

SKETCH OF ALTA/NSPS LAND TITLE SURVEY OF: **31 LA GORCE CIRCLE, MIAMI BEACH, FL.**

LEGEND:		LEGEND:	
	..... DRAIN	M.D.C.R.	MIAMI-DADE COUNTY RECORDS
	..... TELEPHONE BOX	L.B.	LICENSED BUSINESS
	..... WIRE PULL BOX	P.B.	PLAT BOOK
	..... METAL LIGHT POLE	P.G.	PAGE
	..... FIRE HYDRANT	ID.	IDENTIFICATION
	..... SIGN	A/C	AIR CONDITIONING UNIT
	..... STORM DRAIN MANHOLE	F.F.E.	FINISHED FLOOR ELEVATION
	..... WATER VALVE	(P)	DENOTES BEARING AND/OR DISTANCE
	..... WATER METER		BASED ON PLATS OF RECORD
	..... CURVE NO. 1	NOVD 29	NATIONAL GEODETIC VERTICAL DATUM OF 1929
	..... CENTERLINE	(C)	CALCULATED
	..... POOL EQUIPMENT	TRAV. PT.	TRAVERSE POINT
	..... SURFACE ELEVATION	R	RADIUS
	..... VIEW 1	Δ	DELTA ANGLE
TR 751	TREE NUMBER 751	A	ARC DISTANCE
		⊙	SET 5/8" IRON ROD & CAP, L.B. 7551 UNLESS OTHERWISE SPECIFIED

CURVE TABLE (P)			
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	43.43'	25.00'	99°32'59"
C2	116.51'	100.00'	68°45'19"
C3	48.15'	215.90'	172°46'41"

ZONING INFORMATION:

THE PROPERTY SHOWN HEREON IS WITHIN THE CITY OF MIAMI BEACH SINGLE FAMILY RESIDENTIAL DISTRICT (RS-2).

SETBACK REQUIREMENTS:

(1) FRONT YARDS:
THE MINIMUM FRONT YARD SETBACK REQUIREMENT FOR THESE DISTRICTS SHALL BE 20 FEET.
A. ONE-STORY STRUCTURES MAY BE LOCATED AT THE MINIMUM FRONT YARD SETBACK LINE.
B. TWO-STORY STRUCTURES SHALL BE SET BACK A MINIMUM OF TEN ADDITIONAL FEET FROM THE REQUIRED FRONT YARD SETBACK LINE.
C. THE MINIMUM FRONT YARD SETBACK LINE SHALL BE SODDED OR LANDSCAPED PERVIOUS OPEN SPACE. WITH THE EXCEPTION OF DRIVEWAYS AND PATHS LEADING TO THE BUILDING, PAVING MAY NOT EXTEND ANY CLOSER THAN FIVE FEET TO THE FRONT OF THE BUILDING.
D. AT LEAST 50 PERCENT OF THE REQUIRED FRONT YARD AREA SHALL BE SODDED OR LANDSCAPED PERVIOUS OPEN SPACE. WITH THE EXCEPTION OF DRIVEWAYS AND PATHS LEADING TO THE BUILDING, PAVING MAY NOT EXTEND ANY CLOSER THAN FIVE FEET TO THE FRONT OF THE BUILDING.
E. IN THE EVENT THAT AN EXISTING SINGLE-FAMILY HOME HAS AN ABUTTING STREET RAISED PURSUANT TO AN APPROVED CITY PROJECT, AND SUCH HOME WAS PREVIOUSLY PERMITTED WITH LESS THAN 50 PERCENT OF THE REQUIRED FRONT YARD AREA CONSISTING OF SODDED OR LANDSCAPED PERVIOUS OPEN SPACE, SUCH PROPERTY MAY RETAIN THE MOST RECENT, PREVIOUSLY PERMITTED PERVIOUS OPEN SPACE CONFIGURATION, PROVIDED THE FRONT YARD IS RAISED TO MEET THE NEW STREET ELEVATION. HOWEVER, IN NO INSTANCE SHALL LESS THAN 30 PERCENT OF THE REQUIRED FRONT YARD BE SODDED OR LANDSCAPED PERVIOUS OPEN SPACE.

(2) SIDE YARDS:

A. THE SUM OF THE REQUIRED SIDE YARDS SHALL BE AT LEAST 25 PERCENT OF THE LOT WIDTH.

B. SIDE, FACING A STREET:
1. EACH REQUIRED SIDE YARD FACING A STREET SHALL BE NO LESS THAN TEN PERCENT OF THE LOT WIDTH OR 15 FEET, WHICHEVER IS GREATER.
2. AT LEAST 50 PERCENT OF THE REQUIRED SIDE YARD AREA FACING A STREET SHALL BE SODDED OR LANDSCAPED PERVIOUS OPEN SPACE. WITH THE EXCEPTION OF DRIVEWAYS AND PATHS LEADING TO THE BUILDING, PAVING MAY NOT EXTEND ANY CLOSER THAN FIVE FEET TO THE FRONT OF THE BUILDING.
3. IN THE EVENT THAT AN EXISTING SINGLE-FAMILY HOME HAS AN ABUTTING STREET RAISED PURSUANT TO AN APPROVED CITY PROJECT, AND SUCH HOME WAS PREVIOUSLY PERMITTED WITH LESS THAN 50 PERCENT OF THE REQUIRED SIDE YARD AREA FACING A STREET CONSISTING OF SODDED OR LANDSCAPED PERVIOUS OPEN SPACE, SUCH PROPERTY MAY RETAIN THE MOST RECENT, PREVIOUSLY PERMITTED PERVIOUS OPEN SPACE IF THE SIDE YARD AREA FACING A STREET IS RAISED TO MEET THE NEW STREET ELEVATION. HOWEVER, IN NO INSTANCE SHALL LESS THAN 30 PERCENT OF THE REQUIRED SIDE YARD AREA FACING A STREET BE SODDED OR LANDSCAPED PERVIOUS OPEN SPACE.

C. INTERIOR SIDES:

1. FOR LOTS GREATER THAN 60 FEET IN WIDTH EACH INTERIOR SIDE YARD SHALL HAVE A MINIMUM OF TEN PERCENT OF THE LOT WIDTH OR TEN FEET, WHICHEVER IS GREATER.
2. FOR LOTS 60 FEET IN WIDTH OR LESS EACH INTERIOR SIDE YARD SHALL HAVE A MINIMUM OF SEVEN AND ONE-HALF FEET.

