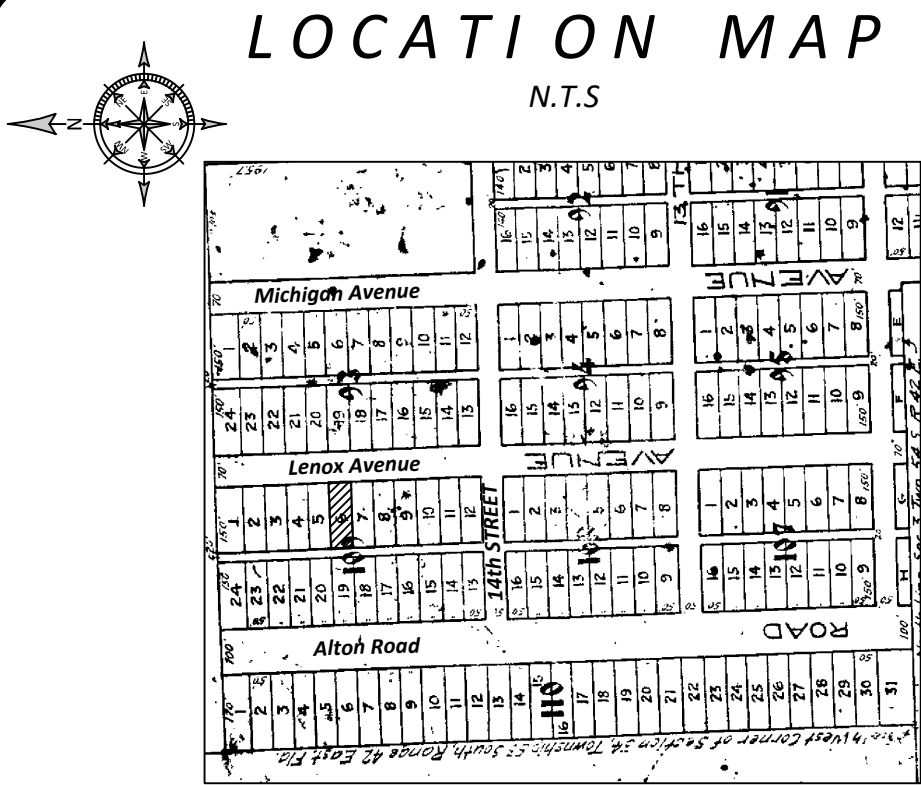
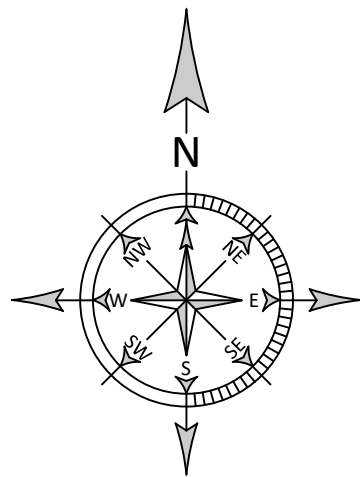


BOUNDARY SURVEY



LEGAL DESCRIPTION:

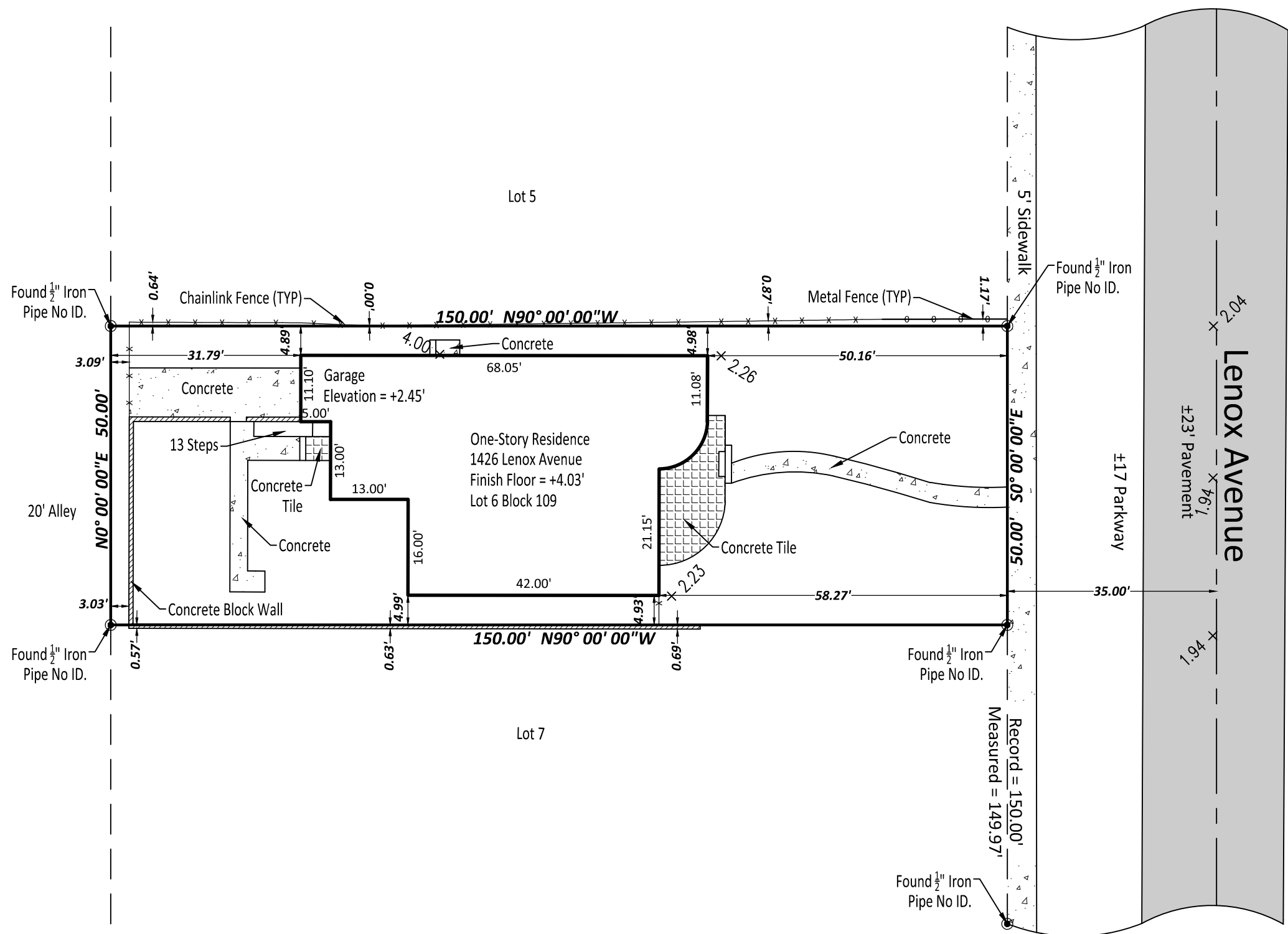
Lot 6, Block 109, of OCEAN BEACH ADDITION #3, ACCORDING TO THE Plat thereof recorded in Plat Book 2, Page 81, of the Public Records of Miami-Dade County, Florida, together with the improvements thereon known as 1426 Lenox Avenue, Miami Beach, Florida.

SURVEY FOR:

Jeffrwy Baker

SURVEYOR'S NOTES:

- There may be additional restrictions that are not shown on this survey that may be found in the public records of this county.
- Examination of abstract of title will have to be made to determine recorded instruments, if any, affecting property.
- 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.
- Location and identification of utilities, if any, are shown in accordance with recorded plat.
- Ownership is subject to opinion of title.
- Type of Survey: BOUNDARY SURVEY
- The herein captioned property was surveyed and described based on the shown legal description: provided by client.
- Survey map and report or the copies thereof are not valid and for reference only, unless signed and sealed with the original raised seal of a Florida licensed surveyor and mapper.
- This plan of survey has been prepared for the exclusive use of the entities named hereon. The certificate does not extend to any unnamed parties.
- 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.
- The surveyor of record does not determine ownership of fences. measurements shown hereon depict physical location of fence.
- Accuracy: The expected use of land as classified in the Minimum Technical Standards (SJ-17 FAC), is "suburban". The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- In some instances, graphic representations have been exaggerated to more clearly illustrate relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- No attempt has been made to locate any foundation beneath the surface of the ground.
- Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
- 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.
- Bearings shown are assumed and are based on the East Right-of-Way line of Lenox Avenue, being ***S 00°00'00" E.***



LEGEND	
	WATER METER
	CATCH BASIN
	FIRE HYDRANT
	CLEAN OUT
	SANITARY MANHOLE
	STORM MANHOLE
	FPL MANHOLE
	BELL SOUTH MANHOLE
	INLET
	WATER VALVE
	GAS VALVE
	UTILITY POLE
	CONCRETE UTILITY POLE
	TRAFFIC BOX
	TREE
P.B.	PLAT BOOK
PG.	PAGE
SQ.FT.	SQUARE FEET
±	MORE OR LESS
ELEV.	ELEVATION
INV.	INVERT
	CENTERLINE
	CITY OF MIAMI MONUMENT LINE
	PROPERTY LINE
ENCR.	ENCROACHMENT
(M)	MEASURED
(P)	PLAT
(A)	ATLAS SHEET
	OVERHEAD POWER LINES
	WATER MAIN
	SEWER MAIN
	TELEPHONE LINE
	GAS LINE
	CHAIN LINK FENCE
	BACKFLOW PREVENTER
	HANDICAP PARKING
	ELECTRIC BOX
	COLUMN
TBM	TEMPORARY BENCH MARK
	STREET LIGHT POLE

ELEVATION NOTE: (IF REQUESTED AND SHOWN)
1. +0.00' Indicates existing Elevations
2. Elevations are referred to the North American Vertical Datum of 1988

BENCHMARK INFORMATION: NAME: D-104. DESCRIPTION: PK NAIL AND BRASS WASHER IN CONC DECK FOR CATCH BASIN. LOCATION: 14 ST --- 50' SOUTH OF C/L, ALTON RD --- 35' WEST OF C/L. ELEVATION: +3.05'(NAVD 1.49')

REVISIONS:	JOB NO.:	DATE:	REVISIONS:	JOB NO.:	DATE:

THIS IS NOT A VALID CERTIFICATION WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL PRESENT THAT THE BOUNDARY SURVEY OF THE ABOVE CAPTIONED PROPERTY WAS COMPLETED UNDER MY SUPERVISION AND/OR DIRECTION, TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ADDRESS: 1426 LENOX AVENUE, MIAMI, FL 33139
FOLIO NO.: 02-4203-009-9000

CHECKED BY: Waldo F. Paez

DRAWN BY: V.C

SCALE: 1" = 20'

FLOOD ZONE INFORMATION:

COMMUNITY NAME & NUMBER

CITY OF MIAMI BEACH 120651

FLOOD ZONE(S)

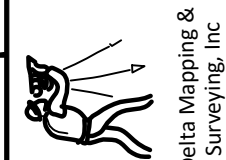
AE

MAP/PANEL NUMBER

12086C0??? L

FIRM PANEL

09-11-2009



DELTA MAPPING & SURVEYING, Inc

LAND SURVEYORS - LAND PLANNERS

13301 SW 132 Avenue, Suite 117

Miami, Florida 33186

PHONE: (786) 429-1024 FAX: (786) 592-1152

Delta Mapping & Surveying, Inc

BY: FOR THE FIRM

WALDO F. PAEZ, P.S.M. No. 3284

DATE SIGNED:

STATE OF FLORIDA

SHEET:

1

OF 1 SHEET(S)

SURVEY DATE:

10/20/2020

JOB NO.:

20-0441