

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF: **6380 N. BAY ROAD, MIAMI BEACH, FL.**

LEGEND:

M.D.C.R. MIAMI-DADE COUNTY RECORDS
L.B. LICENSED BUSINESS
P.B. PLAT BOOK
PG. PAGE
ID. IDENTIFICATION
(C) CALCULATED
-OHW- OVERHEAD WIRES
(P) DENOTES INFORMATION BASED ON PLATS OF RECORDS
(R) DENOTES DISTANCE BASED ON RECORD INFORMATION
A/C AIR CONDITIONING UNIT(S)
P.E. POOL EQUIPMENT
C1 CURVE NO. 1
TR 232 TREE NUMBER 232
F.F.E. FINISHED FLOOR ELEVATION
NAVD 88 NORTH AMERICAN VERTICAL DATUM OF 1988
TRAV. PT. TRAVERSE POINT
P.O.B. POINT OF BEGINNING
..... CENTERLINE
..... WATER METER
..... GAS METER
..... METAL LID
..... WOOD POWER POLE
..... WOOD PILE
..... WIRE PULL BOX
..... VIEW 1
..... SURFACE ELEVATION

CURVE TABLE (C)			
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	2.22'	4023.20'	0°01'54"



VIEW 1
NOT TO SCALE



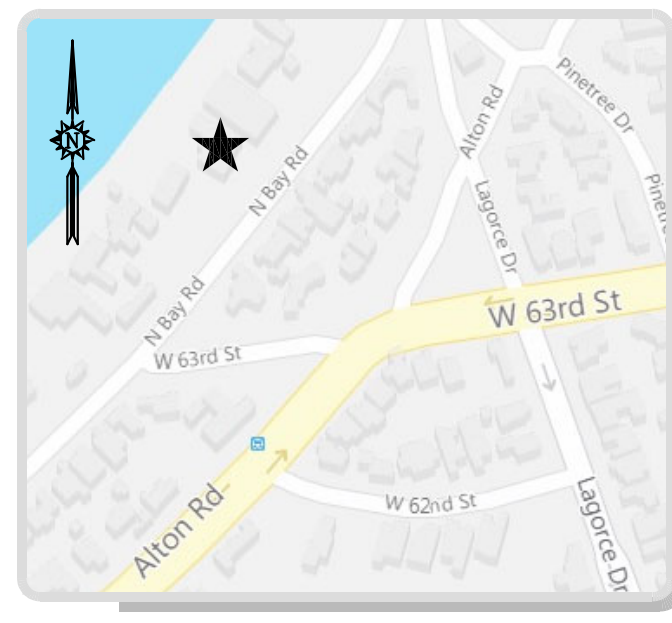
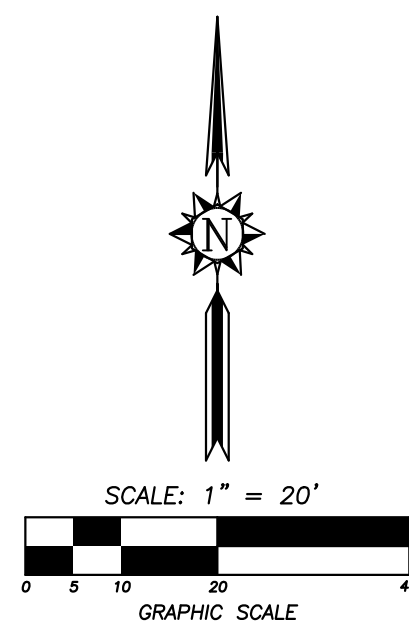
VIEW 3
NOT TO SCALE



VIEW 2
NOT TO SCALE



VIEW 4
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

LOT 5, IN BLOCK 1, OF LAGORCE GOLF SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, AT PAGE 43, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA NOW KNOWN AS MIAMI-DADE COUNTY, FLORIDA.

ALSO:

THAT PART OF LOT 6, IN BLOCK 1, OF LAGORCE GOLF SUBDIVISION, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE INTERSECTION OF THE DIVIDING LINE BETWEEN LOTS 5 AND 6, IN BLOCK 1, WITH THE WESTERLY LINE OF NORTH BAY ROAD, AS SAID LOTS 5 AND 6 AND NORTH BAY ROAD ARE SHOWN ON THE PLAT ENTITLED LAGORCE GOLF SUBDIVISION, AS RECORDED IN PLAT BOOK 14, AT PAGE 43, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA NOW KNOWN AS MIAMI-DADE COUNTY, FLORIDA; RUN IN A NORTHWESTERLY DIRECTION ALONG THE DIVIDING LINE BETWEEN SAID LOTS 5 AND 6, IN BLOCK 1, A DISTANCE OF 239.4 FEET, PLUS OR MINUS, TO THE OUTSIDE FACE OF THE CONCRETE BULKHEAD ON THE EASTERLY SHORE OF BISCAYNE BAY, THENCE RUN IN A SOUTHWESTERLY DIRECTION MEANDERING THE OUTSIDE FACE OF THE SAID CONCRETE BULKHEAD, A DISTANCE OF 37.8 FEET TO A POINT; THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG A LINE PASSING THROUGH THE LAST MENTIONED POINT ON THE OUTSIDE FACE OF SAID CONCRETE BULKHEAD AND A POINT ON THE WESTERLY LINE OF SAID NORTH BAY ROAD, SAID POINT ON THE WESTERLY LINE OF NORTH BAY ROAD BEING 38.42 FEET SOUTHWESTERLY FROM THE POINT OF BEGINNING, A DISTANCE OF 239 FEET, PLUS OR MINUS; THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG THE WESTERLY LINE OF NORTH BAY ROAD, A DISTANCE OF 38.42 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED.

