SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF: 1800 W. 23rd STREET, MIAMI BEACH, FL.

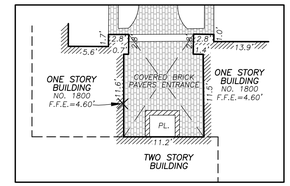
LEGEND:

M.D.C.R. . . . . MIAMI–DADE COUNTY RECORDS
L.B. . . . . LICENSED BUSINESS
P.B. . . . . PLAT BOOK
PG. . . . . PAGE
ID. . . . . IDENTIFICATION
RIM EL. . . . . RIM ELEVATION
–OHW– . . . . . OVERHEAD WIRES
(P) . . . . . DENOTES INFORMATION BASED ON PLATS OF RECORDS
(C) . . . . . CALCULATED
(DFT) . . . . . BEARING AND DISTANCE DERIVED FROM A FIELD TRAVERSE. PROPERTY CORNER MONUMENTS, BASED ON FIELD MEASUREMENTS FROM A RANDOM TRAVERSE.
A/C . . . . . AIR CONDITIONING UNIT(S)
PL. . . . . PLANTER
P.E. . . . . POOL EQUIPMENT
F.F.E. . . . . FINISHED FLOOR ELEVATION
NAVD 88 . . . . . NORTH AMERICAN VERTICAL DATUM OF 1988
TRAV. PT. . . . . TRAVERSE POINT
TR 701 . . . . . TREE NUMBER 701
℄ . . . . . CENTERLINE
. . . . . WATER METER
. . . . . SIGN
. . . . . METAL LIGHT POLE
. . . . . WOOD POWER POLE
. . . . . CATCH BASIN
. . . . . CLEANOUT
. . . . . SMALL LIGHT POLE
. . . . . BUMPER
. . . . . WATER VALVE
. . . . . SANITARY SEWER MANHOLE
. . . . . BASKETBALL HOOP
. . . . . WIRE PULL BOX
. . . . . BREAK IN SCALE
. . . . . VIEW 1
+3.02' . . . . . SURFACE ELEVATION

