

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF:

2301 NORMANDY DRIVE MIAMI BEACH, FL.

LEGEND:

CONCRETE POWER POLE	WOOD POWER POLE	CONCRETE LIGHT POLE	METAL LIGHT POLE	METAL TRAFFIC SIGNAL POLE	GUY ANCHOR	WIRE PULL BOX	ELECTRIC METER	ELECTRIC MANHOLE	PEDESTRIAN CROSSING SIGNAL	TELEPHONE MANHOLE	UTILITY MANHOLE	SANITARY SEWER MANHOLE	FIRE HYDRANT	WOOD PILE	BOLLARD	MONITORING WELL	SIGN	CATCH BASIN	DETECTABLE WARNING PLATE	HANDICAP PARKING	SPOT ELEVATION - HARD SURFACES	SPOT ELEVATION - SOFT SURFACES	M.D.C.R.	MIAMI-DADE COUNTY RECORDS	L.B.	LICENSED BUSINESS	P.B.	PLAT BOOK	P.G.	PAGE	ID.	IDENTIFICATION	O.R.B.	OFFICIAL RECORDS BOOK	-OHW-	OVERHEAD WIRES	(P)	DENOTES INFORMATION BASED ON PLATS OF RECORDS	(M)	CALCULATED	(C)	MEASURED	C1	CURVE NUMBER ONE	R	RADIUS	DA	DELTA ANGLE	A	ARC LENGTH	NAVD 88	NORTH AMERICAN VERTICAL DATUM OF 1988	NGVD 29	NATIONAL GEODETIC VERTICAL DATUM OF 1929	BREAK IN LINE SCALE	VIEW 1	SET NAIL & DISC, L.B. 7551 UNLESS OTHERWISE SPECIFIED	CONTOUR LINE	TR 248	TREE NUMBER 248
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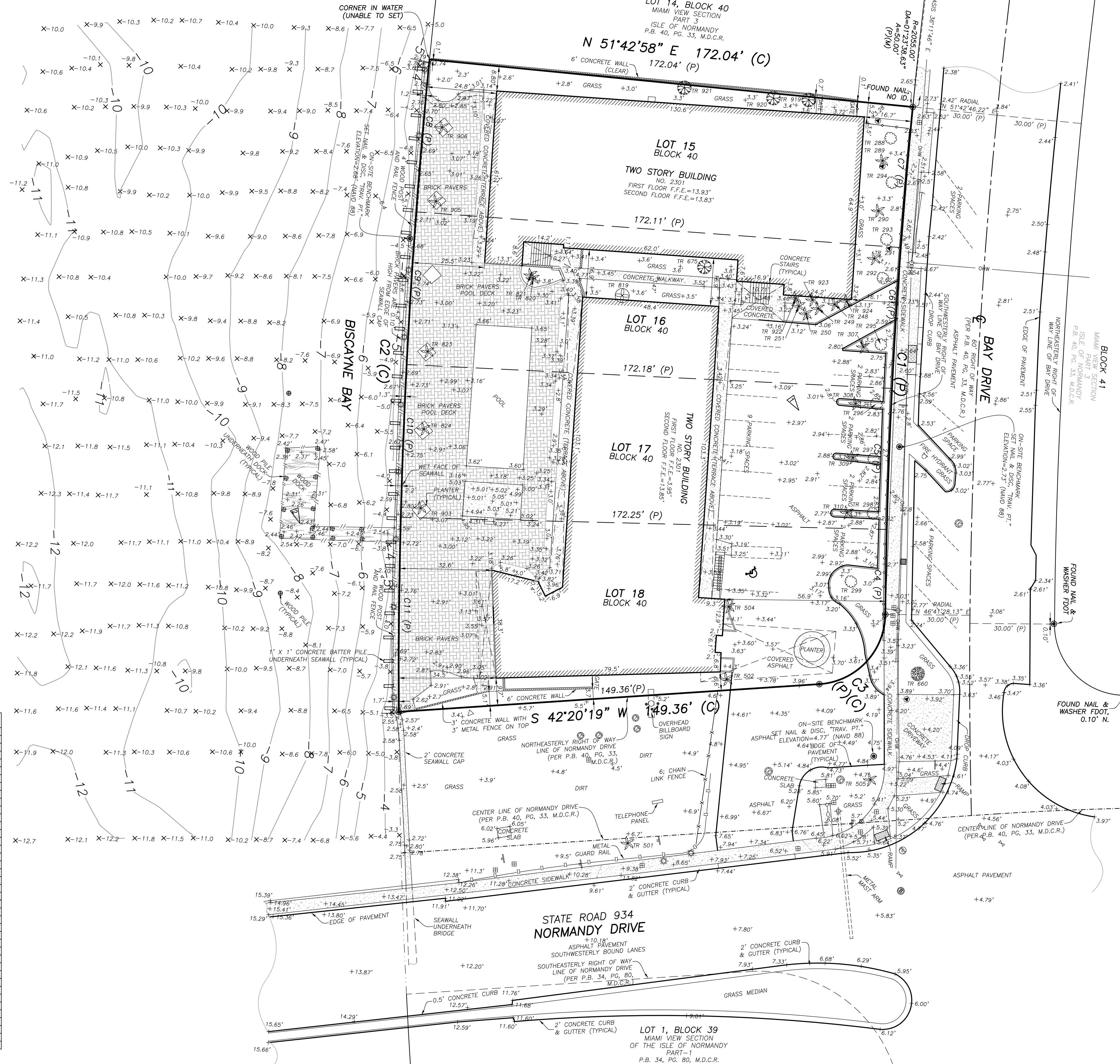