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 PLAT BEARING OF S.37°22'13"W, ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF N. BAY ROAD 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 "63-02" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS A PK NAIL AND WASHER SET IN BULL NOSE OF MEDIAN LOCATED AT THE INTERSECTION OF W. 63RD STREET AND PINE TREE DRIVE. ELEVATION=4.42'.
4. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "AE", ELEVATION=-8' (NGVD 29) OR 6.45' (NAVD 88), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12086C 0307 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 0.62 ACRES (27,053 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. THIS FIRM HAS IDENTIFIED VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. 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.
15. HEDGES, ORNAMENTAL PLANTS, WELLS, IRRIGATION LINES AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.

THIS SURVEY IS CERTIFIED TO:

RICHARD LANE & BARBARA LANE
CHARLES RATNER, P.A.
CHICAGO TITLE INSURANCE COMPANY.

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@ecssurveyors.com

TREE TABLE					
TREE NUMBER	TREE TYPE	DIAMETER AT 1.30' CANOPY BREAST	HEIGHT	TOTAL HEIGHT	CLEARWOOD
232	ROYAL PALM	10"	15'	3'	
233	ROYAL PALM	8"	15'	3'	
234	OAK	24"	25'	35'	
235	OAK	24"	25'	35'	
236	OAK	24"	25'	35'	
237	OAK	24"	25'	35'	
238	OAK	18"	25'	40'	
297	ROYAL PALM	24"	60'	4'	
298	UNKNOWN	16"	35'	3'	
299	SABAL PALM	15"	30'	3'	
300	SABAL PALM	15"	30'	3'	
301	SABAL PALM	15"	30'	3'	
302	SABAL PALM	12"	35'	4'	
303	SABAL PALM	12"	30'	3'	
304	UNKNOWN	24"	15'	35'	
305	QUEEN PALM	12"	30'	3'	
306	SABAL PALM	15"	35'	4'	
307	SABAL PALM	15"	35'	4'	
308	SABAL PALM	15"	35'	4'	
309	SABAL PALM	15"	35'	4'	
310	SABAL PALM	15"	35'	4'	
362	UNKNOWN	18"	25'	3'	
363	UNKNOWN	18"	25'	3'	
364	UNKNOWN	12"	25'	3'	
365	UNKNOWN	12"	15'	20'	
366	UNKNOWN	10"	10'	25'	
367	QUEEN PALM	12"	25'	2'	
368	QUEEN PALM	12"	25'	1'	
369	QUEEN PALM	12"	25'	1'	
390	ARECA PALM	CLUSTER			
448	ARECA PALM	CLUSTER			
449	ARECA PALM	CLUSTER			
450	ARECA PALM	CLUSTER			
451	ARECA PALM	CLUSTER			
452	ARECA PALM	CLUSTER			
453	ARECA PALM	CLUSTER			
454	ARECA PALM	CLUSTER			
455	ARECA PALM	CLUSTER			

TREE TABLE					
TREE NUMBER	TREE TYPE	DIAMETER AT 1.30' CANOPY BREAST	HEIGHT	TOTAL HEIGHT	CLEARWOOD
456	ARECA PALM	CLUSTER			
457	ARECA PALM	CLUSTER			
458	ARECA PALM	CLUSTER			
459	ARECA PALM	CLUSTER			
460	ARECA PALM	CLUSTER			
461	ARECA PALM	CLUSTER			
462	ARECA PALM	CLUSTER			
473	UNKNOWN	12"	30'	3'	
474	UNKNOWN	12"	30'	3'	
475	ROYAL PALM	24"	45'	3'	
482	UNKNOWN	10"	15'	3'	
483	COCONUT PALM	12"	25'	2'	
484	COCONUT PALM	12"	35'	2'	
485	COCONUT PALM	12"	35'	2'	
486	COCONUT PALM	12"	35'	2'	
487	COCONUT PALM	12"	35'	2'	
488	COCONUT PALM	12"	20'	2'	
489	COCONUT PALM	12"	35'	2'	
490	COCONUT PALM	12"	35'	2'	
491	UNKNOWN	15"	35'	3'	
492	UNKNOWN	15"	35'	3'	
493	UNKNOWN	15"	35'	3'	
494	UNKNOWN	12"	25'	3'	
599	UNKNOWN	18"	35'	2'	
661	UNKNOWN	10"	35'	4'	
662	UNKNOWN	10"	15'	20'	
663	COCONUT PALM	12"	40'	4'	
695	ROYAL PALM	18"	45'	5'	
696	ROYAL PALM	18"	45'	5'	
697	ROYAL PALM	12"	45'	5'	
717	UNKNOWN	60"	35'	50'	19'
720	QUEEN PALM	10"	35'	50'	19'
721	ROYAL PALM	18"	35'	50'	19'
722	ARECA PALM	CLUSTER			
723	ARECA PALM	CLUSTER			
724	ARECA PALM	CLUSTER			
725	ARECA PALM	CLUSTER			
726	ARECA PALM	CLUSTER			

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



3450 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL 33414

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

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY
LOT 5 & A PORTION OF LOT 6
BLOCK 1
LAGORCE-GOLF SUBDIVISION
PLAT BOOK 14, PAGE 43, M.D.C.R.
6050 N. BAY ROAD, MIAMI BEACH, FL 33140

CLIENT: CHARLES RATNER, P.A.

DATE: 07/10/20

DRAWN BY: J.E.C.

CHECKED BY: JDLR

LAST FIELD DATE: 07/01/20

REVISIONS

JOB NO.

ECS2247

SHEET NO.

01

or

01