D. TWO-STORY SIDE ELEVATIONS LOCATED PARALLEL TO A SIDE PROPERTY LINE SHALL NOT EXCEED 50 PERCENT OF THE LOT DEPTH, OR 50 FEET, WHICHEVER IS LESS, WITHOUT INCORPORATING ADDITIONAL OPEN SPACE. IN EXCESS OF THE MINIMUM REQUIRED SIDE YARD, DIRECTLY ADJACENT TO THE REQUIRED SIDE YARD, THE ADDITIONAL OPEN SPACE SHALL BE REGULAR IN SHAPE, OPEN TO THE SKY FROM GRADE, AND AT LEAST EIGHT FEET IN DEPTH, MEASURED PERPENDICULAR FROM THE MINIMUM REQUIRED SIDE SETBACK LINE. THE ADDITIONAL OPEN SPACE IN EXCESS OF FIVE PERCENT OF THE LOT AREA SHALL BE INCLUDED IN THE TOTAL LOT COVERAGE CALCULATION. THE ELEVATION (HEIGHT) OF THE OPEN SPACE PROVIDED SHALL NOT EXCEED THE MAXIMUM PERMITTED ELEVATION HEIGHT OF THE REQUIRED SIDE YARD. THE REQUIRED INTERIOR OPEN SPACE SHALL BE SODDED OR LANDSCAPED PERVIOUS OPEN SPACE. THE INTENT OF THIS REGULATION SHALL BE TO BREAK UP LONG EXPANSES OF UNINTERRUPTED TWO-STORY VOLUME AT OR NEAR THE REQUIRED SIDE YARD SETBACK LINE AND EXCEPT FROM THE MINIMUM REQUIREMENTS OF THIS PROVISION MAY BE GRANTED ONLY THROUGH HISTORIC PRESERVATION BOARD OR DESIGN REVIEW BOARD APPROVAL, AS MAY BE APPLICABLE, IN ACCORDANCE WITH THE APPLICABLE DESIGN REVIEW OR APPROPRIATENESS CRITERIA.

E. NONCONFORMING YARDS:

1. IF A SINGLE-FAMILY STRUCTURE IS RENOVATED IN EXCESS OF 50 PERCENT OF THE VALUE DETERMINATION, AS DETERMINED BY THE BUILDING OFFICIAL PURSUANT TO THE STANDARDS SET FORTH IN THE FLORIDA BUILDING CODE, ANY NEW CONSTRUCTION IN CONNECTION WITH THE RENOVATION SHALL MEET ALL SETBACK REGULATIONS EXISTING AT THE TIME, UNLESS OTHERWISE EXEMPTED UNDER CHAPTER 118, ARTICLE IX OF THESE LAND DEVELOPMENT REGULATIONS.
2. WHEN AN EXISTING SINGLE-FAMILY STRUCTURE IS BEING RENOVATED LESS THAN 50 PERCENT OF THE VALUE DETERMINATION, AS PRESCRIBED BY THE BUILDING OFFICIAL PURSUANT TO THE STANDARDS SET FORTH IN THE FLORIDA BUILDING CODE, AND THE SUM OF THE SIDE YARDS IS LESS THAN 25 PERCENT OF THE LOT WIDTH, ANY NEW CONSTRUCTION, WHETHER ATTACHED OR DETACHED, INCLUDING ADDITIONS, MAY RETAIN THE EXISTING SUM OF THE SIDE YARDS, PROVIDED THAT THE SUM OF THE SIDE YARDS IS NOT DECREASED.
3. WHEN AN EXISTING SINGLE-FAMILY STRUCTURE IS BEING RENOVATED LESS THAN 50 PERCENT OF THE VALUE DETERMINATION, AS PRESCRIBED BY THE BUILDING OFFICIAL PURSUANT TO THE STANDARDS SET FORTH IN THE FLORIDA BUILDING CODE, AND HAS A NONCONFORMING INTERIOR SIDE YARD SETBACK OF AT LEAST FIVE FEET, THE INTERIOR SIDE YARD SETBACK OF NEW CONSTRUCTION IN CONNECTION WITH THE EXISTING BUILDING MAY BE ALLOWED TO FOLLOW THE EXISTING BUILDING LINES. THE MAINTENANCE OF THIS NONCONFORMING INTERIOR SIDE YARD SETBACK SHALL APPLY TO THE CONSTRUCTION OF A SECOND FLOOR ADDITION TO SINGLE-FAMILY HOMES CONSTRUCTED PRIOR TO SEPTEMBER 8, 2006, AND TO THE LINEAR EXTENSION OF A SINGLE-STORY BUILDING, AS LONG AS THE ADDITION DOES NOT EXCEED 18 FEET IN HEIGHT FOR A FLAT ROOF STRUCTURE AND 21 FEET FOR A SLOPED ROOF STRUCTURE (MEASURED TO THE MID-POINT OF THE SLOPE), AS MEASURED FROM THE MINIMUM FLOOD ELEVATION. IF THE LINEAR EXTENSION IS TWO-STORIES, THE SECOND FLOOR SHALL MEET THE MINIMUM REQUIRED YARDS AND THE RECESSED AREA CREATED BY THE SETBACK SHALL NOT BE ACCESSIBLE OR HABITABLE. NOTWITHSTANDING THE FOREGOING, IF AN EXISTING INTERIOR SIDE YARD IS LESS THAN FIVE FEET, THE MINIMUM SIDE YARD FOR ANY NEW CONSTRUCTION OR ADDITION ON THAT SIDE SHALL BE TEN PERCENT OF THE LOT WIDTH OR SEVEN AND ONE-HALF FEET, WHICHEVER IS GREATER.

(3) REAR:

THE REAR SETBACK REQUIREMENT SHALL BE 15 PERCENT OF THE LOT DEPTH, 20 FEET MINIMUM, 50 FEET MAXIMUM, AT LEAST 70 PERCENT OF THE REQUIRED REAR YARD SHALL BE SODDED OR LANDSCAPED PERVIOUS OPEN SPACE; WHEN LOCATED AT OR BELOW ADJUSTED GRADE, THE WATER PORTION OF A SWIMMING POOL MAY COUNT TOWARD THIS REQUIREMENT, WHEN LOCATED ABOVE ADJUSTED GRADE, THE WATER PORTION OF A SWIMMING POOL MAY COUNT TOWARDS 50% OF THIS REQUIREMENT, PROVIDED ADEQUATE INFRASTRUCTURE IS INCORPORATED INTO THE DESIGN OF THE POOL TO FULLY ACCOMMODATE ON-SITE STORMWATER RETENTION.

THIS INFORMATION WAS OBTAINED FROM THE CITY OF MIAMI BEACH CODE OF ORDINANCE. THIS INFORMATION IS SUBJECT TO THE REVIEWERS INTERPRETATION. THE ABOVE STATEMENT IS NOT AN INDICATION OF THE FIELD WORK BY ECS LAND SURVEYORS, INC. FOR MORE INFORMATION ABOUT SETBACKS AND ZONING FOR THIS SITE CONTACT THE CITY OF MIAMI BEACH PLANNING AND ZONING DEPARTMENT AT (305) 673-7550.

