

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF:

1015 STILLWATER DRIVE, MIAMI BEACH, FL. 33139




LOCATION MAP
NOT TO SCALE

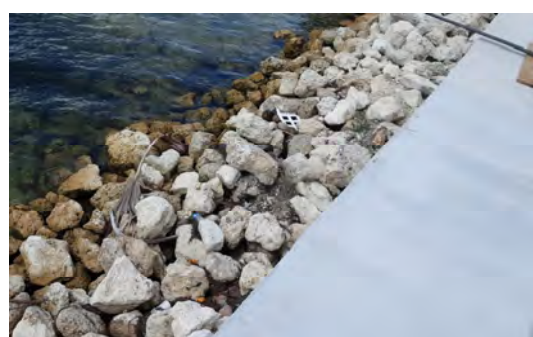
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	728.18'	188.91'	14°51'52"
C2	728.18'	62.972'	04°57'17.4"
C3	578.18'	50.00'	04°57'17.4"
C4	578.18'	50.00'	04°57'17.4"



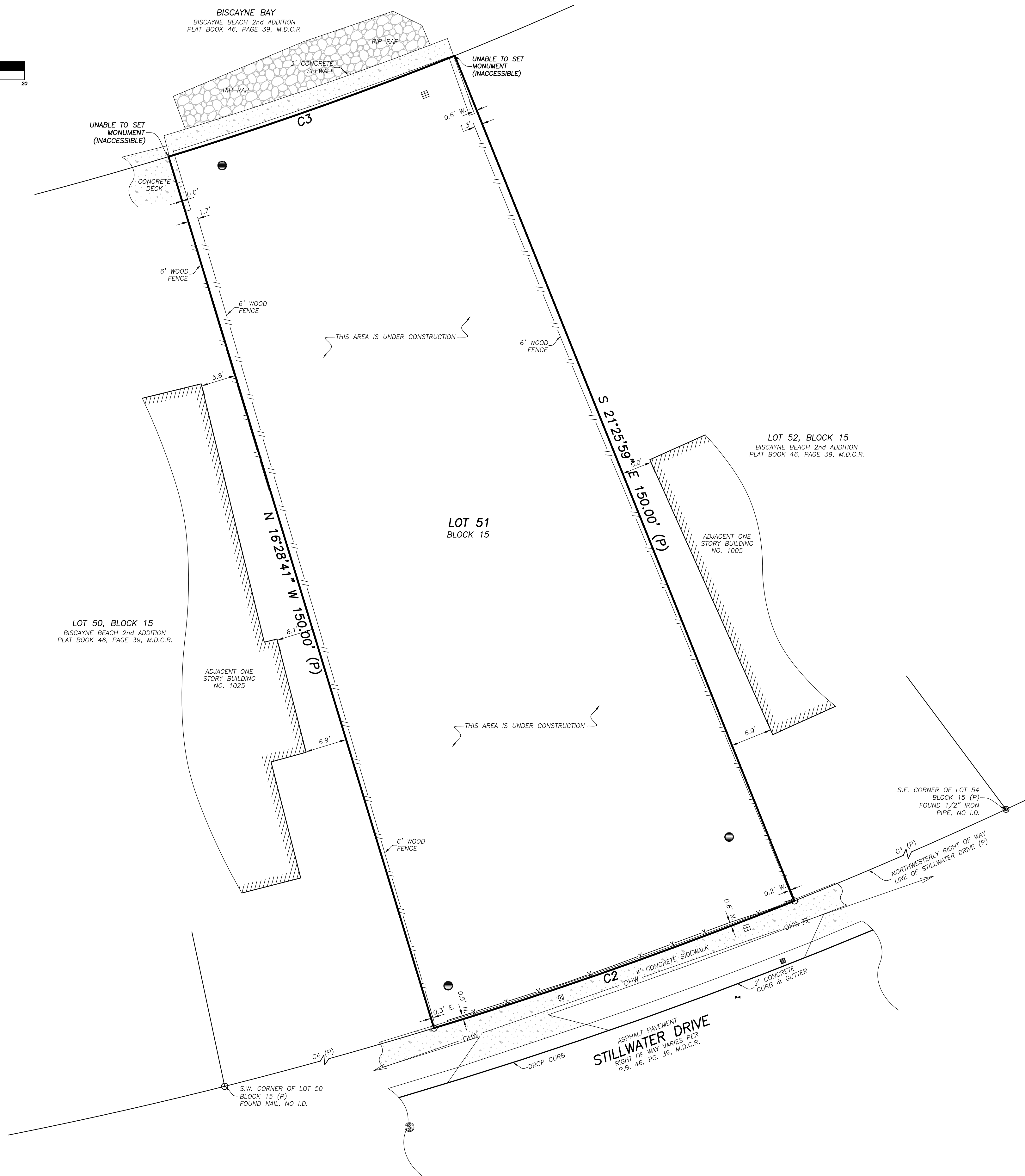
VIEW 1 
NOT TO SCALE




VIEW 2 
NOT TO SCALE



VIEW 3 
NOT TO SCALE



LEGEND:

M.D.C.R. MIAMI-DADE COUNTY RECORDS
L.B. LICENSED BUSINESS
P.B. PLAT BOOK
P.G. PAGE
ID. IDENTIFICATION
A/C AIR CONDITIONING UNIT
-OHWP- (P) OVERHEAD WIRES
..... 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
☒ 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 A BOUNDARY AND 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., LONG 1.0 CALCULATED LINE FROM A FOUND 1/2" IRON PIPE, NO I.D., AT THE S.E. 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) OF 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.
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. THE DATE INDICATED HEREON 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 RECEIVED 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 SURVEYING FOR 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 SPRINKLER 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.

THIS SURVEY IS CERTIFIED TO:

EMUNA CONSTRUCTION

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.

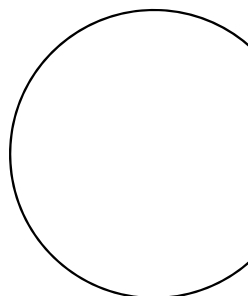
JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

ECS LAND SURVEYORS, INC. L.B. 7551
email:javier@ecssurveyors.com

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



33460 FAIRLANE FARMS ROAD SUITE 6 WELLINGTON FL 33414
L.B./551



SKETCH OF BOUNDARY SURVEY

LOT 15, BLOCK 15
BISCAMWAY BEACH 2ND ADDITION
PLAT BOOK 46, PAGE 39
MIAMI-DADE COUNTY PUBLIC RECORDS

1015 STILLWATER DRIVE, MIAMI BEACH, FL. 33139

CLIENT: EMUNA CONSTRUCTION

DATE: 07/25/24

DRAWN BY **CDLR**CHK'D BY JDLR

LAST FIELD DATE: 07/23/24

REVISIONS

JOB NO

ECS3671

SHEET NO.

01

OF

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