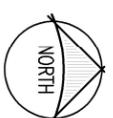
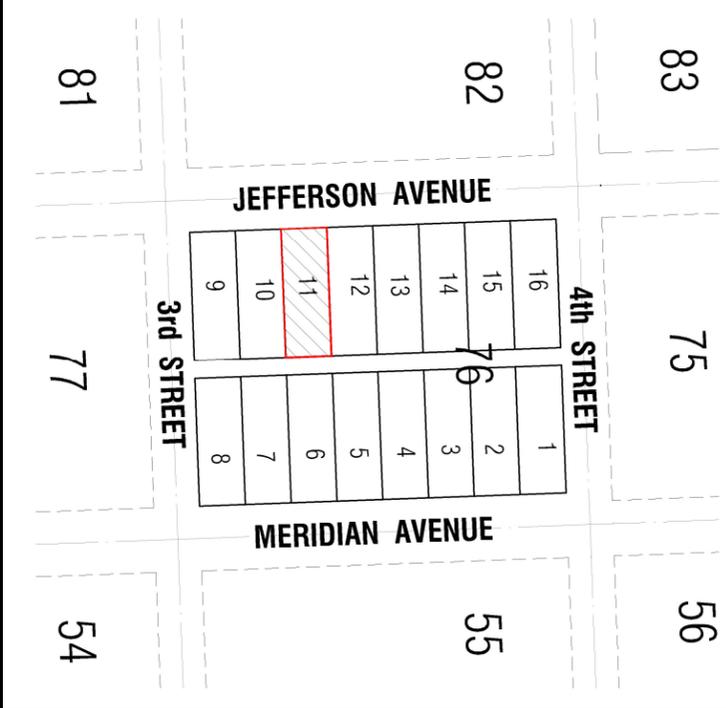
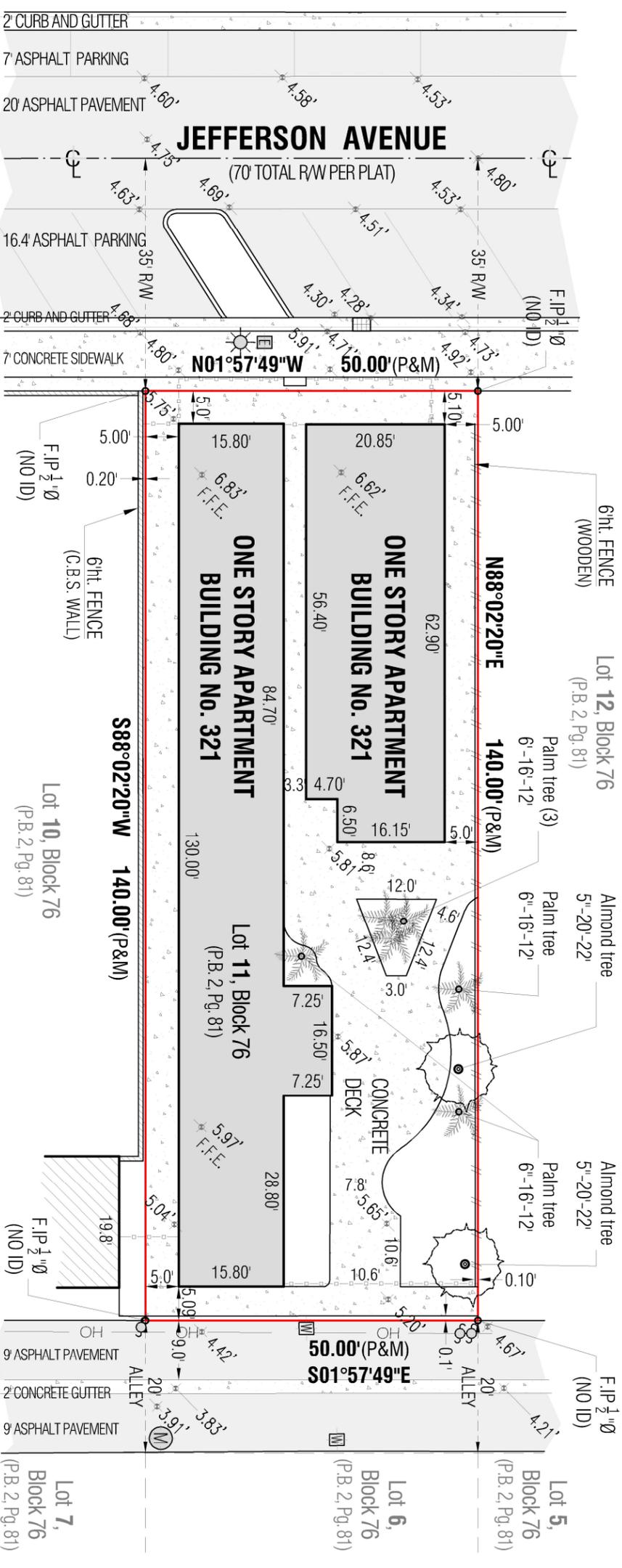




LOCATION SKETCH:
SCALE N.T.S.



BOUNDARY SURVEY:
SCALE 1" = 20'



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 measurement 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 EMERGENCY 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 assessments 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 hardgrade 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 nor 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 F.I. Statutes.

LEGEND:

ADU = adjacent	HT = high (height)	tree	tree
BC = block corner	LS = land surveyor	palm	palm
CBS = concrete block and stucco	NA = not applicable	dbh/High-spread	dbh/High-spread
Ø = diameter	NGVD = national geodetic vertical datum	dbh/ diameter at breast height	dbh/ diameter at breast height
E = east	N = north	•	bollard
Encr = encroachment	NC ID = no identification	☒	condensing unit
FI = fence inside	NMS = not to scale	☒	split
F.I.P = found iron pipe	ON Pl = on property line	☒	catch basin
F.I.R = found iron rebar	ORB = official record book	☒	clean out
FO = fence outside	(P) = plat	☒	communication box \ pull box
F.Nail = found nail	P.B. = plat book	☒	electric box \ pull box
F.N&D = found nail and disk	PG = page	☒	concrete power pole
F.F.E. = finish floor elevation	R/W = right-of-way	☒	wood power pole
	S = south	☒	light pole
	W = west	☒	valve
		☒	water meter
		☒	covered building
		☒	roofed adjacent
		☒	asphalt concrete
		☒	gas meter
		☒	manhole
		☒	concrete power pole
		☒	wood power pole
		☒	light pole
		☒	valve
		☒	water meter
		☒	covered building
		☒	roofed adjacent
		☒	asphalt concrete
		☒	CBS wall / fence
		☒	chain link fence
		☒	picket fence
		☒	wooden fence
		☒	center line
		☒	OH = overhead utility line
		☒	property line

CERTIFY TO : CAMEO SYSTEMS, INC.

SURVEYORS CERTIFICATE : I hereby certify that this "Boundary Survey" and Report resulting therefor was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Section 5J-17.050 through 5J-17.052 of the Florida Administrative Code and its implementing law, chapter 472.027 of the Florida Statutes.

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps and Reports by other than the signing party are prohibited without the written consent of the signing party.

By: _____

Miguel J. Garay

Professional Surveyor and Mapper
No. 6594 State of Florida

8801 NW 176th Street, Miami Lakes, FL 33018
P. 305_362_7926 P. 305_305_4143
M. madein @ surveyinflorida.com

Date: 01-28-2025
Job No.25-13240F
Sheet No. 1 of 1

PRISMA LAND SURVEYORS LLC
SURVEYOR AND MAPPERS LB. 8036
north central and south florida