

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

Property Information

CERTIFIED ONLY TO:

David Feldman

PROPERTY ADDRESS:

1760 Lenox Avenue
Miami Beach, Florida 33139

LEGAL DESCRIPTION:

Lot 8, Block 18, of: "PALM VIEW
SUBDIVISION", according to the Plat Thereof as
Recorded in Plat Book 6, Page 29, 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 # 0317
Firm Zone: "AE"
Date of Firm: 09-11-2009
Base Flood Elev. 8.00'
F.Floor Elev. 6.00'
Garage Elev. N/A
Suffix: "L"
Elev. Reference to NGVD 1929

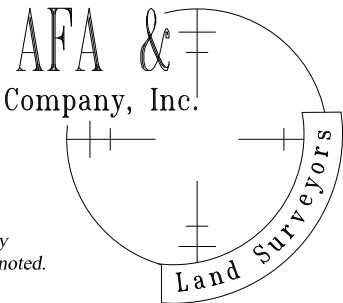
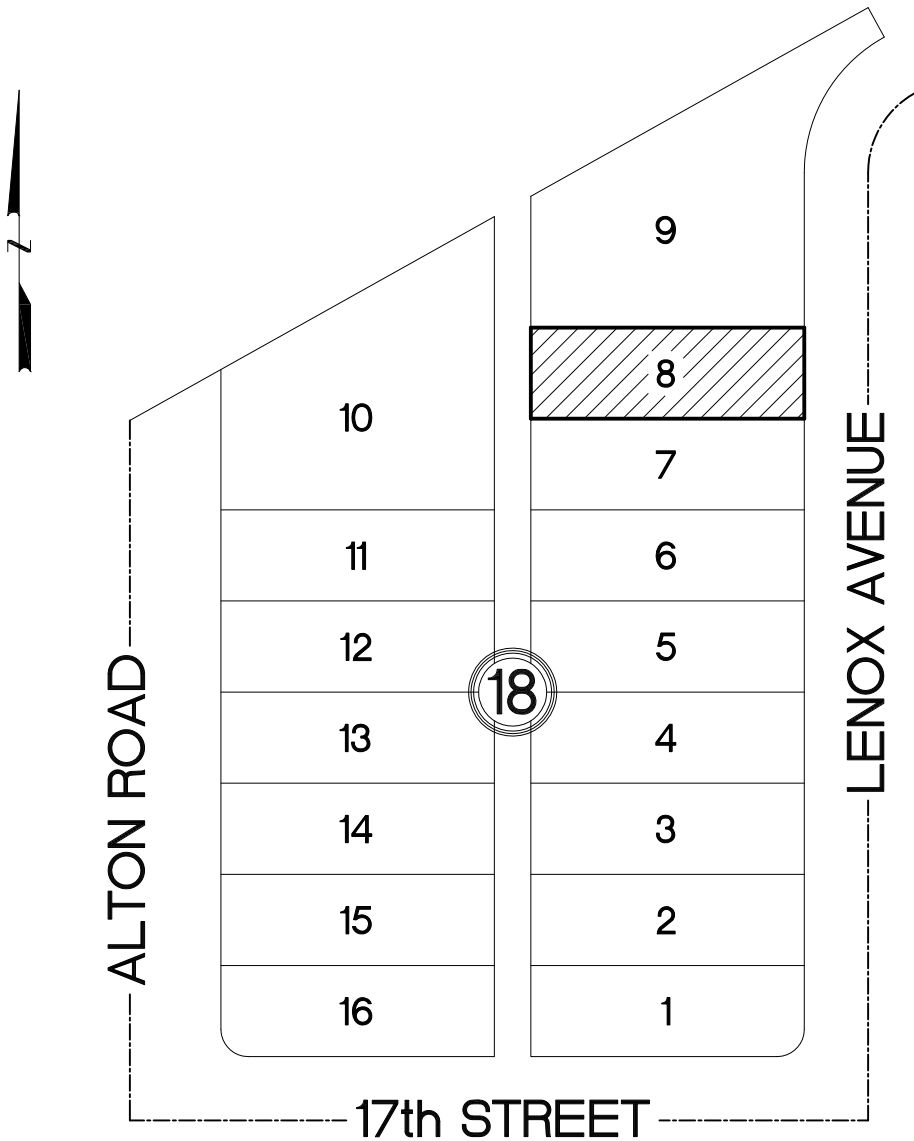
JOB #	23-503
DATE	05-03-2023
PB	6-29

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. Name: C-100, Locator: 3235S, Elev.: 11.05'
#3 Bearings as Shown hereon are Based upon Lenox Avenue, N00°00'00"E
#4 Please See Abbreviations
#5 Drawn By: M. Pio, A.T.
#6 Date: 5-17-22; 5-3-23
#7 Completed Survey Field Date: 5-16-22; 5-2-23
#8 Disc No 2023, Station Surveying Scion
#9 Last Revised:
#10 Zoned Building setback line not determined

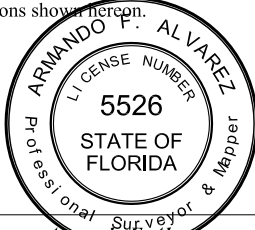
Surveyor's Notes:

- #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 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.
#20 The location of the Flood Zone lines shown hereon are an approximate, based on the FEMA flood maps website. Confirmation of said Flood Zone lines location must be made with FEMA prior to any design.



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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.



Professional Surveyor & Mapper #5526
State of Florida