TITLE COMMITMENT NOTES:

THE SURVEYED PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY ECS LAND SURVEYORS, INC. EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREON ARE BASED ON COMMITMENT FOR TITLE INSURANCE, COMMITMENT SCHEDULE B-SECTION II, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER: 7775692, COMMITMENT DATE: 06/24/2019 AT 8:00 A.M.

ITEMS 1 THROUGH 5. NOT A MATTER OF SURVEY.

ITEM 6. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF LA GORCE ISLAND, RECORDED IN PLAT BOOK 34, PAGE 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THE MATTERS DESCRIBED THEREIN ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.

ITEM 7. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE EASEMENT RESERVATIONS AS CONTAINED IN THAT CERTAIN WARRANTY DEED FILED IN DEED BOOK 1723, AT PAGE 298, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 8. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS AS CONTAINED IN AGREEMENT FILED 12/6/1994 IN OFFICIAL RECORDS BOOK 16603, PAGE 161, AFFECTED BY MEMBERSHIP AGREEMENT FILED IN OFFICIAL RECORDS BOOK 25161, PAGE 2027, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.



VIEW 1
NOT TO SCALE



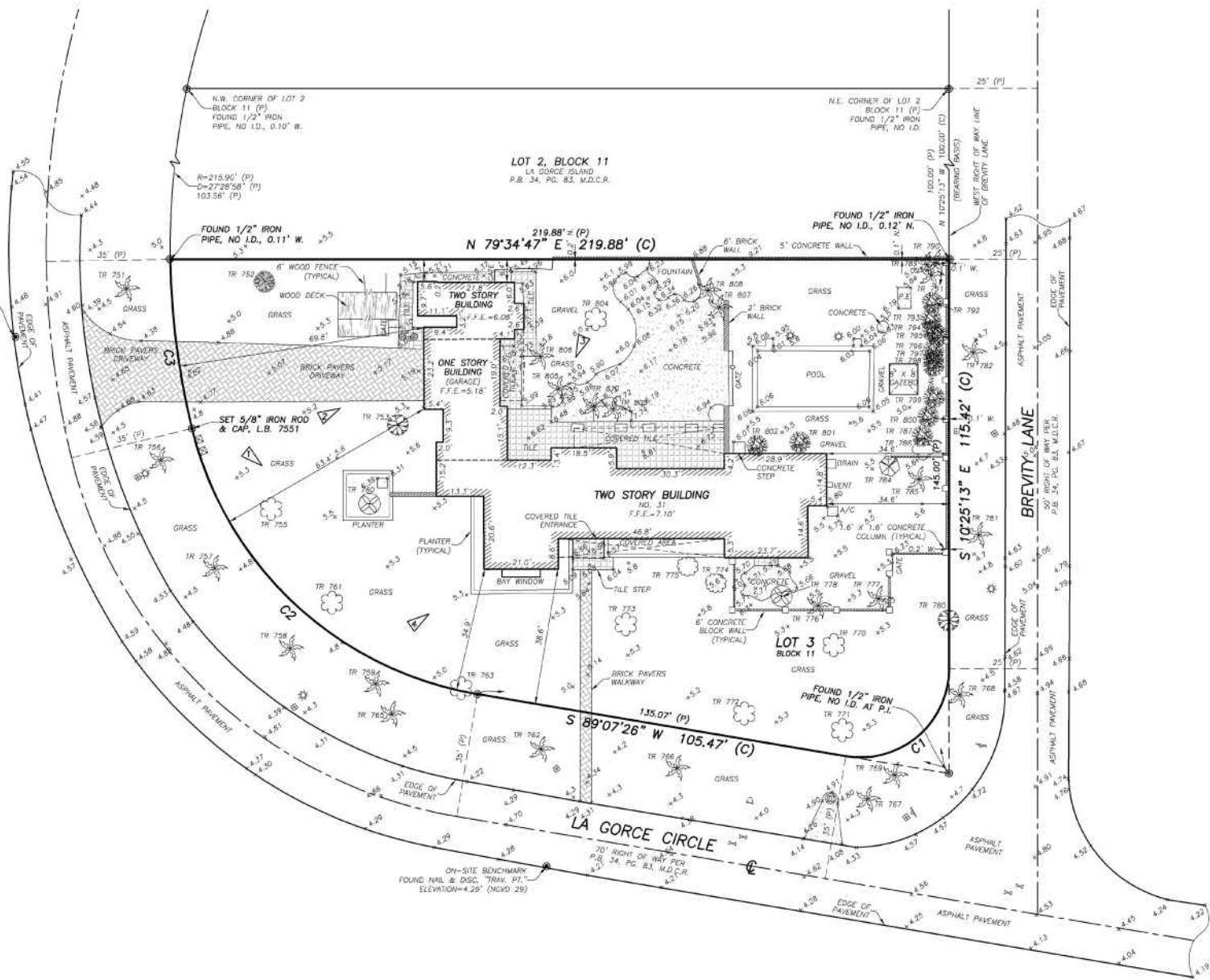
VIEW 2
NOT TO SCALE



VIEW 3
NOT TO SCALE

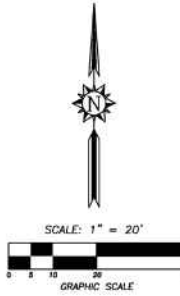


VIEW 4
NOT TO SCALE



TREE TABLE				
TREE NUMBER	TREE TYPE	DIAMETER AT BREAST HEIGHT	CANOPY DIAMETER	TOTAL HEIGHT
751	ROYAL PALM	18"	50'	52'
752	FLAMBOYANT	12"	50'	45'
753	OAK	12"	25'	49'
754	OAK	11"	20'	24'
755	ROYAL PALM	18"	65'	60'
756	ROYAL PALM	18"	65'	60'
757	ROYAL PALM	18"	65'	60'
758	ROYAL PALM	18"	65'	60'
759	CANARY PALM	24"	16'	15'
760	SEA GRAPE	11"	40'	53'
761	OAK	11"	30'	28'
762	ROYAL PALM	18"	65'	60'
763	OAK	22"	54'	41'
764	ROYAL PALM	18"	65'	61'
765	ROYAL PALM	18"	65'	61'
766	ROYAL PALM	18"	65'	61'
767	ROYAL PALM	18"	65'	61'
768	ROYAL PALM	18"	65'	61'
769	CANARY PALM	19"	16'	13'
770	OAK	15"	47'	43'
771	OAK	32"	53'	55'
772	OAK	20"	48'	51'
773	OAK	48"	58'	58'
774	PLANTAIN (9)	4"	18'	15'
775	PLANTAIN (9)	4"	18'	15'
776	PALM	4"	22'	18'
777	COCONUT PALM	9"	16'	13'
778	SEA GRAPE	22"	36'	39'
780	FICUS	18"	51'	58'

