



SURVEYOR'S REPORT :

1. MAP OF BOUNDARY SURVEY FOR:
321 JAFFERSON AVENUE, MIAMI BEACH, FLORIDA 33139

2. LEGAL DESCRIPTION :
Lot 11, Block 76, of "OCEAN BEACH ADDITION No.3", according to the Plat Thereof, as Recorded in Plat Book 2, Page 81 of the Public Record of Miami Dade County, Florida.

3. SOURCES OF DATA (HORIZONTAL CONTROL): Horizontal Control Points used for this project was obtained by R.T.K.-G.P.S. observation, matches surrounding plat information and street occupation. The North and Bearings shown hereon, are based on NAD83 (2011 adjustment) with a bearing value N02°04'29"W, on the center line of Jefferson Avenue.

4. ACCURACY : The accuracy obtained by measurament and calculation of closed geometric figures was found to exceed this requirement.

5. SOURCES OF DATA (VERTICAL CONTROL):

FLOOD INFORMATION BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENT MANAGEMENT AGENCY. (NGVD29)				
F.I.R.M. date	Flood Zone	Base elevation	Community	Panel No.
09-11-2009	AE	8.0'	120651	0319
			Suffix	BM Used
			L	D-116 (4231 NE) ELEV.=5.03 NGVD29

6. LIMITATIONS :

■ This survey was performed for the sole and exclusive benefit of the parties to whom it was certified, does not extend to any unnamed party. ■ Likewise, any reuse of this survey for any purpose other than which was originally intended, without the written permission of the undersigned surveyor, will be done so at the risk of the reusing party and without any liability to the undersigned surveyor. ■ Since no other information other than what is cited in the Sources of Data were 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 County, or the records of any other public and private entities as their jurisdictions may appear. ■ Land shown hereon were not abstracted for easements and/or right-of-way of record except as shown on the Record Plat if any. ■ The Surveyor makes no representation as to ownership or possession of the Subject Property by any entities or individual who may appear of public record. ■ This survey may be subject to dedications, limitations, restrictions, reservations, encumbrances or easements of record the same that may not be noted or depicted hereon. ■ No improvements were located, other than those shown. ■ This survey does not purport to show ownership of walls and/ or fences along property lines. ■ Unless otherwise noted, this firm has not attempted to locate underground footings and/or foundations. ■ The elevations (if any) were measured to an estimated vertical positional accuracy of 1/10 foot for natural ground surfaces and 1/100 foot for hardscape surfaces, including pavement, curbs, sidewalks and other manmade structures. ■ Wall ties are to the face of the same. ■ Fence ties are from the nearest face of the same to the property line. ■ Public Records have not been researched by the surveyor to determine the accuracy of these descriptions not have adjoining properties been researched to determine overlaps and hiatus. ■ The term "encroachment" encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land. ■ The survey depicted here is not covered by professional liability insurance. ■ Notice: Sunshine State One Call of Florida, Inc. must be contacted at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. Pursuant to Chapter 556.101-111 of the Fl. Statutes.

