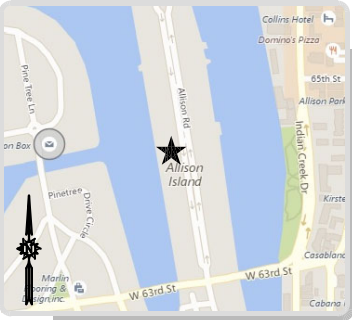
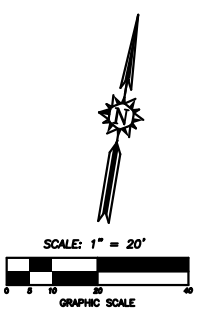


SKETCH OF BOUNDARY SURVEY OF: **6450 ALLISON ROAD, MIAMI BEACH, FL.**



LOCATION MAP
NOT TO SCALE



VIEW 1
NOT TO SCALE



VIEW 2
NOT TO SCALE

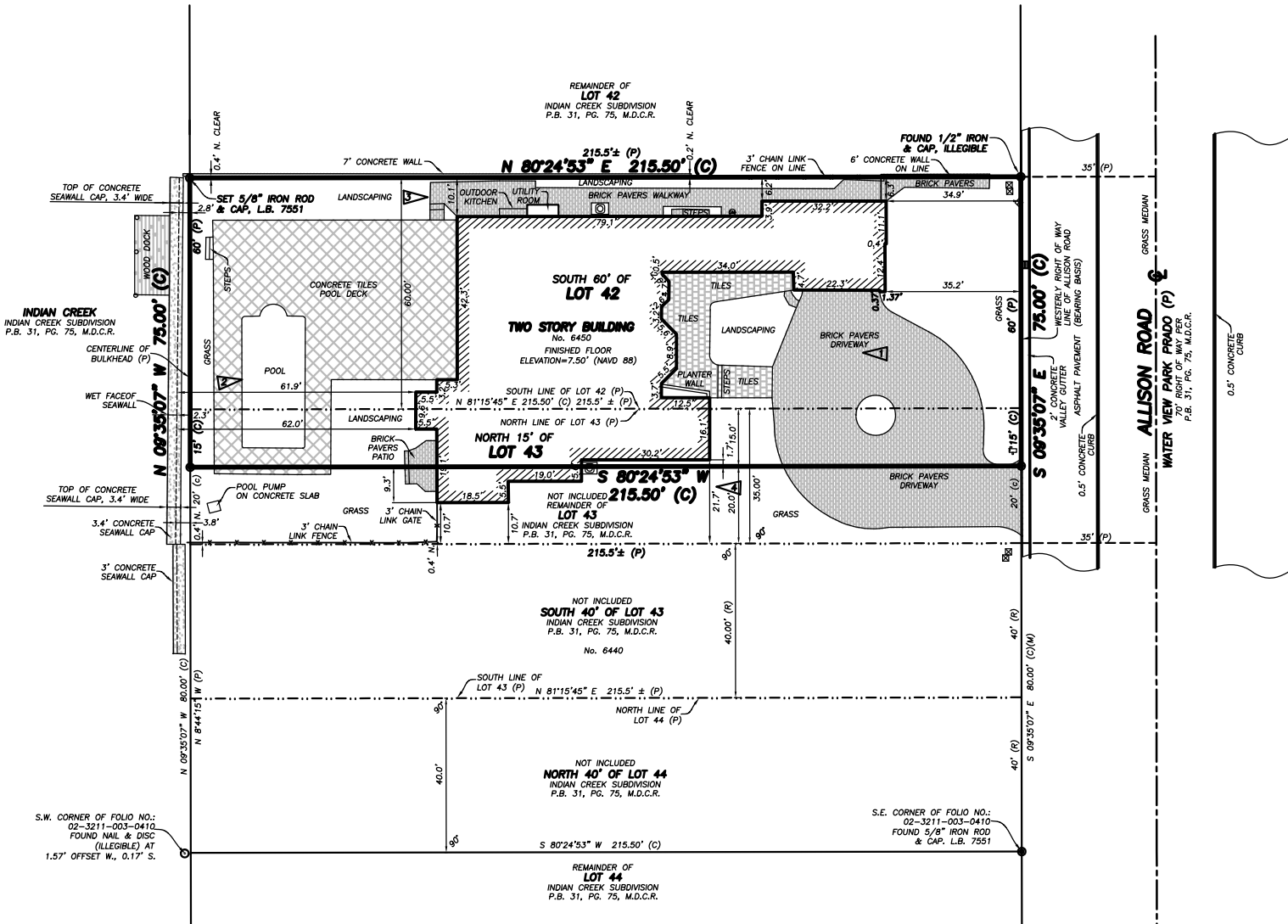


VIEW 3
NOT TO SCALE



VIEW 4
NOT TO SCALE

- LEGEND:**
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
 - P.B. PLAT BOOK
 - P.G. PAGE
 - (C) CALCULATED
 - (P) DENOTES INFORMATION BASED ON PLAT OF RECORD
 - (R) DENOTES DISTANCE BASED ON RECORD INFORMATION
 - NAVD 88 NORTH AMERICAN VERTICAL DATUM OF 1988
 - NGVD 29 NATIONAL GEODETIC VERTICAL DATUM OF 1929
 - L.B. LICENSED BUSINESS
 - I.D. IDENTIFICATION
 - € CENTERLINE
 - ◻ MAILBOX
 - ◻ WIRE PULL BOX
 - ◻ CATCH BASIN
 - ◻ WATER METER
 - ◻ WOOD PILE
 - ◻ VIEW 1
 - ◻ SET 5/8" IRON ROD & CAP, STAMPED L.B. 7551 (UNLESS OTHERWISE NOTED)



LEGAL DESCRIPTION:

THE SOUTH 60 FEET OF LOT 42, INDIAN CREEK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, AT PAGE 75, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

THE NORTH 15 FEET OF LOT 43, INDIAN CREEK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, AT PAGE 75, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

- SURVEY NOTES:**
- THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5A-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 S.09°35'07"E, ALONG THE WESTERLY RIGHT OF WAY LINE OF ALLISON ROAD AND REFER TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.
 - THE PROPERTY SHOWN HEREON LIES WITHIN FLOODS ZONE AE, ELEVATION=8' (NGVD 29) OR 8.45' (NAVD 88), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 120860 0326 L, COMMUNITY NUMBER 120651, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA. MAP REVISED 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.