TREE TABLE				
TREE NUMBER	TREE TYPE	DIAMETER AT BREAST HEIGHT	CANOPY DIAMETER	TOTAL HEIGHT
781	ROYAL PALM	18"	66'	60'
782	ROYAL PALM	18"	66'	60'
783	PAPAYA	8"	7'	18'
784	PALM (3)	8"	23'	19'
785	CROTON	7"	10'	14'
786	YAGRUMA	4"	10'	14'
787	PALM	4"	20'	17'
788	PALM	4"	20'	17'
789	PALM	4"	20'	17'
790	PALM	4"	20'	17'
791	PALM	4"	20'	17'
792	YAGRUMA	9"	18'	23'
793	YAGRUMA	9"	18'	23'
794	YAGRUMA	9"	18'	23'
795	YAGRUMA	9"	18'	23'
796	YAGRUMA	9"	18'	23'
797	YAGRUMA	8"	16'	22'
798	YAGRUMA	7"	10'	20'
799	YAGRUMA	7"	12'	19'
800	YAGRUMA	10"	13'	19'
801	YAGRUMA	5"	8'	14'
802	YAGRUMA	5"	8'	14'
803	OAK	38"	58'	60'
804	OAK	10"	25'	20'
805	COCONUT PALM	10"	25'	20'
806	PALM	10"	22'	17'
807	PALM	10"	22'	17'
808	PALM	10"	22'	17'
809	PALM (7)	4"	9'	8'
810	PALM (7)	4"	9'	8'



LOCATION MAP
NOT TO SCALE

PARKING SPACES:

NONE.

STATEMENT OF APPARENT ENCROACHMENTS:

NONE.

SURVEYOR'S REFERENCES:

1. PLAT OF LA GORCE ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 83, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
2. MIAMI-DADE CLERK OF COURT, ONLINE SEARCH OF OFFICIAL RECORDS.
3. MIAMI-DADE COUNTY PROPERTY APPRAISER WEBSITE.
4. COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER: 7775692, COMMITMENT DATE: 06/24/2019 AT 8:00 A.M.

LEGAL DESCRIPTION:

PER SCHEDULE A, COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER: 7775692, COMMITMENT DATE: 06/24/2019 AT 8:00 A.M.

LOT 3, BLOCK 11, LA GORCE ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N.10°25'13"W., ALONG THE WEST RIGHT OF WAY LINE OF BREVITY LANE AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.
3. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, ELEVATION=8' (NOVD 29), AS SHOWN IN FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 12086C (0307 L, COMMUNITY NUMBER 120651, CITY OF MIAMI BEACH, FLORIDA, MAP EFFECTIVE DATE: SEPTEMBER 11, 2009).
4. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
5. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
6. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
7. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.
8. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
9. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. ECS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS DIRECTLY FOR VERIFICATION OF ACCURACY.
10. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNDHOLM STATE OF FLORIDA (1-800-432-4770) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
11. THE PROPERTY SHOWN HEREON CONTAINS AN AREA OF 0.60 ACRES (25,897 SQUARE FEET), MORE OR LESS.
12. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. HEDGES, ORNAMENTAL PLANTS, IRRIGATION LINES AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.
14. THE ELEVATIONS SHOWN HEREON ARE BASED ON MIAMI-DADE COUNTY BENCHMARK "D-187" AND REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NOVD 29). THE MARK IS A P.V. MARK AND ALUMINUM WASHER SET ON CONCRETE FLOW OF CATCH BASIN AND IS LOCATED 42 FEET EAST OF THE CENTERLINE OF BREVITY LANE AND 12 FEET NORTH OF THE CENTERLINE OF LA GORCE CIRCLE. ELEVATION=4.23'.
15. THIS FIRM HAS IDENTIFIED VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. A QUALIFIED LANDSCAPE ARCHITECT SHOULD BE EMPLOYED FOR POSITIVE IDENTIFICATION OF TREE SPECIES. TREE DIAMETERS ARE APPROXIMATE AND WERE MEASURED AT BREAST HEIGHT. ONLY TREES 4 CALIPER INCHES IN DIAMETER OR LARGER WERE LOCATED AND SHOWN ON THE SURVEY. DEAD TREES, HEDGES AND GROUND COVER WERE NOT LOCATED AND ARE NOT SHOWN HEREON. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER AND AUSTRALIAN PINE WERE NOT LOCATED OR SHOWN HEREON.

SURVEYOR'S CERTIFICATE:

GO: JESSICA ZYMAN AND SERGIO ZYMAN; CHICAGO TITLE INSURANCE COMPANY; GOODING & FLORES, P.A.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7(A), 8, 9, 11 (OBSERVED EVIDENCE ONLY), AND 13 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MARCH 11, 2020.

DATE OF PLAT OR MAP: MARCH 13, 2019.

Digitally signed by
Javier De La Rocha
Date: 2020.03.24
16:03:11 -0400

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

ECS LAND SURVEYORS, INC. L.B. 7551
JAVIER@ECSURVEYORS.COM

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770

SEAL
NOT VALID UNLESS
SEALED HERE
WITH
AN EMBOSSED
SURVEYOR'S SEAL

ALTA/NSPS LAND TITLE SURVEY

LOT 3, BLOCK 11
LA GORCE ISLAND

PLAT BOOK 34, PAGE 83, M.D.C.R.

31 LA GORCE CIRCLE, MIAMI BEACH, FL 33141

GOODING & FLORES, P.A.

DATE: 03/13/20

DRAWN BY: J.E.C.

