



LEGAL DESCRIPTION:
Lot 4, Block 20, **PALM VIEW SUBDIVISION**, according to the plat thereof, as recorded Plat Book 6, Page 29, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S REPORT AND GENERAL NOTES
(Not valid without the attached Survey Map)

1. Legal Description has been furnished by the client.
2. References to "Deed", "Record" or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.
3. These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor. A title search has not been performed by the surveyor.
4. North arrow direction is based on an assumed Meridian. Bearings are based on an assumed meridian on a well-established line, said line is being noted as BR on the Survey Map.
5. Only above ground improvements are shown herein. Foundations, underground features and utilities have not been located.
6. Survey markers found in the field have no identification unless otherwise shown. Any survey marker set by our company is labeled LB 7262 or PSM 6169.
7. Fence ownership has not been determined. Distances from existing fences to boundary lines are approximate. Fence/walls width and conditions must be considered to determine true location. Lands located beyond perimeter fences might or might not be being used by adjoining. Adjoining parcels have not been investigated.
8. This Survey Map is intended to be displayed at the scale shown hereon. Data is expressed in U.S. Survey Foot.
9. This Survey Map is being prepared for the use of the party/parties that it is certified to and does not extend to any unnamed individual, entity or assignee.
10. **FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120651 (City of Miami Beach), Panel 0317, Suffix L, revised on Sept 11th, 2009, this real property falls in Zone "AE" with Base Flood Elevation 8 feet (NGVD 1929)
11. **HORIZONTAL ACCURACY:** Accuracy obtained thru measurements and calculations meets and exceeds the minimum horizontal feature accuracy for a Suburban area being equal to 1 foot in 7,500 feet.
12. **VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the National Geodetic Vertical Datum of 1929 (NGVD 1929). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:
Bench Mark # 1: Miami-Dade County Public Works Department Bench Mark Y-310-R, Elevation = 5.62 feet (NGVD 29) PK Nail and Aluminum washer in Conc Sidewalk near Traffic Control Box. Locations 52' North of Center Line 17 Street and 52' West of Center Line Washington Avenue.
Bench Mark # 2: Miami-Dade County Public Works Department Bench Mark D-166, Elevation = 7.27 feet (NGVD 29) Locations 20' North of Center Line Venetian CSWY and Belle Isle East Bridge

I HEREBY CERTIFY TO:
Thomas E Hill and Ricardo J Gamboa
That this Survey conforms to the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in applicable provisions of Chapter 5J-17, Florida Administrative Code pursuant to Section 472.027 Florida Statutes. This Survey is accurate and correct to the best of my knowledge and belief.

Odalys C. Bello-Iznaga
Professional Surveyor and Mapper LS6169 - State of Florida
Field Work Date: 11/25/2024
Survey Revised: 01/30/2025

Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

LEGEND & ABBREVIATIONS									
	= CONCRETE (CONC.)		= WATER VALVE (WV)		= SANITARY MANHOLE		= CATCH BASIN OR INLET		= POINT OF TANGENCY
	= CONC. BLOCK WALL		= POWER POLE (PP)		= DRAINAGE MANHOLE		= EXISTING ELEVATION		= POINT OF CURVATURE
	= WOOD DECK		= GUY ANCHOR		= MANHOLE		= PERMANENT REFERENCE MONUMENT (PRM)		= POINT OF COMPOUND CURVE
	= COVERED AREA		= WATER METER (WM)		= FIRE HYDRANT		= PROPERTY CORNER		= BEARING REFERENCE
	= ASPHALT		= CONC. LIGHT POLE (LP)		= CABLE BOX (CATV)		= TEMPORARY BENCH MARK		= PROPERTY LINE
	= CHAIN LINK FENCE (CLF)		= WELL		= FPL TRANSFORMER		= PERMANENT CONTROL POINT (PCP)		= CENTER LINE
	= WOOD FENCE (WF)								= MONUMENT LINE
	= IRON METAL BARS FENCE (IF)								
	= OVERHEAD WIRES								

MAP OF BOUNDARY SURVEY
Property Address:
1730 Jefferson Avenue, Miami Beach, Florida, 33139
Project No. 23-24134/24344 D.B.:R.S. Page 1 of 1

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