

SKETCH OF AS-BUILT SURVEY OF:

1015 STILLWATER DRIVE, MIAMI BEACH, FL. 33139



LOCATION MAP  
NOT TO SCALE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	728.18'	188.91'	14°51'52"
C2	728.18'	62.972'	04°57'17.4"
C3	578.18'	50.00'	04°57'17.4"
C4	578.18'	50.00'	04°57'17.4"



VIEW 1  
NOT TO SCALE



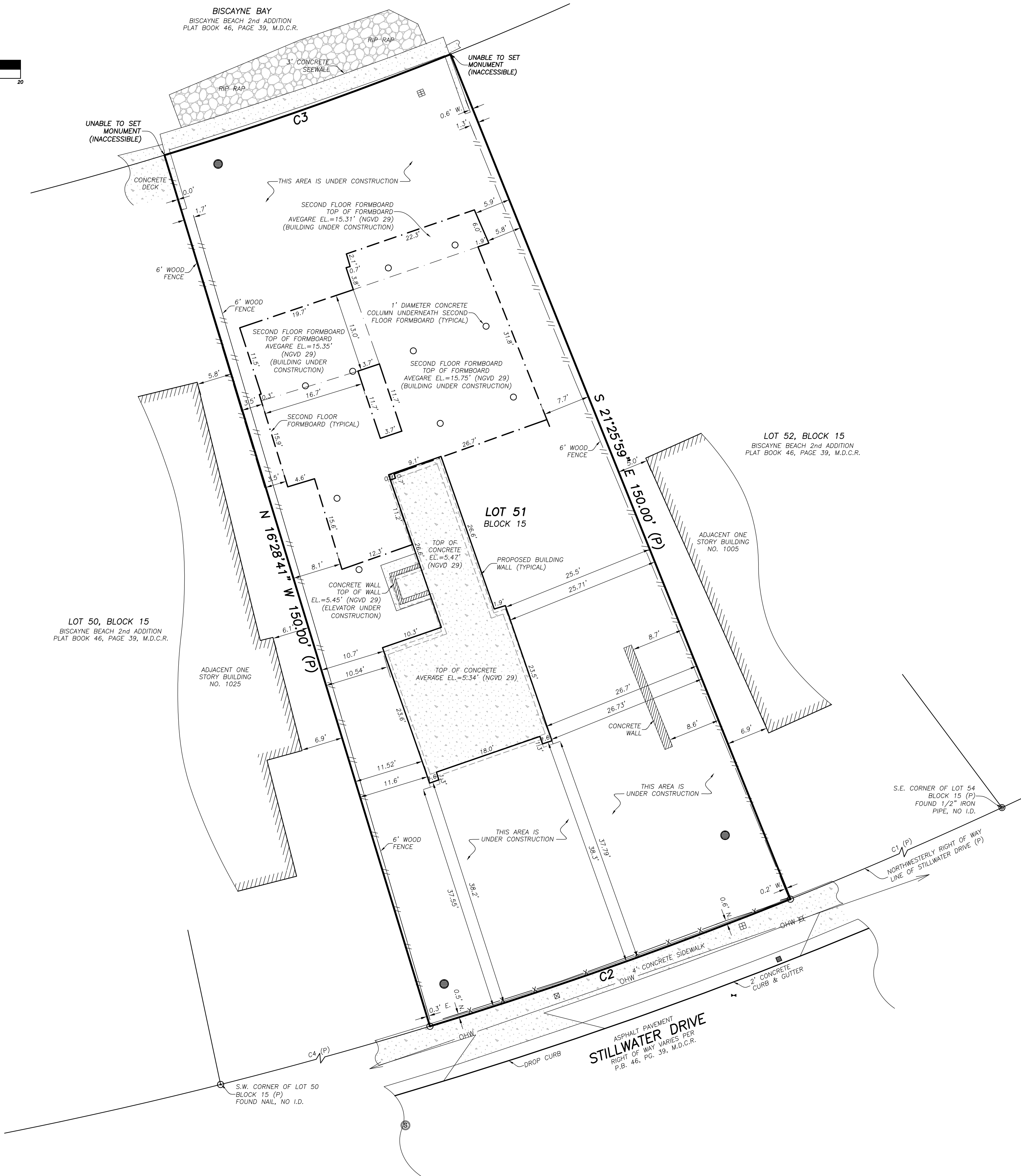
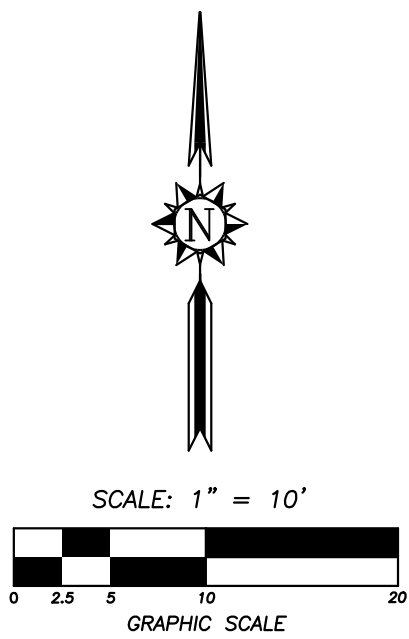
VIEW 2  
NOT TO SCALE