CHECKED BY: JDLR

LAST FIELD DATE: 03/11/20

REVISIONS

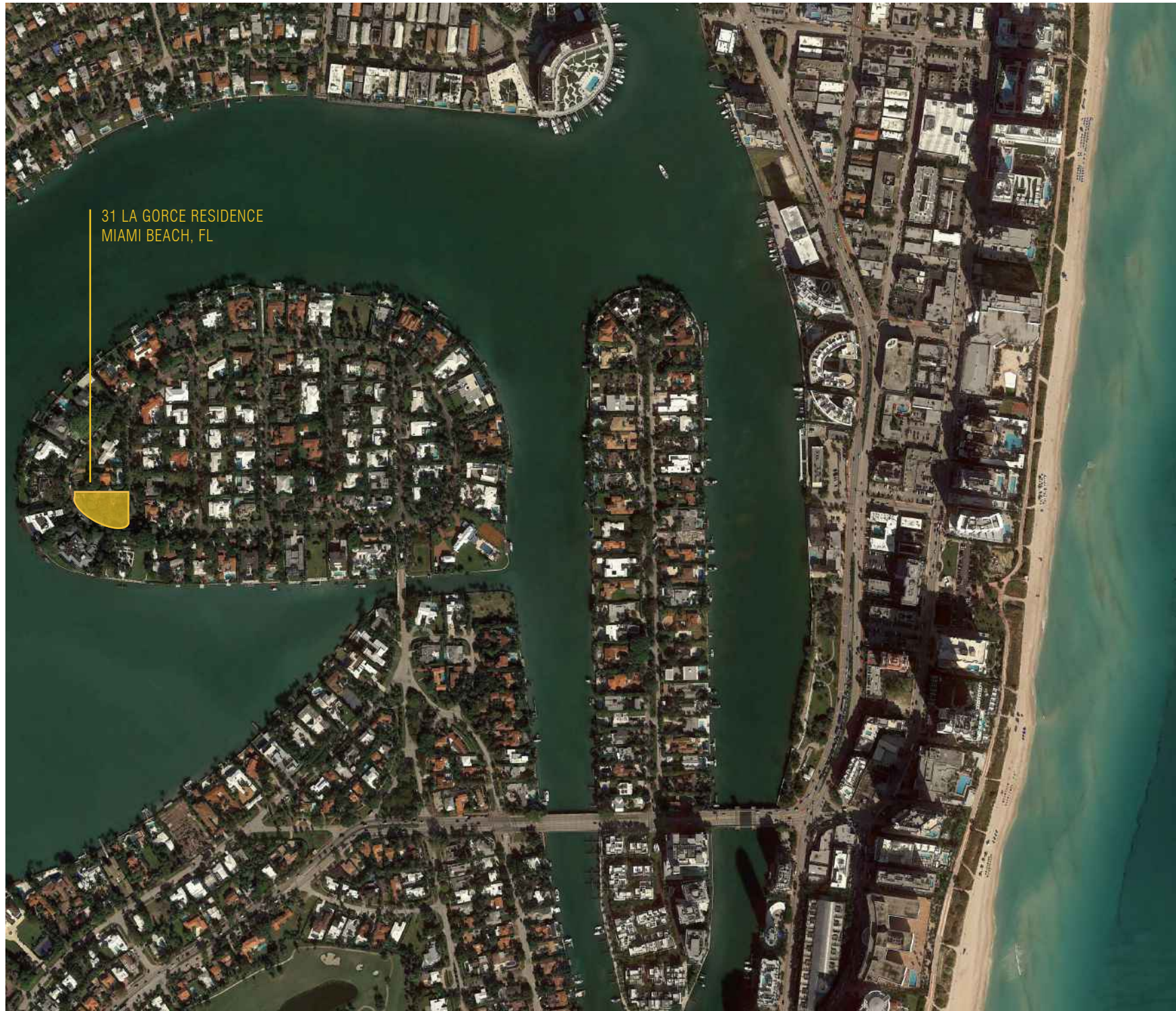
1. UPDATE ALTA 03/13/20

2. CONVERT ELEV. 03/24/20

ADDITIONAL FLOOD ZONE LINES

JOB NO. 1 OF 01

ECS1652
TASK 3



31 LA GORCE RESIDENCE
MIAMI BEACH, FL

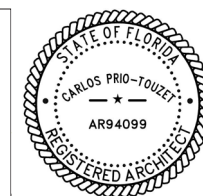


31 LA GORCE RESIDENCE

31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA



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SITE LOCATION



A-7



31 LA GORCE RESIDENCE
31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA

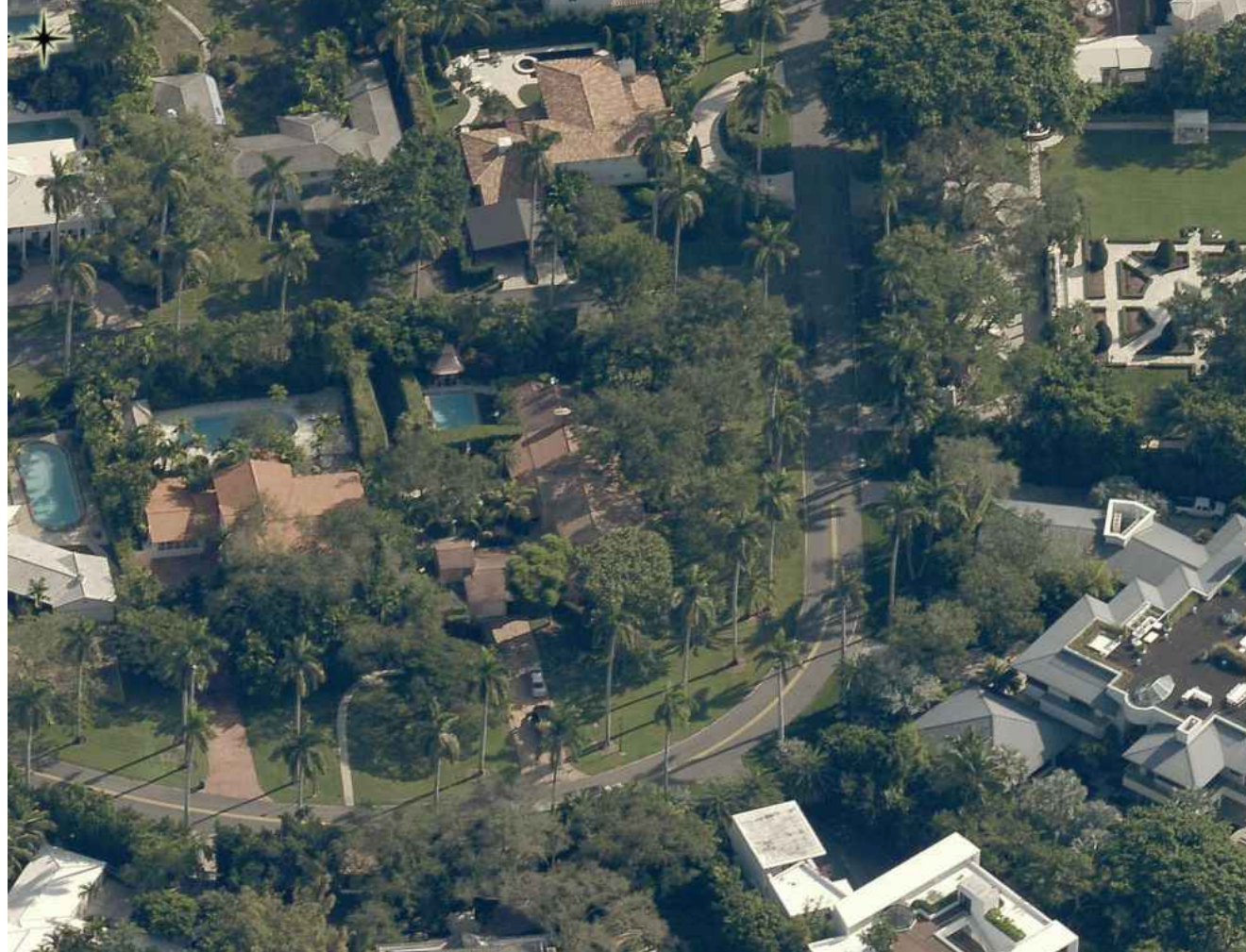


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CONTEXT LOCATION PLAN





31 LA GORCE RESIDENCE
31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA



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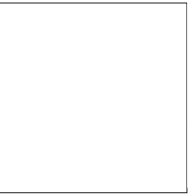
SITE LOCATION - EAST/WEST