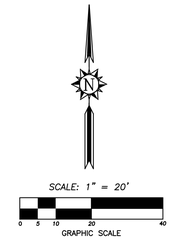
VIEW 1
NOT TO SCALE

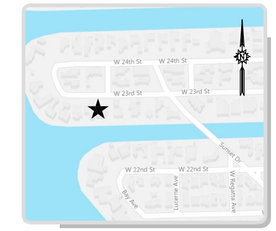
VIEW 2
NOT TO SCALE

VIEW 3
NOT TO SCALE

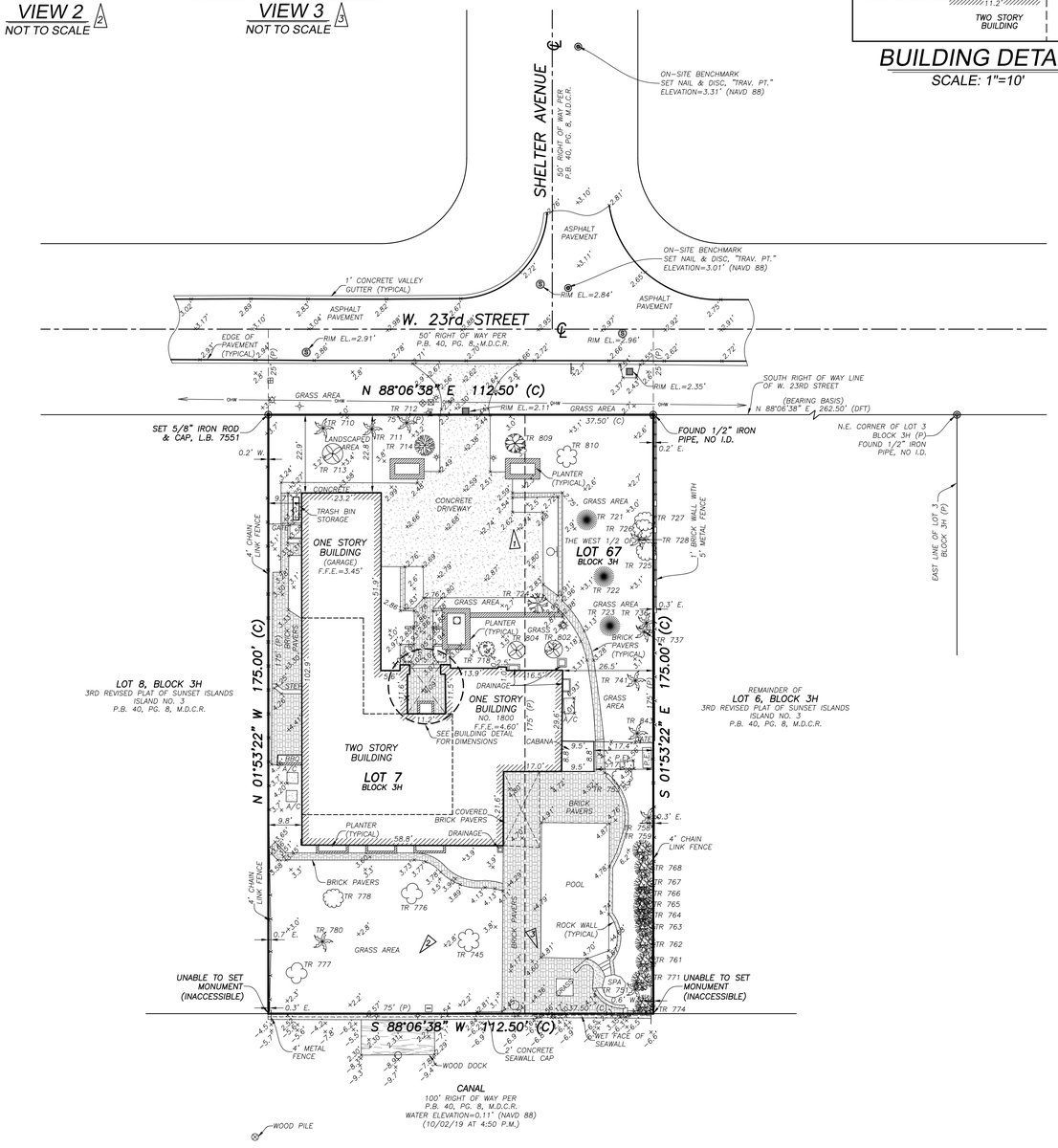


BUILDING DETAIL
SCALE: 1"=10'





LOCATION MAP
NOT TO SCALE



TREE TABLE

TREE NUMBER	TREE TYPE	DIAMETER AT BREAST HEIGHT	CANOPY DIAMETER	TOTAL HEIGHT	CLEARWOOD
710	ROYAL PALM	17"		46'	41'
711	ROYAL PALM	17"		46'	41'
712	ROYAL PALM	17"		46'	41'
713	MANGO	12"	19'	34'	
714	FICUS	34"	24'	22'	
718	GARCINIA 'SPICATA'	4"	7'	12'	
721	PITHECELLOBIUM ARBOREUM	2"	3'	11'	
722	SPATHODEA CAMPANULATA (YELLOW AFRICAN TULIP)	4"	15'	17'	
723	BROWNEA GRANDICEPS	3"	3'		
724	MANGO 'ALAMPUR BENESHAN'	7"	15'	17'	
725	JAPANESE BLUEBERRY	4"	9'	19'	
726	JAPANESE BLUEBERRY	6"	9'	21'	
727	JAPANESE BLUEBERRY	6"	9'	21'	
728	ROYAL PALM	17"		46'	42'
736	ROYAL PALM	17"		44'	40'
737	ROYAL PALM	15"		46'	41'
741	PHILODENDRON MELLO–BARRETOANUM	5"		7'	5'
745	BRIDALVEIL 'CAESALPINIA GRANDILLO'	7"	18'	14'	
751	LANTANIA PALM	7"		19'	16'
753	SAPODILLA	3"	8'	10'	
758	ROYAL PALM	18"		40'	37'
759	PODOCARPUS	16"	37'	39'	
761	PODOCARPUS	15"	27'	30'	
762	PODOCARPUS	13"	27'	30'	
763	PODOCARPUS	10"	27'	30'	
764	PODOCARPUS	8"	24'	26'	
765	PODOCARPUS	8"	24'	26'	
766	PODOCARPUS	8"	24'	26'	
767	PODOCARPUS	10"	26'	29'	
768	PODOCARPUS	12"	27'	30'	
771	PODOCARPUS	7"	21'	24'	
774	PODOCARPUS	12"	21'	25'	
776	LIGNUM VITAE	5"	11'	13'	
777	LIGNUM VITAE	5"	9'	11'	
778	BREADFRUIT MA'AFALA	6"	12'	14'	
780	COPERNICIA FALLAENSIS	12"		7'	5'
802	GARCINIA 'SPICATA'	3"	4'	10'	
804	GARCINIA 'SPICATA'	3"	4'	9'	
809	CASSIA 'JAVANICA'	5"	19'	20'	
810	BOMBAX 'CEIBA'	6"	15'	17'	
843	ARECA PALM (CLUSTER)				