VIEW 3  
NOT TO SCALE



VIEW 3  
NOT TO SCALE



LEGEND:

- M.D.C.R. .... MIAMI-DADE COUNTY RECORDS  
L.B. .... LICENSED BUSINESS  
P.B. .... PLAT BOOK  
PG. .... PAGE  
ID. .... IDENTIFICATION  
EL. .... ELEVATION  
-OHW- .... OVERHEAD WIRES  
(P) .... DENOTES BEARING AND/OR DISTANCE  
BASED ON PLATS OF RECORDS  
C1 .... CURVE NO. 1 (SEE CURVE TABLE)  
NAVD 88 .... NORTH AMERICAN VERTICAL  
DATUM OF 1988  
NGVD 29 .... NATIONAL GEODETIC VERTICAL  
DATUM OF 1929  
☒ .... WATER METER  
⊙ .... SANITARY SEWER MANHOLE  
⊗ .... WOOD POWER POLE  
⊕ .... CATCH BASIN  
⊖ .... STORM DRAIN MANHOLE  
⊙ .... YARD DRAIN  
⊙ .... SEWER BOX  
⊙ .... SET NAIL & DISC, L.B. 7551  
UNLESS OTHERWISE SPECIFIED  
..... BREAK IN SCALE  
..... VIEW 1

LEGAL DESCRIPTION:

LOT 51, BLOCK 15, BISCAYNE BEACH, SECOND ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 39, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS AN AS-BUILT (FORMBOARD AND FOUNDATION) SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE DIGITAL ENCRYPTED SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE BEARINGS SHOWN HEREON ARE BASED ON A PLAT BEARING OF S.66°05'22"W., ALONG A CALCULATED LINE FROM A FOUND 1/2" IRON PIPE, NO I.D. AT THE S.E. CORNER OF LOT 54, BLOCK 15 TO A FOUND NAIL, NO I.D. AT THE SOUTHWEST CORNER OF LOT 50, BLOCK 15 OF BISCAYNE BEACH, SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 39, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
3. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, ELEVATION=8' (NGVD 29), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12086C 0307 I, COMMUNITY NUMBER 120651, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA. MAP EFFECTIVE DATE: SEPTEMBER 11, 2009.
4. 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.
5. 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.
6. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
7. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.
8. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
9. 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. 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.
10. 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.
11. THE PROPERTY SHOWN HEREON CONTAINS 0.20 ACRES (8,473 SQUARE FEET), MORE OR LESS.
12. 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.
13. TREES, HEDGES, ORNAMENTAL PLANTS, WELLS, IRRIGATION LINES AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.
14. 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.
15. THE ELEVATIONS SHOWN HEREON ARE BASED ON A CITY OF MIAMI BEACH BENCHMARK "SW 01" AND REFER TO THE NATIONAL VERTICAL DATUM OF 1929 (NAVD 29). THE MARK IS A PK NAIL AND WAS SET IN BULL NOSE OF CONCRETE MEDIAN LOCATED AT THE ENTRANCE OF STILLWATER DRIVE, ELEVATION=5.18'. THE BENCHMARK ELEVATION SHOWN HEREON WAS CONVERTED FROM NAVD 88 TO NGVD 29 BY ADDING A FACTOR OF 1.55' UTILIZING THE U.S. ARMY CORPS OF ENGINEERS SOFTWARE.

THIS SURVEY IS CERTIFIED TO:

EMUNA CONSTRUCTION.

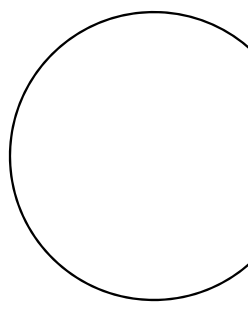
CERTIFICATE:

THIS IS TO CERTIFY THAT THIS AS-BUILT (FORMBOARD AND FOUNDATION) 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:julder@ecssurveyors.com

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



SKETCH OF AS-BUILT SURVEY

LOT 15, BLOCK 15

BISCAYNE BEACH 2ND ADDITION

PLAT BOOK 46, PAGE 39

MIAMI-DADE COUNTY PUBLIC RECORDS

1015 STILLWATER DRIVE, MIAMI BEACH, FL. 33139

CLIENT: EMUNA CONSTRUCTION

DATE: 07/23/24

DRWN BY: JEC

CHKD BY: JDLR

LAST FIELD DATE: 11/14/24

REVISIONS	
01 BOUNDARY SURVEY	07/23/24
02 STAKE OUT GRID LINES	07/31/24
03 AS-BUILT (FORMBOARD & FOUNDATION) SURVEY	11/19/24

JOB NO.

ECS3671  
TASK 3

SHEET NO.

01

OF

01