BOUNDARY SURVEY

of

1701-1709-1719 JEFFERSON AVENUE
MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA 33139
for
B+BA BERENBLUM BUSH ARCHITECTS

LEGEND

	Air Conditioner
BFP	Back Flow Preventer
CATV	Cable Television
	Catch Basin
—X—	Chain Link Fence
	Clean Out
CLP	Concrete Light Pole
CPP	Concrete Power Pole
CV	Control Valve
	C.B.S. Wall
Ø	Diameter
1.5'–15'–10'	Diameter–Height–Spread
	Drain
DMH	Drainage Manhole
EB	Electric Box
EM	Electric Meter
ELECTRIC MOTOR	Electric Motor
ELECTRIC PANEL	Electric Panel
	Fire Hydrant
	Flag
	Floor Lamp
FDC	Force Main Valve
GV	Gas Valve
GM	Grease Manhole
	Guard Pole
	Guy Wire
IRR CV	Irrigation Control Valve
LP	Light Pole
	Mail Box
	Metal Fence
MW	Monitoring Well
OHL	Overhead Utility Lines
	Parking Meter
	Property Corner
	Right–of–Way Lines
SMH	Sewer Manhole
SV	Sewer Valve
	Temporary Benchmark
+10.00	Spot Elevation
	Traffic Light
	Traffic Sign
TPED	Telephone Booth
TB	Telephone Box
TMH	Telephone Manhole
UMH	Unknown Manhole
UPP	Utility Power Pole
VV	Valve (Unknown)
WM	Water Manhole
WM	Water Meter
WP	Water Pump
WV	Water Valve
—//—	Wood Fence

N
ASSUMED

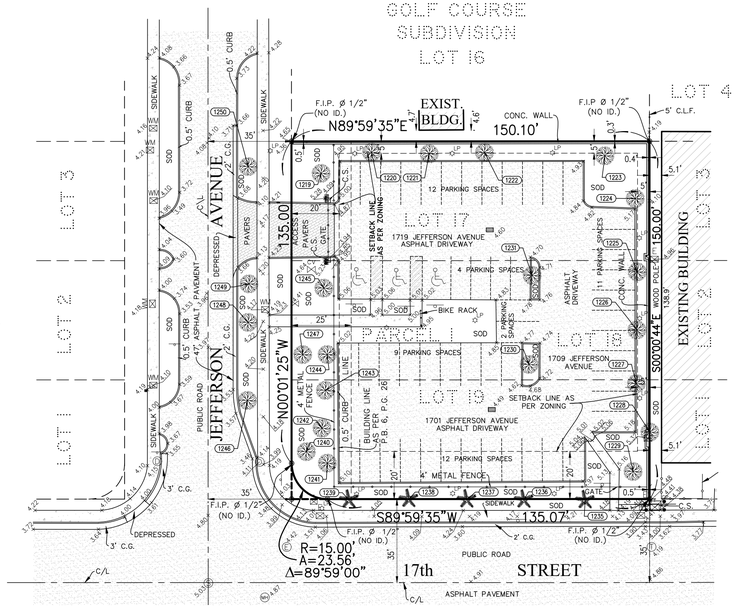
0' 15' 30' 60'

GRAPHIC SCALE
SCALE : 1" = 30'

ABBREVIATIONS

A	Arc Length
A/C	Air Conditioner Pad
ASPH.	Asphalt
B.M.	Benchmark
(C)	Calculated
C.B.S.	Concrete Block Structure
C.G.	Curb & Gutter
C/L	Centerline
C.L.F.	Chain Link Fence
CONC.	Concrete
C.S.	Concrete Slab
(D)	Deed
DWY.	Driveway
E.O.W.	Edge of Water
E.T.P.	Electric Transformer Pad
F.F.E.	Finished Floor Elevation
F.I.P.	Found Iron Pipe
F.N.D.	Found Nail & Disc
F.R.	Found Rebar
ID.	Identification
INV.	Inverts
L.F.E.	Lowest Floor Elevation
(M)	Measured
M.F.	Metal Fence
M/L	Monument Line
P.B.	Plat Book
P.C.P.	Permanent Control Point
PG.	Page
PL.	Planter
P/L	Property Line
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
P/S	Parking Spaces
(R)	Recorded
P.R.M.	Permanent Reference Monument
R/W	Right–of–Way Line
SWK.	Sidewalk
S.N.D.	Set Nail & Disc (LB 3398)
S.R.	Set Rebar (LB 3398)
TYP.	Typical
T.B.M.	Temporary Benchmark
T.O.B.	Top of Bank
T.O.P.	Top of Pipe Elevation
U.E.	Utility Easement
V.G.	Valley Gutter
W.E.	Wire Elevation
W.F.	Wood Fence