31 LA GORCE RESIDENCE
31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA

TOUZET
STUDIO
DESIGN & ARCHITECTURE

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SITE LOCATION - NORTH/SOUTH



A



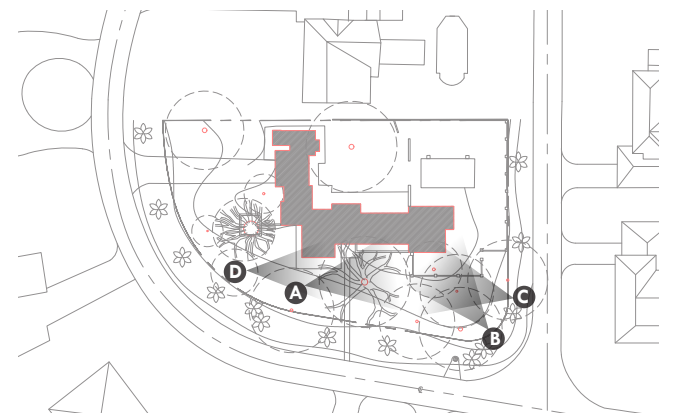
B



C



D

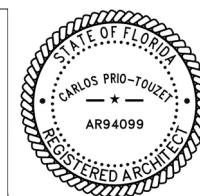
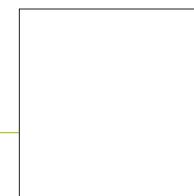


31 LA GORCE RESIDENCE

31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA



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SITE PHOTOS - EXISTING LANDSCAPE

A-11

MIAMI BEACH . DRB FINAL SUBMITTAL . 6 APRIL 2020



A



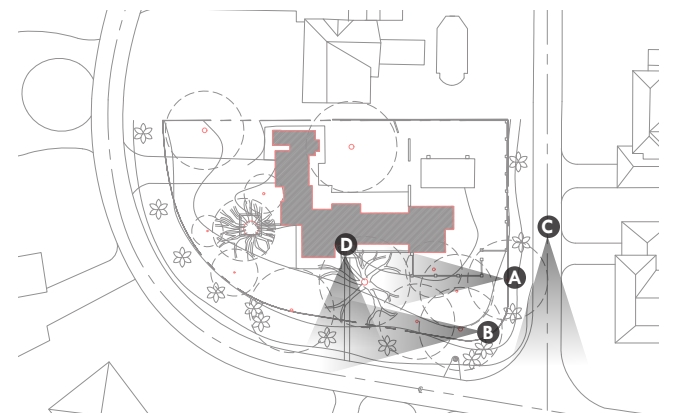
B



C



D

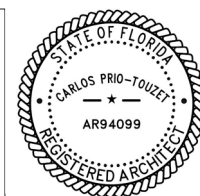


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31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA



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SITE PHOTOS - EXISTING LANDSCAPE

A-12

MIAMI BEACH . DRB FINAL SUBMITTAL . 6 APRIL 2020



A



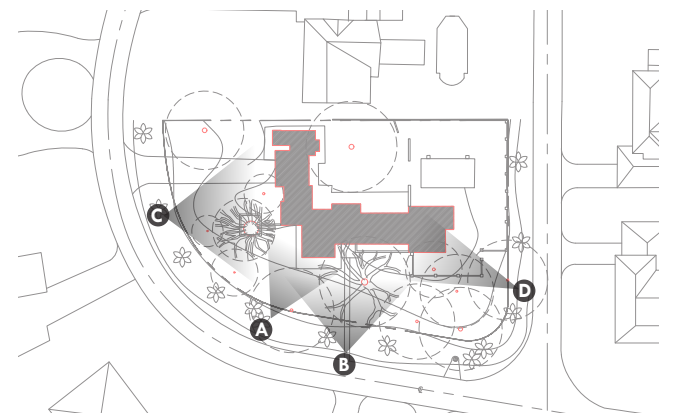
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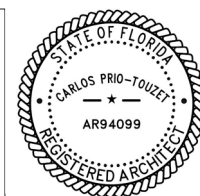


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SITE PHOTOS - EXISTING STRUCTURE

A-13



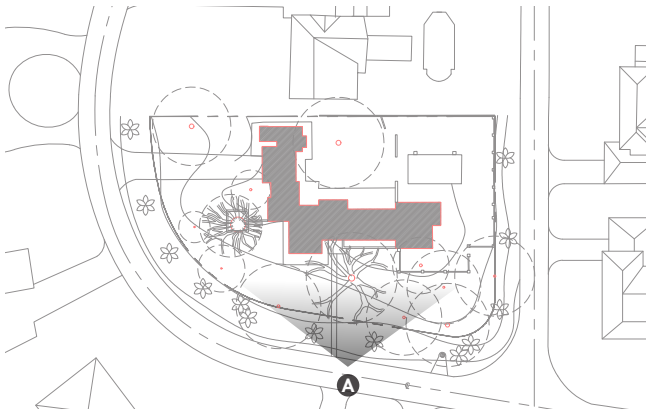
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SITE PHOTOS - EXISTING STRUCTURE DETAILS



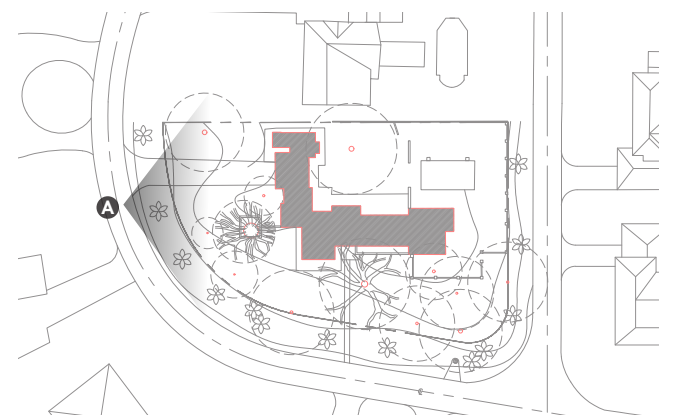
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EXISTING ELEVATION SOUTH

