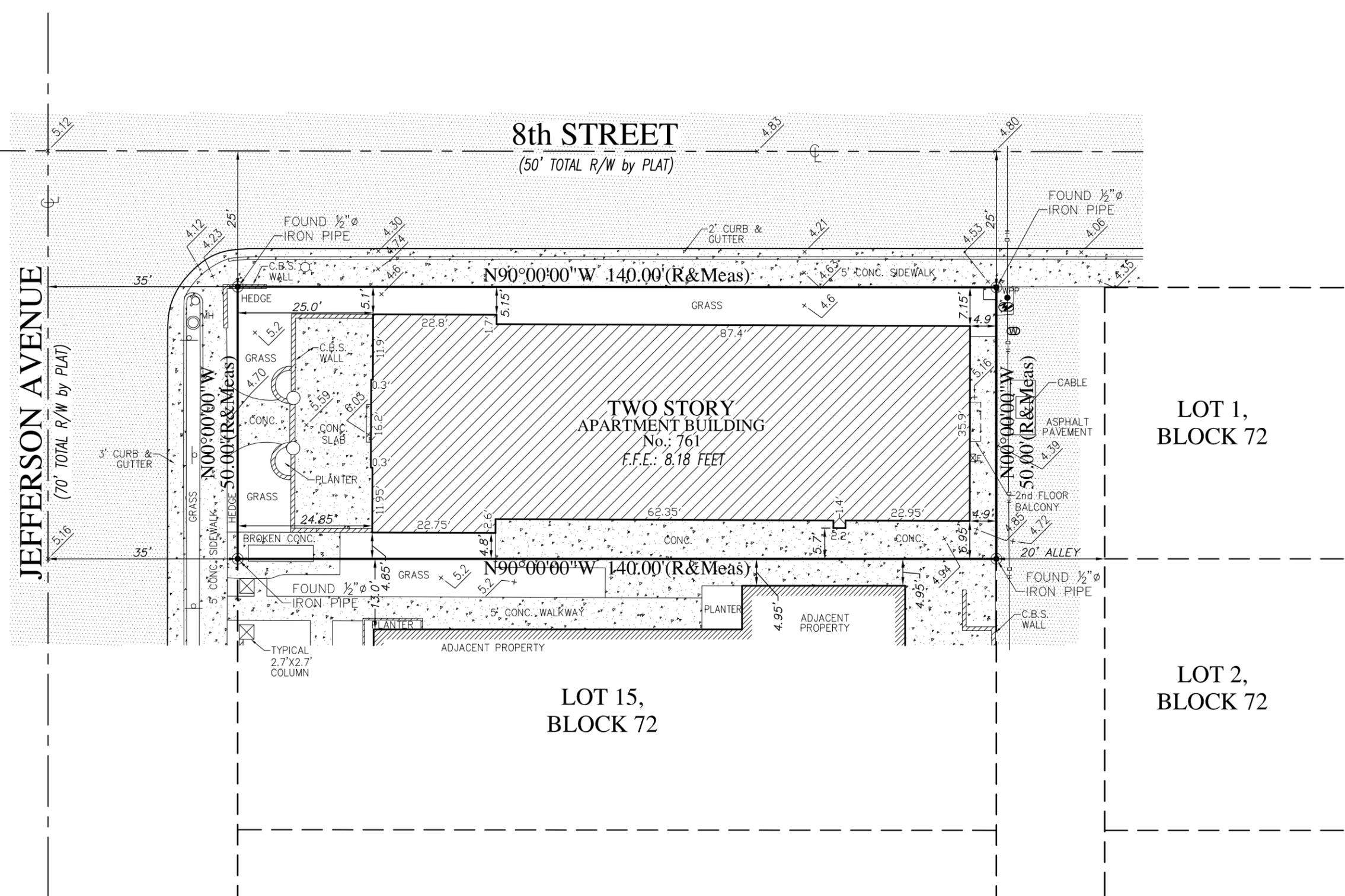


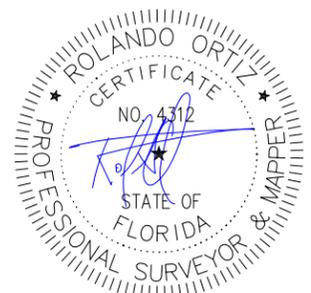
# TOPOGRAPHIC SURVEY



LOT 1,  
BLOCK 72

LOT 2,  
BLOCK 72

LOT 15,  
BLOCK 72



NOT VALID WITHOUT SHEET 1 OF 2  
(SHEET 1 OF 2 CONTAINS LOCATION MAP AND SURVEY NOTES)

GUNTER GROUP, INC.  
LAND SURVEYING - LAND PLANNING  
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 4507  
9350 S.W. 22nd TERRACE  
MIAMI, FLORIDA 33165  
(305) 220-0073