VIEW 1 NOT TO SCALE



VIEW 2 NOT TO SCALE

TREE TABLE					
TREE NUMBER	TREE TYPE	DIAMETER AT BREAST HEIGHT	CANOPY DIAMETER	TOTAL HEIGHT	CLEARWOOD
248	ARECA PALM	4"	19'	14'	
249	ARECA PALM	4"	19'	14'	
250	ARECA PALM	4"	19'	14'	
251	ARECA PALM	4"	19'	14'	
288	UNKNOWN	6"	19'		
289	UNKNOWN PALM	6"	16'	12'	
290	UNKNOWN PALM	12"	9'		
291	UNKNOWN PALM	6"	12'	9'	
292	UNKNOWN	N/A	N/A	N/A	
293	UNKNOWN	N/A	N/A	N/A	
294	UNKNOWN	N/A	N/A	N/A	
295	UNKNOWN	N/A	N/A	N/A	
296	UNKNOWN	N/A	N/A	N/A	
297	UNKNOWN	N/A	N/A	N/A	
298	UNKNOWN	N/A	N/A	N/A	
299	UNKNOWN	4"	18'	14'	
307	UNKNOWN PALM	7"	18'	14'	
308	UNKNOWN PALM	6"	15'	11'	
309	UNKNOWN PALM	7"	17'	12'	
310	UNKNOWN PALM	7"	13'	8'	
501	ROYAL PALM	14"	38'	33'	
502	UNKNOWN PALM	17"	41'	37'	
504	UNKNOWN PALM	17"	41'	37'	
505	ROYAL PALM	17"	38'	33'	
660	FICUS	6"	13'	10'	
675	TRUMPET TREE	13"	41'	19'	
819	SEAGRAPE	16"	39'	23'	
820	PLANTAIN PLANT	10"	17'	14'	
821	PLANTAIN PLANT	10"	13'	9'	
824	COCONUT PALM	10"	20'	16'	
824	COCONUT PALM	12"	26'	21'	
903	COCONUT PALM	12"	29'	14'	
905	COCONUT PALM	11"	34'	29'	
906	COCONUT PALM	12"	37'	31'	
919	TRUMPET TREE	30"	34'	22'	
920	TRUMPET TREE	14"	34'	19'	
921	TRUMPET TREE	12"	32'	23'	
922	UNKNOWN PALM	5"	25'	20'	
923	UNKNOWN PALM	5"	25'	20'	
924	UNKNOWN PALM	5"	25'	20'	



CURVE DATA TABLE (PER PLAT)

CURVE	RADIUS	DELTA ANGLE	ARC DISTANCE
C3	25.00'	85°38'50.4"	37.37'
C4	2055.00'	0°50'22.2"	30.11'
C5	2055.00'	1°23'38.63"	50.00'
C6	2055.00'	1°23'38.63"	50.00'
C7	2055.00'	1°23'38.63"	50.00'
C8	2225.00'	1°23'43.44"	54.188'
C9	2225.00'	1°23'43.71"	54.191'
C10	2225.00'	1°23'44"	54.195'
C11	2225.00'	1°46'27.4"	68.91'