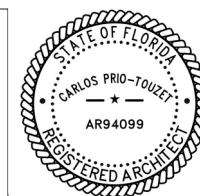


31 LA GORCE RESIDENCE

31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA

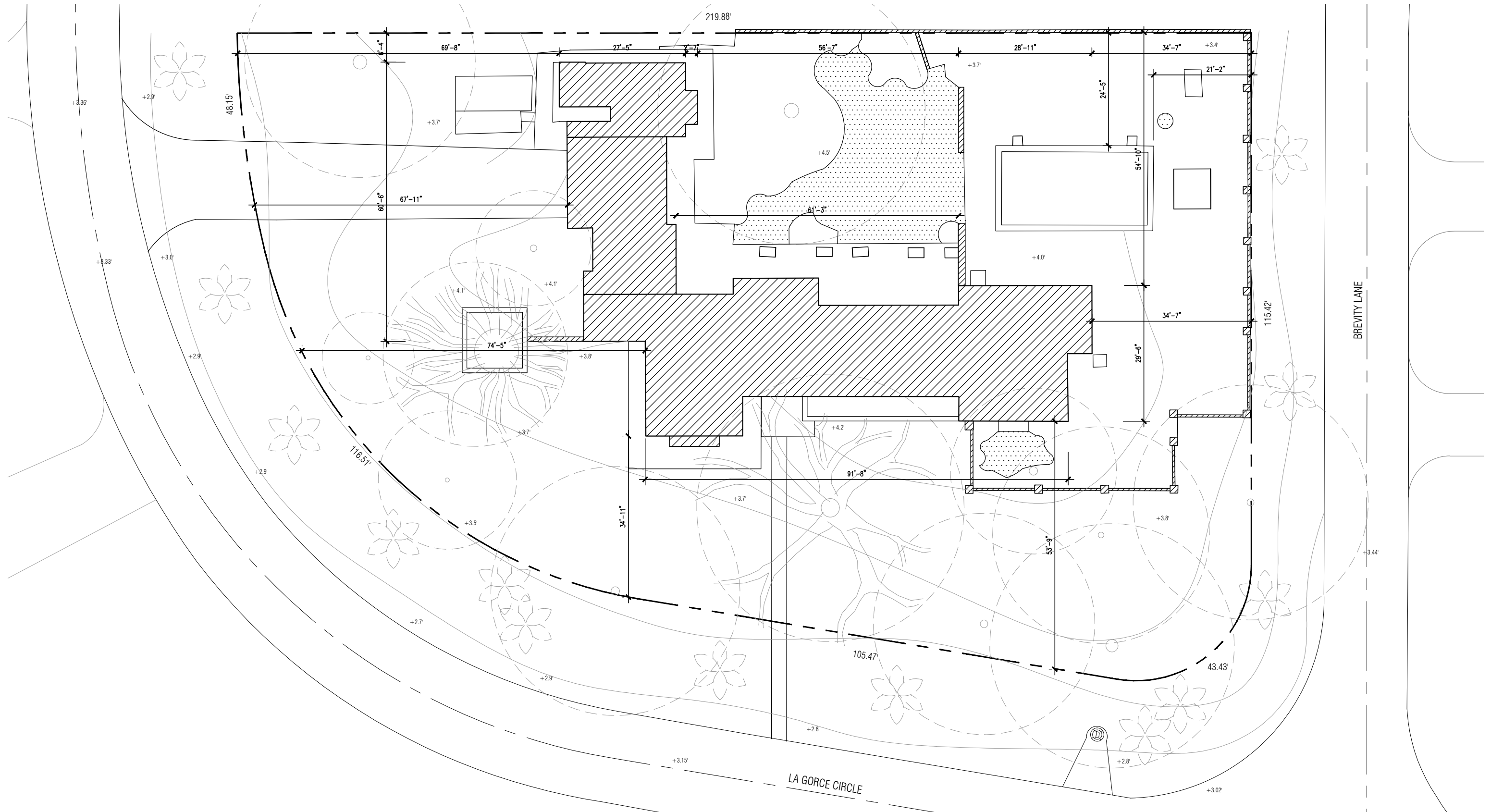


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EXISTING ELEVATION WEST

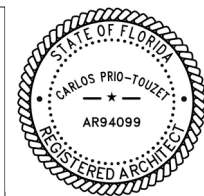
A-16



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EXISTING CONDITIONS PLAN
SCALE: 1:20