LEGAL DESCRIPTION:

LOT 7 AND THE WEST 1/2 OF LOT 6, BLOCK 3–H, SUNSET ISLAND NO. 3, SUNSET ISLANDS THIRD REVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 40, PAGE 8, OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA.

SURVEY NOTES:

1. 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.

2. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N.88°06'38"E., ALONG THE SOUTH RIGHT OF WAY LINE OF W. 23RD STREET AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.

3. THE ELEVATIONS SHOWN HEREON ARE BASED ON A CITY OF MIAMI BEACH BENCHMARK "S3–02" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS A PK NAIL AND WASHER SET IN DRIVEWAY LOCATED AT 2324 W. 24TH STREET. ELEVATION=2.99'.

4. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, ELEVATION=8' (NGVD 129) OR 6.45' (NAVD 88), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12086C 0317 L, COMMUNITY NUMBER 120651, CITY OF MIAMI BEACH, MIAMI–DADE COUNTY, FLORIDA. MAP EFFECTIVE DATE: SEPTEMBER 11, 2009. THE BASE FLOOD ELEVATION SHOWN HEREON WAS CONVERTED FROM NGVD 29 TO NAVD 88 BY SUBTRACTING A FACTOR OF 1.55' UTILIZING THE U.S. ARMY CORPS OF ENGINEERS SOFTWARE.

5. 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.

6. 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.

7. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.

8. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.

9. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.

10. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS LAND SURVEYORS 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 LAND SURVEYORS 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 LAND SURVEYORS DIRECTLY FOR VERIFICATION OF ACCURACY.

11. 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.

12. THE PROPERTY SHOWN HEREON CONTAINS 0.45 ACRES (19,688 SQUARE FEET), MORE OR LESS.

13. 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.

14. ORNAMENTAL PLANTS, WELLS, IRRIGATION LINES AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.

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 1 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.

THIS SURVEY IS CERTIFIED TO:

PETER LURIA.

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 6080 STATE OF FLORIDA

Digitally signed by Javier De La Rocha
Date: 2023.04.07 10:54:41 -04'00'

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
ECS LAND SURVEYORS, INC.
L.B. 7551
3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY
THE WEST 1/2 OF LOT 6 & ALL OF LOT 7
BLOCK 3H
3RD REVISED PLAT OF SUNSET ISLANDS - ISLAND NO. 3
PLAT BOOK 40, PAGE 8, M.D.C.R.
1800 W. 23rd STREET, MIAMI BEACH, FL. 33140

CLIENT: PETER LURIA
DATE: 10/29/19
DRWN BY J.E.C.
CHK'D BY JDLR
LAST FIELD DATE: 04/06/23

REVISIONS

01	BOUNDARY & TOPOGRAPHIC SURVEY	10/29/19
02	ADD TREES	01/03/20
03	UPDATE SURVEY	09/27/21
04	UPDATE SURVEY	04/06/23

JOB NO. ECS1847 TASK 4

SHEET NO. 01 OF 01