

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF: **114 W. SAN MARINO DRIVE, MIAMI BEACH, FL.**

LEGEND:

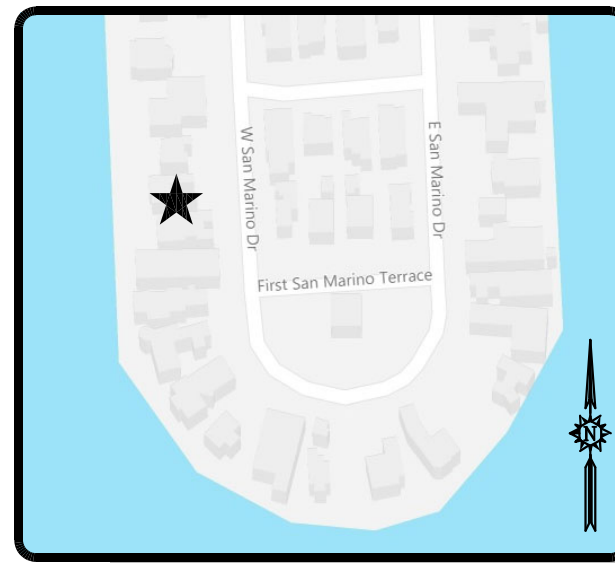
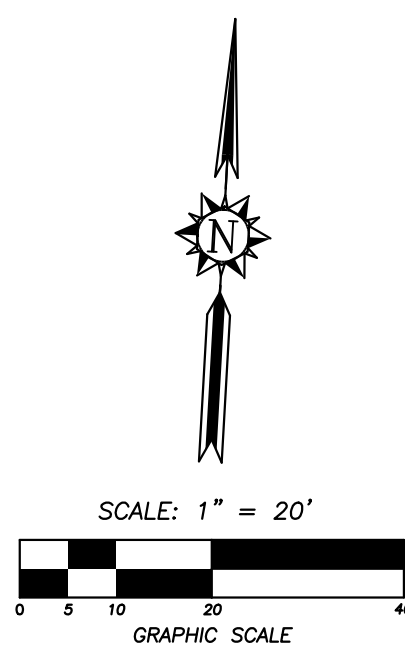
- L.B. LICENSED BUSINESS
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
- ID. IDENTIFICATION
- (C) CALCULATED
- (P) DENOTES INFORMATION BASED ON PLATS OF RECORD
- PCP PERMANENT CONTROL POINT
- F.F.E. FINISHED FLOOR ELEVATION
- TRAV. PT. TRAVERSE POINT
- NAVD 88 NORTH AMERICAN VERTICAL DATUM OF 1988
- NGVD 29 NATIONAL GEODETIC VERTICAL DATUM OF 1929
- A/C AIR CONDITIONING UNIT
- P.E. POOL EQUIPMENT
- P.B. PLAT BOOK
- PG. PAGE
- (P) DENOTES INFORMATION BASED ON PLATS OF RECORD
- ⊕ AIR CONDITIONING UNIT
- ⊕ CENTERLINE
- ⊕ WOOD POWER POLE
- ⊕ WIRE PULL BOX
- ⊕ CONCRETE POLE WITH METER AND PANEL
- ⊕ MAILBOX
- ⊕ VIEW 1
- ⊕ BREAK IN SCALE
- ⊕ WATER DISTRIBUTION PEDESTAL
- 3.00 SURFACE ELEVATION
- TR 217 TREE NUMBER 217