A-17



SOUTH ELEVATION



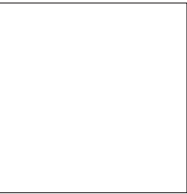
WEST ELEVATION

31 LA GORCE RESIDENCE

31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA

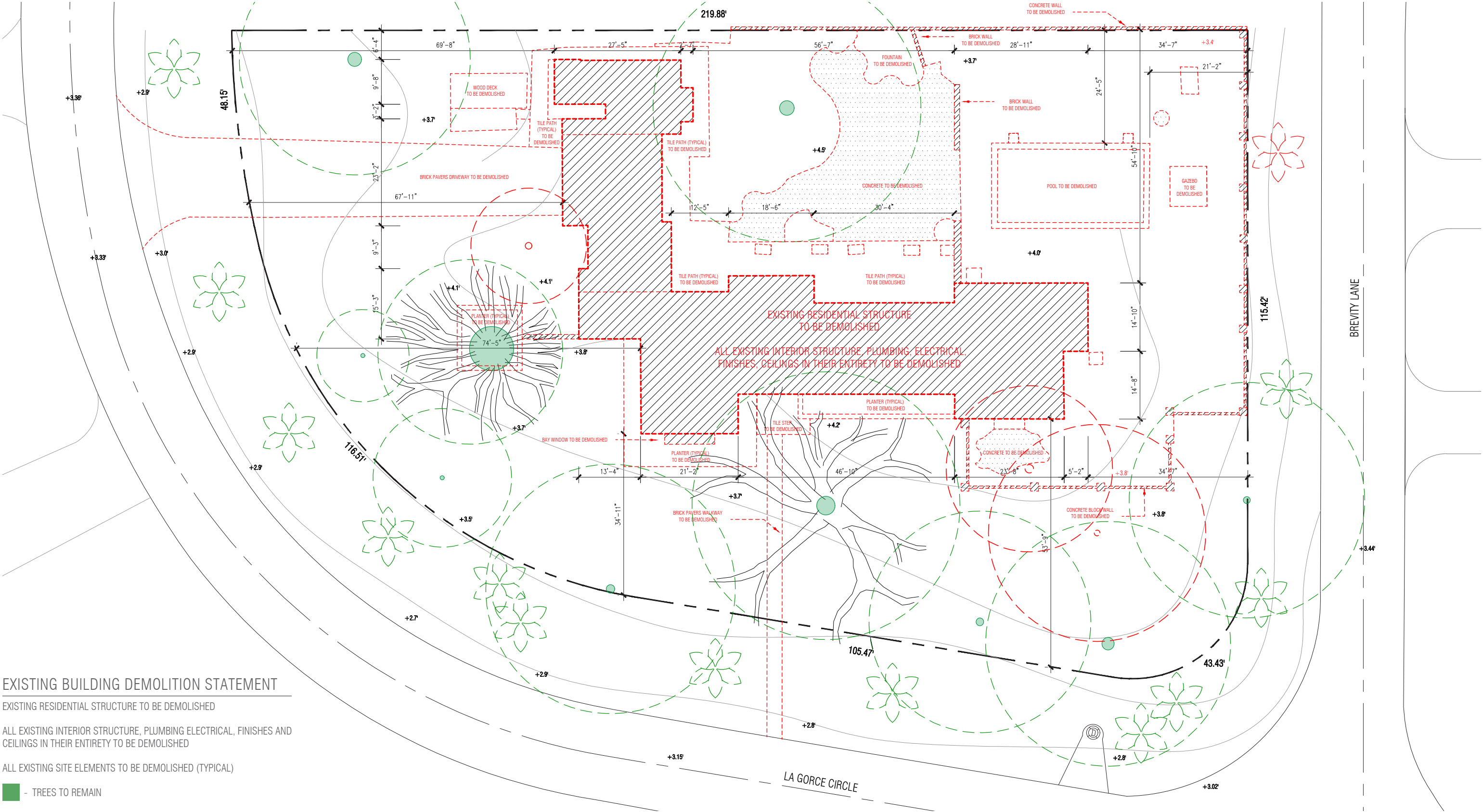


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EXISTING CONDITIONS ELEVATIONS

SCALE: 3/32" = 1'-0"



EXISTING BUILDING DEMOLITION STATEMENT

EXISTING RESIDENTIAL STRUCTURE TO BE DEMOLISHED

ALL EXISTING INTERIOR STRUCTURE, PLUMBING ELECTRICAL, FINISHES AND CEILINGS IN THEIR ENTIRETY TO BE DEMOLISHED

ALL EXISTING SITE ELEMENTS TO BE DEMOLISHED (TYPICAL)

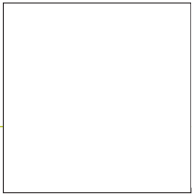
■ - TREES TO REMAIN

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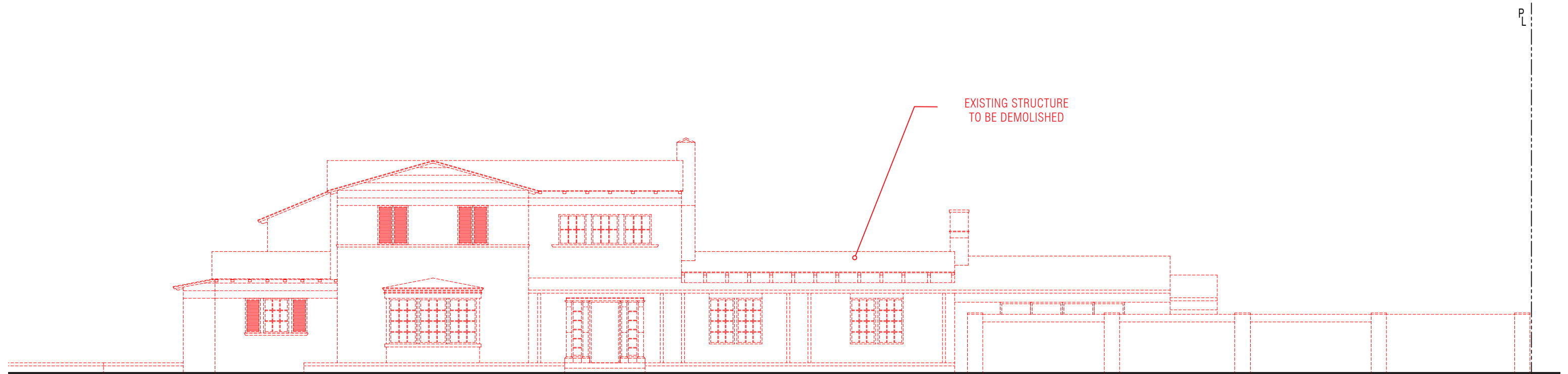


DEMOLITION PLAN

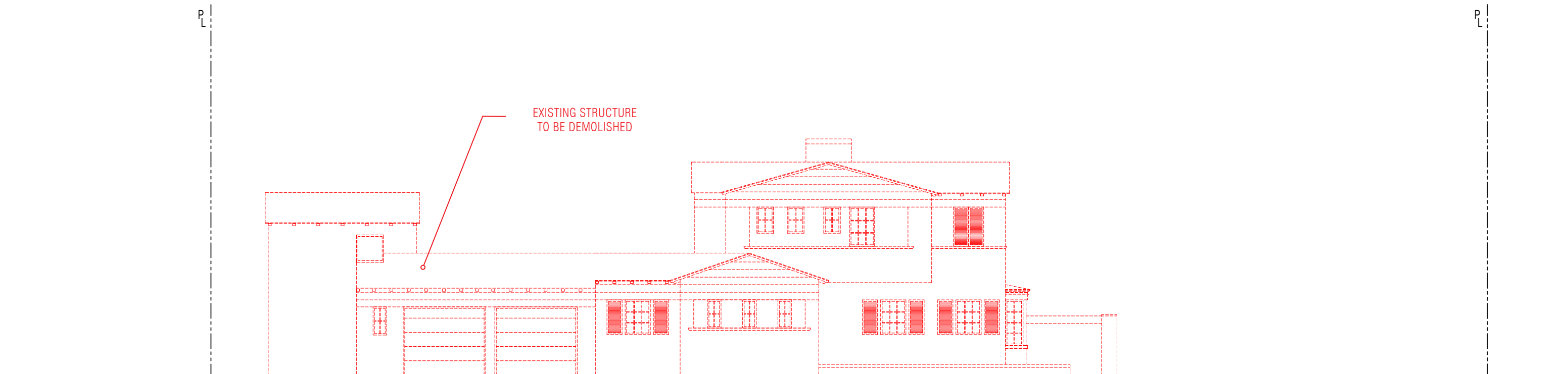
SCALE: 1:20



A-19



SOUTH ELEVATION



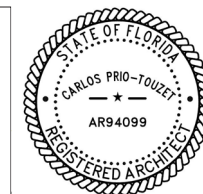
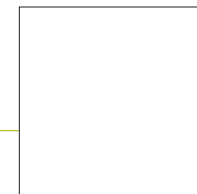
WEST ELEVATION

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DEMOLITION ELEVATIONS

SCALE: 3/32" = 1'-0"