761 Jefferson Avenue  
Miami Beach, Florida 33139.

DATE:  
10-13-2023

JOB No.:  
23-33110-A

SKETCH No.:  
30970-A

REVISIONS:  
03-25-2024

SCALE:  
1"=20'

SHEET:  
2 OF 2

# TOPOGRAPHIC SURVEY

PREPARED BY:  
 **GUNTER GROUP, INC.**  
 LAND SURVEYING - LAND PLANNING  
 FLORIDA CERTIFICATE OF AUTHORIZATION # LB 4507  
 9350 S.W. 22nd TERRACE  
 MIAMI, FLORIDA 33165  
 (305) 220-0073

PROPERTY ADDRESS: 761 Jefferson Avenue Miami Beach, Florida 33139.

**LEGAL DESCRIPTION:**

Lot 16, in Block 72, of OCEAN BEACH, FLA. ADDITION NO. 3; according to the Plat thereof, as recorded in Plat Book 2, at Page 81, of the Public Records of Miami-Dade County, Florida.

FOR: JEFFERSON 745 761 LLC.

**SURVEYOR'S NOTES:**

- 1) This survey was conducted for the purpose of a "Topographic Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
- 2) The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Standards of Practice requirements for a Suburban area (1 foot in 7,500 feet) as specified in Chapter 5J-17, Florida Administrative Code.
- 3) Bearings shown hereon are based on an assumed meridian of N90°00'00"W along the front boundary line of the subject property.
- 4) The North arrow direction shown herein is based on an assumed Meridian.
- 5) In some cases graphic representation have exaggerated to more clearly illustrate a particular area where dimensions shall have preference over graphic location.
- 6) Legal description was provided by the client and is subject to any dedications, limitations, restrictions reservations or easements of record.
- 7) Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property; search of Public Records not performed by this office.
- 8) No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
- 9) This survey has been prepared for the exclusive use of the entities named hereon only and the certifications hereon do not extend to any unnamed parties.
- 10) Elevations shown referred to N.G.V. Datum 1929, Miami-Dade County benchmark No.: W-310, elevation 5.47 feet; located at 11th Street (74' South of South curb line) and Jefferson Avenue (150' East of center line). US C & G Brass Disc at sewer pumping station.
- 11) According to the National Flood Insurance Program the subject property falls in Community No.: 120651, Panel No.: 0319, Suffix: L, Date of FIRM: 09-11-2009, Flood Zone: AE, Based Flood Elevation: 8 feet.
- 12) Contact the appropriate authorities prior to any design work on the hereon-described parcel for Building and Zoning information.
- 13) Professional Land Surveyor and Mapper in responsible charge: Rolando Ortiz LS 4312, State of Florida.
- 14) This survey is not valid without the signature and the raised seal of a Florida Licensed Land Surveyor and Mapper.
- 15) The Digital Signature and Date, pursuant to Chapter 5J-17, Florida Administrative Code, under Section 5J-17.062. The "Digital Date" may not reflect the date of Survey or the latest revision date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

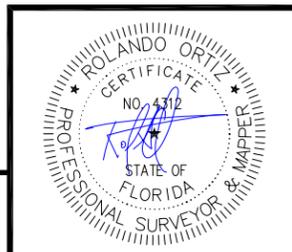
I hereby certify to JEFFERSON 745 761 LLC; that the Sketch of Topographic Survey of the described property is true and correct to the best of my knowledge and belief, as recently surveyed and platted under my direction; also that meets the Standards of Practice set in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

**ABBREVIATIONS:**

R/W RIGHT OF WAY  
 (Meas) MEASURED  
 (R) RECORD  
 C.B.S. CONCRETE BLOCK & STUCCO  
 CONC. CONCRETE  
 F.F.E. FINISH FLOOR ELEVATION  
 RES. RESIDENCE  
 No. NUMBER

**LEGEND:**

 - CENTER LINE  
 - WATER METER  
 WPP - WOOD POWER POLE  
 - EXISTING ELEVATION  
 - ELECTRIC BOX  
 - SIGN  
 <sup>MH</sup> - MANHOLE  
 - FIRE HYDRANT  
 - LAMP



By: Rolando Ortiz LS 4312  
 Professional Land Surveyor  
 & Mapper, State of Florida.

**NOT VALID WITHOUT SHEET 2 OF 2**

(SHEET 2 OF 2 CONTAINS SKETCH OF SURVEY)

761 Jefferson Avenue Miami Beach, Florida 33139.	DATE: 10-13-2023	JOB No.: 23-33110-A	SKETCH No.: 30970-A	REVISIONS: 03-25-2024	SCALE: 1"=20'	SHEET: 1 OF 2
---	---------------------	------------------------	------------------------	--------------------------	------------------	------------------