CURVE DATA TABLE (CALCULATED)

CURVE	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD LENGTH
C1	2055.00'	5°01'18.09"	180.111'	S 40°47'52.83" E	180.053'
C2	2225.00'	5°57'38.59"	231.476'	N 41°11'38.90" W	231.372'
C3	25.00'	85°38'50.40"	37.371'	S 00°29'06.67" E	33.987'

LEGAL DESCRIPTION:

LOTS 15, 16, 17 AND 18 IN BLOCK 40, OF MIAMI VIEW SECTION OF ISLE OF NORMANDY, PART 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGE 33 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEY NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S 36°11'46" E, ALONG THE CHORD FROM THE NW CORNER OF LOT 12 (A FOUND 1/2" IRON ROD, NO ID.) TO THE NW CORNER OF LOT 15 (A FOUND NAIL, NO ID.) SAID LOTS ARE WITHIN BLOCK 40, PLAT OF MIAMI VIEW SECTION, PART 3, ISLE OF NORMANDY, RECORDED IN PLAT BOOK 40, PAGE 33, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID BEARING IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.
- 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. 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 0.86 ACRES (37,316 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.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON A MIAMI-DADE COUNTY BENCHMARK "A-24" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS A PK NAIL AND ALUMINUM WASHER IN FRONT OF TRAFFIC CONTROL BOX. 54' NORTH OF CENTERLINE OF 79 ST COARSEWAY AND 423' EAST OF CENTERLINE OF BAY DRIVE WEST. ELEVATION=4.45'.
- THE FACTOR TO CONVERT ELEVATIONS FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 FOR THIS SITE IS +1.55'.
- THE SOUNDINGS SHOWN HEREON WERE LAST SURVEYED ON SEPTEMBER 2021 AND WERE NOT UPDATED AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- 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.

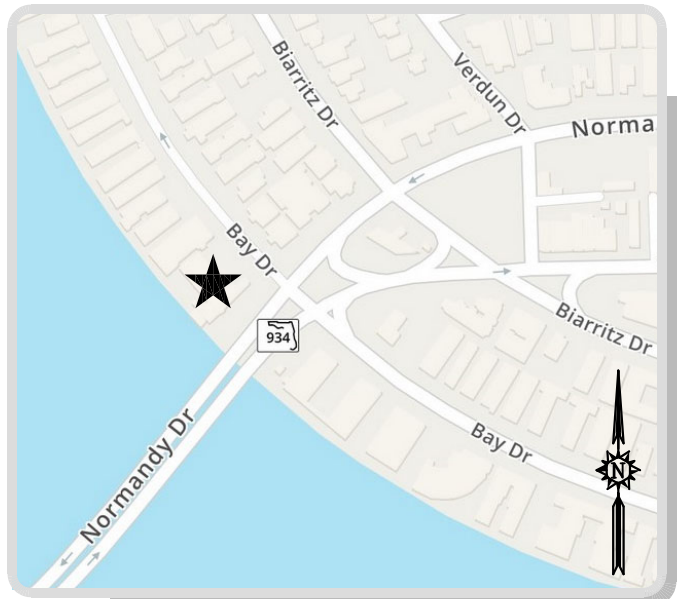
SURVEYOR'S CERTIFICATE:

TO: TSAY INTERNATIONAL, INC.

THIS IS TO CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TOT THE BESTR 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
JAVIER@ECSLANDSURVEYORS.COM



LOCATION MAP NOT TO SCALE

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

ECS LAND SURVEYORS, INC.

3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY

LOTS 15, 16, 17, 18
BLOCK 40
MIAMI VIEW SECTION OF ISLES OF NORMANDY
PART 3
P.B. 40, PG. 33, M.D.C.R.

2301 NORMANDY DRIVE, MIAMI BEACH, FL. 33141

777 CURTISS
PARKWAY, LLC

CLIENT:

DATE: 01/31/20

DRWN BY: J.E.C.

CHKD BY: JDLR

LAST FIELD DATE: 03/29/23

REVISIONS

01	BOUNDARY AND TOPOGRAPHIC SURVEY	01/31/20
02	UPDATE SURVEY	04/19/21
03	UPDATE SURVEY	08/14/21
04	UPDATE SURVEY	03/29/23
05	ADD TREES	05/03/23

JOB NO.:

ECS2105
TASK 5

SHEET NO. 01

OF 01