

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF: **1234 & 1260 WASHINGTON AVE., MIAMI BEACH, FL**

LEGEND:

- CABLE TV RISER
- GAS METER
- GREASE TRAP MANHOLE
- STREET METAL LIGHT POLE
- WIRE PULL BOX
- FIRE DEPARTMENT CONNECTION
- METAL BOLLARD
- SIGN
- CATCH BASIN
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- CURB INLET
- UTILITY MANHOLE
- WATER VALVE
- PARKING METER
- METAL LIGHT POLE
- FLAG POLE
- NAVD 88 NORTH AMERICAN VERTICAL DATUM OF 1988
- TRAV. PT. TRAVERSE POINT

LEGEND:

- M.D.C.R. MIAMI-DADE COUNTY RECORDS
- L.B. LICENSED BUSINESS
- P.B. PLAT BOOK
- ID. IDENTIFICATION
- A/C AIR CONDITIONING UNIT
- (P) DENOTES INFORMATION BASED ON PLATS OF RECORDS
- (R) DENOTES DISTANCE BASED ON RECORD INFORMATION
- (C) CALCULATED
- RIM EL. RIM ELEVATION
- TR 426 TREE NUMBER 426
- Centerline
- VIEW 1
- Handicap Parking Space
- Surface Elevation



VIEW 1
NOT TO SCALE



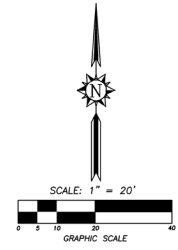
VIEW 2
NOT TO SCALE



VIEW 3
NOT TO SCALE



VIEW 4
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

TREE TABLE				
TREE NUMBER	TREE TYPE	DIAMETER AT BREAST	CANOPY HEIGHT	TOTAL CLEARWOOD
426	FLAMBOYANT	18"	32'	28'
427	POCUS	12"	17'	28'
616	PALM	11"	17'	33'
617	PALM	8"	25'	23'
618	PALM	10"	24'	20'
619	PALM	10"	24'	20'
620	PALM	13"	23'	25'
621	PALM	8"	25'	18'
622	PALM	12"	23'	18'
623	PALM	9"	24'	20'
624	PALM	7"	24'	24'
625	PALM	7"	24'	24'
626	PALM	7"	24'	24'
627	PALM	7"	24'	24'
628	PALM	7"	24'	24'
629	PALM	7"	24'	24'
630	PALM	8"	25'	23'
631	PALM	9"	25'	23'
632	PALM	9"	25'	23'
633	PALM	10"	27'	24'
634	PALM	8"	25'	24'
635	PALM	8"	25'	24'
636	PALM	8"	25'	24'
637	PALM	8"	25'	24'
638	PALM	8"	25'	24'

LEGAL DESCRIPTION:

LOTS 1, 2, 3, 4 AND THE NORTH 1/2 OF LOT 5, IN BLOCK 22, OF OCEAN BEACH ADDITION NO. THREE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 81 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEY NOTES:

- THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N.88°01'17"E, ALONG THE SOUTH RIGHT OF WAY LINE OF 13TH STREET ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.
- THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, ELEVATION 8' (NATIONAL GEODETIC VERTICAL DATUM OF 1929) OR 6'-45" (NORTH AMERICAN VERTICAL DATUM OF 1988), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12088C 0317 L, COMMUNITY NUMBER 120651, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA. MAP EFFECTIVE DATE: SEPTEMBER 11, 2009.
- 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.
- 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.
- THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
- BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.
- OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
- 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.
- 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 SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
- THE PROPERTY SHOWN HEREON CONTAINS AN AREA OF 0.77 ACRES (33,488 SQUARE FEET), MORE OR LESS.
- 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.
- HEDGES, ORNAMENTAL PLANTS, IRRIGATION LINES AND SPRINKLER HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.
- 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.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON A CITY OF MIAMI BEACH BENCHMARK "12 02 06" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS LOCATED AT THE NORTH MEDIAN OF THE INTERSECTION OF 12TH STREET AND WASHINGTON AVENUE. ELEVATION=5.31'.

THIS SURVEY IS CERTIFIED TO:
LOCATION VENTURES.

CERTIFICATE:

THIS IS TO CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA
ECS LAND SURVEYORS, INC. L.B. 7551
EMAIL:JAVIER@ECSURVEYORS.COM



Digitally signed by
Javier De La Rocha
Date: 2019.11.11
08:31:36 -05'00'

TELEPHONE NO. 561-314-0766 FAX NO. 561-314-0770



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

SKETCH OF BOUNDARY
AND TOPOGRAPHIC SURVEY
LOTS 1, 2, 3, 4, AND
THE N. 1/2 OF LOT 5, IN BLOCK 22
OCEAN BEACH ADDITION NO. THREE
PLAT BOOK 2, PAGE 81, M.D.C.R.
1234 & 1260 WASHINGTON AVE. MIAMI BEACH, FL 33139

CLIENT: LOCATION VENTURES

DATE: 11/09/19

DRAWN BY: J.E.C.

CHECKED BY: JDLR

LAST FIELD DATE: 11/07/19

REVISIONS

JOB NO.
ECS2058

SHEET NO.
01

OF
01



URBIN RETREAT
1234 WASHINGTON AVENUE _ MIAMI BEACH _ FLORIDA



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SURVEY