VIEW 1
NOT TO SCALE



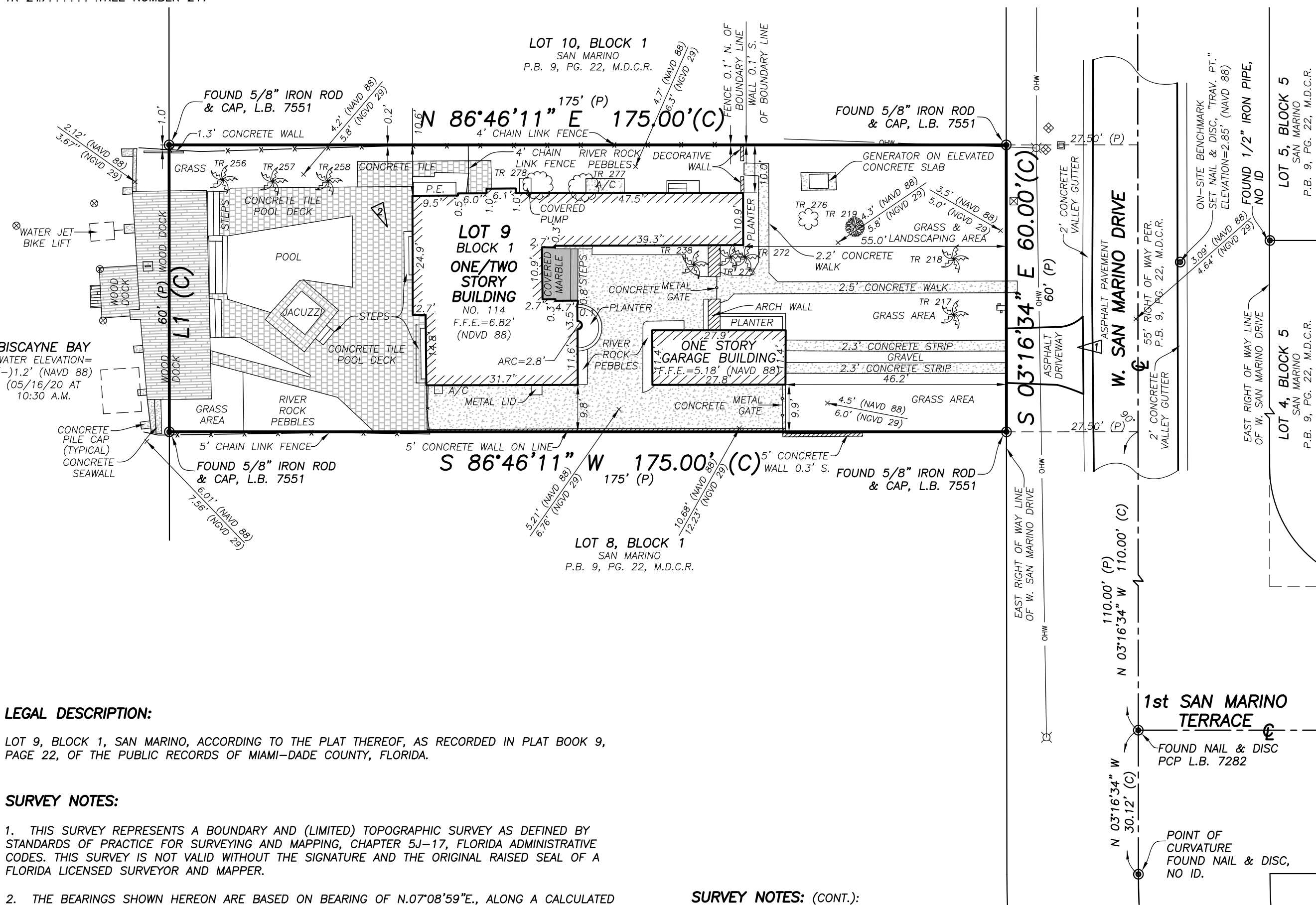
VIEW 2
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

TREE TABLE					
TREE NUMBER	TREE TYPE	DIAMETER AT BREAST HEIGHT	CANOPY DIAMETER	TOTAL HEIGHT	CLEARWOOD
217	PALM	17"		28'	24'
218	PALM	14"		28'	24'
219	LEUCAENA	6"	19'	27'	
238	PALM	20"		24'	20'
256	PALM	13"		13'	10'
257	PALM	11"		11'	9'
258	PALM	12"		12'	9'
272	PALM	5"		10'	7'
275	PALM	4"		10'	7'
276	CITRUS	9"	11'	6'	
277	UNKNOWN	12"	9'	14'	
278	UNKNOWN	3"	5'	9'	