 - 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.

- THE PROPERTY SHOWN HEREON CONTAINS 0.371 ACRES (16,163 SQUARE FEET), MORE OR LESS. THE AREA BETWEEN THE CENTERLINE OF BULKHEAD AND THE WET FACE OF SEAWALL CONTAINS 0.007 ACRES (311 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.
- 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.
- TREES, HEDGES, ORNAMENTAL PLANTS, IRRIGATION LINES, WELLS AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.
- 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.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON MIAMI-DADE COUNTY BENCHMARK A-33 AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS A BRASS DISC IN WINGWALL AT NW CORNER OF BRIDGE OVER INDIAN CREEK. ELEVATION=8.82' (NAVD 88). THE BENCHMARK 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.

THIS SURVEY IS CERTIFIED TO:

6450 ALLISON LLC, A DELAWARE LIMITED LIABILITY COMPANY
CHICAGO TITLE INSURANCE COMPANY
BLOTT LAM, P.A.

CERTIFICATE:

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

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

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770
3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL 33414

SKETCH OF BOUNDARY SURVEY
S. 60' OF LOT 42 AND THE N. 15' OF LOT 43
INDIAN CREEK SUBDIVISION
PLAT BOOK 31, PAGE 75, M.D.C.R.
6450 ALLISON ROAD, MIAMI BEACH, FL 33141

INTELLIGENT CONSTRUCTION INC.
DATE: 05/01/23

DRAWN BY: JEC
CHKD BY: JDLR
LAST FIELD DATE: 03/02/22

REVISIONS

JOB NO.
ECS3166
REV
SHEET NO.
01
OF
01