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



LOCATION SKETCH
NOT TO SCALE

N

TREE TABLE	
Point Number	Name ø(FT) – HGHT.(FT) – SP.(FT)
1219	TREE 0.60'–8'–10'
1220	TREE 2.50'–35'–40'
1221	TREE 1.25'–25'–25'
1222	TREE 1.25'–25'–25'
1223	TREE 2'–45'–30'
1224	TREE 2'–45'–30'
1225	TREE 1.50'–25'–25'
1226	TREE 1.60'–30'–40'
1227	TREE 2'–40'–45'
1228	TREE 0.50'–25'–8'
1229	TREE 1.60'–45'–45'
1230	TREE 1.20'–20'–20'
1231	TREE 1'–20'–20'
1235	PALM 1.50 50 15
1236	PALM 1.50 50 15
1237	PALM 1.50 50 15
1238	PALM 1.50 45 15
1239	PALM 1.50 45 15
1240	TREE 1.50'–40'–45'
1241	TREE 0.60'–8'–10'

TREE TABLE	
Point Number	Name ø(FT) – HGHT.(FT) – SP.(FT)
1242	TREE 0.60'–8'–10'
1243	TREE 0.60'–8'–10'
1244	TREE 0.60'–8'–10'
1245	TREE 0.60'–12'–10'
1246	TREE 1.70'–45'–30'
1247	TREE 1.50'–40'–50'
1248	TREE 1'–30'–40'
1249	TREE 1.30'–30'–40'
1250	TREE 2'–40'–45'

SURVEYOR'S NOTES:

1. Field Survey was completed on: September 23rd, 2022.

2. LEGAL DESCRIPTION:

PARCEL 1
Lots 17, 18 and 19, Block 21, of AMENDED PLAT OF GOLF COURSE SUBDIVISION OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, recorded in Plat Book 6, at Page 26, of Public Records of Miami–Dade County, Florida.

Containing 22,464 Square Feet or 0.52 Acres more or less by calculations.

Address: 1701–1709–1719 Jefferson Avenue

3. SOURCES OF DATA:

AS TO VERTICAL CONTROL:

By scaled determination the subject property lies in Flood Zone AE, Base Flood Elev. 8 feet, as per Federal Emergency Management Agency (FEMA) Community–Panel Number 120651 Map No. 12086C0317, Suffix L, Firm Index Date: 09–11–2009. Base Flood Elevations on Flood Insurance Rate Map (FIRM) for Miami–Dade County are referenced to National Geodetic Vertical Datum of 1929 (N.G.V.D. 1929). These flood elevations must be compared to elevations referenced to the same vertical datum.

An accurate Zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".

The vertical control element of this survey was derived from the National Geodetic Vertical Datum of 1929.

Benchmark used:

City of Miami Beach # 1703 Elevation: 4.51 feet (3.73 feet Adjusted to N.G.V.D. 1929)

4. ACCURACY:

Horizontal Accuracy:
The accuracy obtained for all horizontal control measurements, based on a 95% confidence level and office calculations of closed geometric figures, verified by redundant measurements, meets or exceeds an equivalent linear closure standard of 1 foot in 7,500 feet for Suburban Areas, a common value accepted in the Surveying and Construction Industry.

Vertical Accuracy:
Elevation control for the survey was based on a closed level loop to the benchmark(s) noted above and meet or exceeds a closure in feet of plus or minus 0.05 feet.

5. LIMITATIONS:

The above Legal Description provided by client.

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami–Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records. No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.
This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Rule 5J–17 of the Florida Administrative Code.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1–800–432–4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101–111 of the Florida Statutes.

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Specific Purpose Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief. Further, that said "Specific Purpose Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J–17 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes. The undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

J. Bonfill & Associates, Inc.
Florida Certificate of Authorization Number LB3398

Oria J Suarez
Digitally signed by Oria J Suarez
Date: 2022.10.12 13:58:55 -04'00'

By: _____
Oria Jannet Suarez, P.S.M. for the firm
Professional Surveyor and Mapper No. 6781
State of Florida

ORIA JANNET SUAREZ LICENSE NUMBER No. 6781 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY ORIA JANNET SUAREZ, PSM ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NOTICE: Not valid without the signature and 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 the written consent of the signing party or parties.

J. Bonfill & Associates, Inc.
REGISTERED LAND SURVEYORS & MAPPERS
Florida Certificate of Authorization LB3398
7100 S.W. 99th Avenue, Suite 104
Miami, Florida 33173 (305) 598-8383

BOUNDARY SURVEY
of
1701-1709-1719 JEFFERSON AVENUE
MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA 33139
for
B+BA BERENBLUM BUSH ARCHITECTS

REVISIONS	BY

Proj:	21-0025
Job:	22-0230
Date:	09-23-2022
Drawn:	G.P., J.S., A.A., C.B., M.P.
Checked:	J.S.
Scale:	AS SHOWN
Field Book:	ON FILE
SHEET	1 OF 1