LINE TABLE (C)		
LINE	BEARING	DISTANCE
L1	N 03°16'34" W	60.00'



LEGAL DESCRIPTION:

LOT 9, BLOCK 1, SAN MARINO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 22, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY AND (LIMITED) 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.
2. THE BEARINGS SHOWN HEREON ARE BASED ON BEARING OF N.07°08'59"E., ALONG A CALCULATED LINE FROM A FOUND NAIL & DISC PCP L.B. 7282 AT THE CENTER LINE INTERSECTION OF W. SAND MARINO DRIVE AND 1st SAN MARINO TERRACE TO A FOUND 1/2" IRON PIPE, NO ID. AT THE NORTHWEST CORNER OF LOT 4, BLOCK 5, OF SAN MARINO, PLAT BOOK 9, PAGE 22, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE 1983 (1990) ADJUSTMENT.
3. 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.
4. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON.
5. 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.
6. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, ELEVATION=9' (NGVD 29) OR 7.45' (NAVD 88), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12086C 0316 L, COMMUNITY NUMBER 120651, CITY OF MIAMI BEACH, FLORIDA. MAP REVISED: SEPTEMBER 11, 2009.
7. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
8. THE PROPERTY SHOWN HEREON CONTAINS 0.24 ACRES (10,500 SQUARE FEET), MORE OR LESS.
9. ECS LAND SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
10. ORNAMENTAL PLANTS, WELLS, IRRIGATION LINES AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.
11. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
12. 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.
13. 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 2 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.

SURVEY NOTES: (CONT.):

14. 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.
15. THE ELEVATIONS SHOWN HEREON ARE BASED ON A MIAMI-DADE COUNTY BENCHMARK "D-172" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29). THE MARK IS A PK NAIL AND BRASS WASHER SET IN CONCRETE SIDEWALK AND IS LOCATED 18 FEET SOUTH OF THE CENTERLINE OF VENETIAN CAUSEWAY, EAST BRIDGE OF SAN MARINO ISLAND. ELEVATION=6.23' (NAVD 88) OR 7.78' (NGVD 29). THE BENCHMARK ELEVATION SHOWN HEREON WAS CONVERTED TO NAVD 88 FROM NGVD 29 BY SUBTRACTING A FACTOR OF 1.55' UTILIZING THE U.S. ARMY CORPS OF ENGINEERS SOFTWARE.

THIS SURVEY IS CERTIFIED TO:

STEVEN STARKER; BASS KIDS PROPERTIES LLC;
FIRST AMERICAN TITLE INSURANCE COMPANY; MELAND BUDWICK. P.A.

CERTIFICATE:

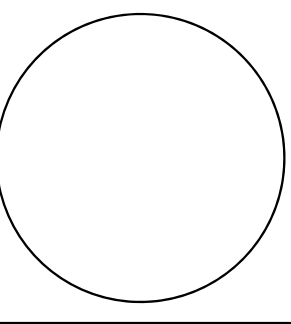
THIS IS TO CERTIFY THAT THIS BOUNDARY AND (LIMITED) TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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

ECS LAND SURVEYORS, INC. L.B. 7551
EMAIL: JAVIER@ECSSURVEYORS.COM

TELEPHONE NO. 561-314-0769

FAX NO. 561-314-0770



SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY

**LOT 9, BLOCK 1
SAN MARINO**

PLAT BOOK 9, PAGE 22, M.D.C.R.

114 W. SAN MARINO DRIVE, MIAMI BEACH, FL. 33139

BASS KIDS
CLIENT: PROPERTIES, LLC

DATE: 07/02/21

DRWN BY: J.E.C.

CHK'D BY: JDLR

LAST FIELD DATE: 06/25/21

REVISIONS

JOB NO.
ECS2641

SHEET NO.
01 OF 01