DELTA |
| 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. | = | FOOT HYDRANT |
| F.I.P. | = | FOUND IRON PIPE |
| F.F. | = | FINISH FLOOR |
| D/HF | = | FOUND DRILL HOLE |
| R.K. | = | ROUND REBAR |
| F/D | = | FOUND DISC |
| F/N | = | FOUND NAIL |
| I.F. | = | IRON FENCE |
| L | = | LENGTH |
| L.M.E. | = | LAKE MAINTENANCE EASEMENT |
| L.F.E. | = | LOWEST FLOOR ELEVATION |
| L.P. | = | LIGHT POLE |
| MEAS. | = | MEASURED |
| M.L. | = | MAN HOLE |
| M.L. | = | MONUMENT LINE |
| 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.M. | = | POINT OF MEASUREMENT |
| P.C. | = | POINT OF CURVATURE |
| P.W. | = | PARKWAY |
| PL | = | PLANTER |
| P.O.C. | = | PARKING COMMENCEMENT |
| P.O.B. | = | POINT OF BEGINNING |
| R | = | RADIUS |
| RES | = | RESIDENCE |
| RW | = | RIGHT OF WAY |
| S.D.H. | = | SET DRILL HOLE |
| S/N | = | SET NAIL |
| S.I.P. | = | SET IRON PIPE |
| SOW/LK | = | SIDEWALK |
| ST | = | STREET |
| T | = | TANGENT |
| U.E. | = | UTILITY EASEMENT |
| W.F. | = | WATER FENCE |
| W.V. | = | WATER VALVE |
| W.U.P. | = | WOOD UTILITY POLE |
|  | = | WOOD FENCE |
|  | = | IRON FENCE |
|  | = | CBS WALL |
|  | = | CHAIN LINK FENCE |
|  | = | OVERHEAD ELEC. |
|  | = | CENTER LINE |
|  | = | EASEMENT |
|  | = | DENOTES ELEVATION |
|  | = | BUILDING |
|  | = | DISTANCE |
|  | = | CATCH BASIN |
|  | = | WATER METER |
|  | = | W.U.P. |
|  | = | STATE ROAD |
|  | = | US HIGHWAY |
|  | = | INTERSTATE |
|  | = | MONITORY WELL |



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.

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