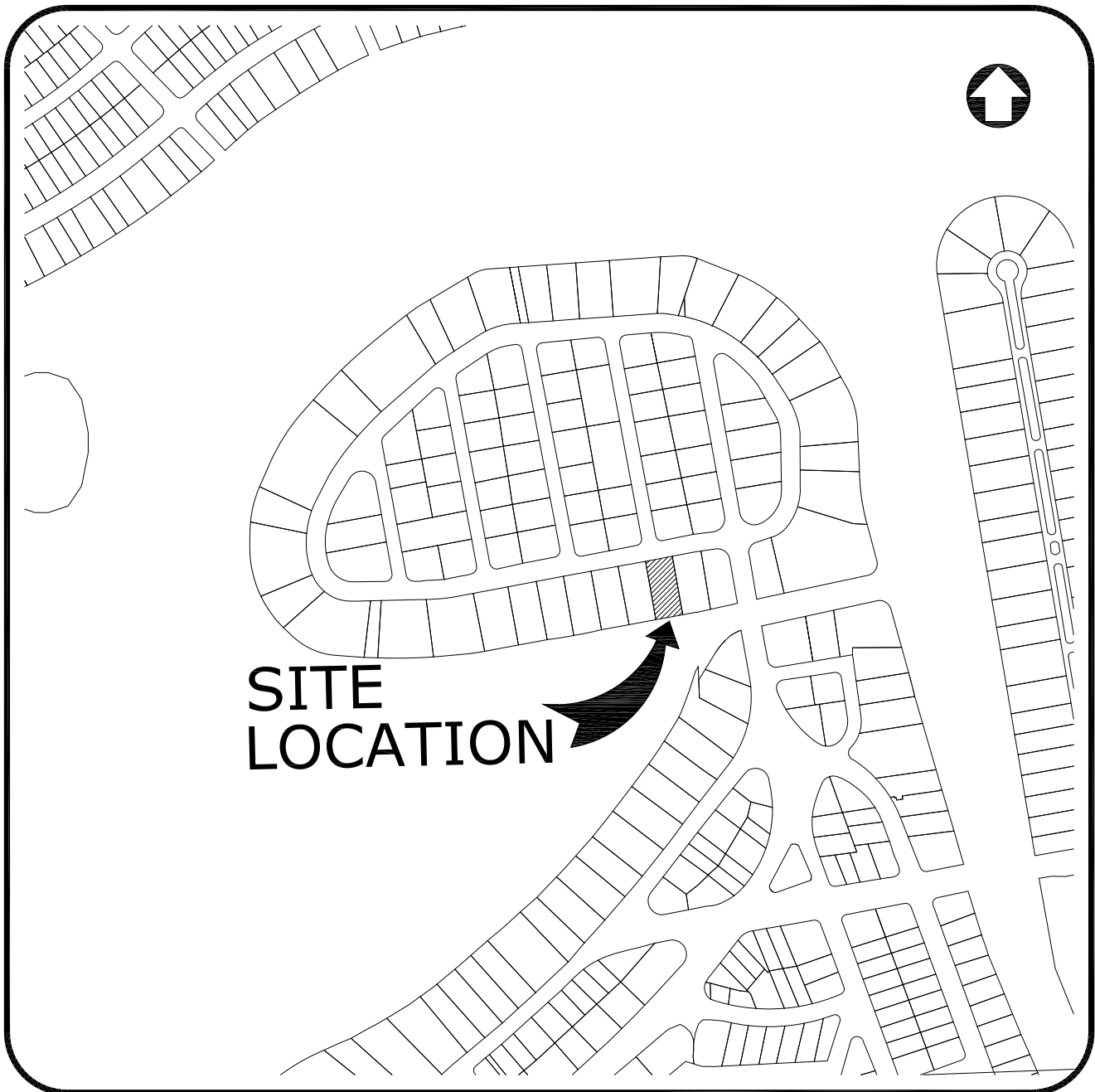
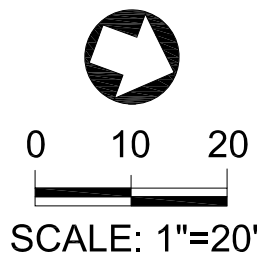


BOUNDARY / TREE SURVEY



SITE
LOCATION

LOCATION MAP
NOT TO SCALE

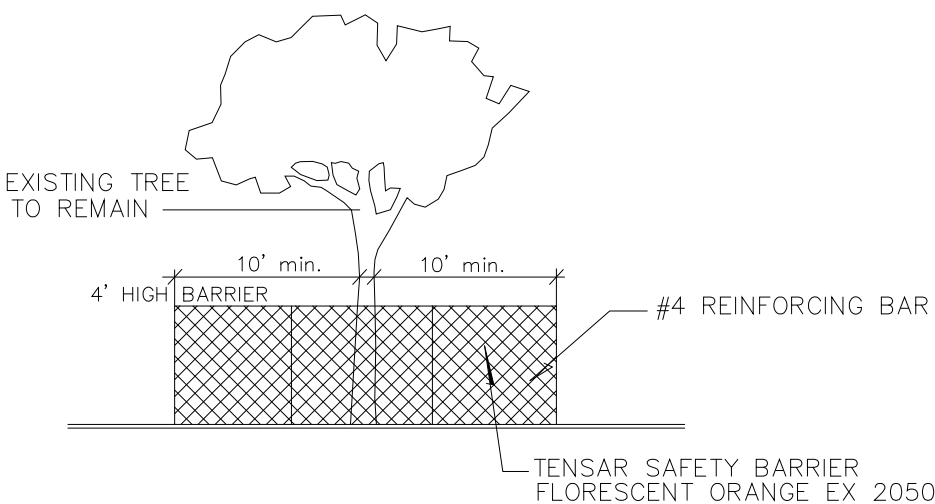
LEGEND AND ABBREVIATION:

	CLEANOUT		SPOT ELEVATION		A	ARC DISTANCE
	CATCH BASIN		SEWER VALVE		A/C	AIR CONDITIONING PAD
	CONCRETE POWER POLE		UTILITY BOX		CLF	CHAIN LINK FENCE
	GUARD RAIL		WATER VALVE		CBS	CONCRETE BLOCK STRUCTURE
	GREASE TRAP		WATER METER		(C)	CALCULATED
	GAS VALVE		WOOD POLE		CB	CATCH BASIN
	HANDICAP SIGN		WOOD POLE WITH TRANSFORMER		CH.	CHORD DISTANCE
	LIGHT POLE		GUY WIRE		CL	CENTER LINE
	LIGHT BOLLARD		STREET LIGHT		CONC.	CONCRETE
	ELECTRIC BOX		TRAFFIC SIGNAL BOX		F.I.P.	FOUND IRON PIPE
	ELECTRIC MANHOLE		PUBLIC TELEPHONE BOOTH		F.R.	FOUND REBAR
	FIRE HYDRANT		TRAFFIC CONTROL PANEL		F.N.	FOUND NAIL
	IRRIGATION CONTROL VALVE		TRASH CAN		GV	GAS VALVE
	METAL BUS STOP BENCH		FLAG POLE		N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
	MONITORING WELL		PEDESTRIAN SIGNAL POLE		(MEAS.)	MEASURED
	MAIL BOX		LIGHT POLE		(REC.)	RECORD
	NEWS PAPERS AND MAGAZINE STAND		PERMANENT CONTROL POINT		R	RADIUS
	SIGN		SECTION		R/W	RIGHT-OF-WAY
	SIGN		SUBDIVISION		P.C.P.	PERMANENT CONTROL POINT
	SANITARY SEWER MANHOLE		POINT OF CURVATURE		SEC.	SECTION
	STORM SEWER MANHOLE		POINT OF TANGENCY		SUB.	SUBDIVISION
	TELEPHONE MANHOLE		OFFICIAL RECORD BOOK		PC	POINT OF CURVATURE
	UNKNOWN MANHOLE		ELECTRIC		PT	POINT OF TANGENCY
	LAWN SPOT LIGHT				O.R.B.	OFFICIAL RECORD BOOK
					ELECT.	ELECTRIC

A BARRIER SHALL BE INSTALLED AROUND THE TREES IN ORDER TO PROTECT THEM DURING CONSTRUCTION.

TREE BARRIER DIMENSIONS TO COMPLY W/ ANSI A300 STANDARDS. BARRIER DIMENSIONS SHALL BE MEASURED AT DBH.

BARRIER SHALL BE LOCATED A MINIMUM OF 10' FROM THE FACE OF TRUNK IN ALL DIRECTIONS.



SURVEYOR'S NOTES

I- DATE OF COMPLETION:

03-25-2024

II- LEGAL DESCRIPTION:

LOT 3, BLOCK 1, LAGORCE ISLAND, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 83, IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO No. 02-3210-003-0030

III- ACCURACY:

This survey was predicated on the expected use of land, as classified in the Standards of practice for Land Surveying in the State of Florida," pursuant to Rule 5J-17 of the Florida Administrative Code is "Commercial/High Risk." The minimum relative distance accuracy for this type of Survey is 1 foot in 10000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.

IV- SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Center line of La Gorce Circle, with an assumed bearing of N79°45'59"E, said line to be considered a well monumented line.

This property is located in Flood Zones "AE-8" as per Federal Emergency Management Agency (FEMA) Community-Panel Number 12086C, Map No. 0307, Suffix L, Effective Date: September 11, 2009

Vertical Control: Elevations are based upon the National Geodetic Vertical Datum 1929 as per Miami-Dade County Bench Mark No. A-33 located at Pine Tree Dr. and 63rd Street, Miami Beach.

Subsurface soil conditions were not determined, as this falls outside the purview of this Survey. These conditions may include the determination of wetlands, filled-in areas, geological conditions or possible contamination by hazardous liquid or solid waste that may occur within, upon, across, abutting or adjacent to the Subject Property.

Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot.

The elevations of well-identified features as depicted on the Survey Map were measured to and estimated vertical positional accuracy of 2/10 foot for natural ground surfaces and 1/100 foot for hardscape surfaces. The relationship of the elevations depicted on the Survey Map to the National Geodetic Vertical Datum of 1929 (based on the G.P.S. observations).

V- EASEMENTS AND ENCUMBRANCES:

No Easements other than the ones depicted in Plat Book 34 at page 83 were reviewed by 3TCI. Other easements may exist. The property appears to be free of encumbrances except for the two front concrete columns. Please, refer to sketch. This Certification is Only for the lands as Described. It is not a certification of Title, Zoning, Easements, or Freedom of encumbrances. ABSTRACT NOT REVIEWED.

There may be additional Restrictions not Shown on this survey that may be found in the Public Records of Said County Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.

VI- CLIENT INFORMATION:

This Boundary Survey was prepared at the insistence of and certified to:

BARRY M. SMITH TRS
SEAN B. SMITH TRUST
JEFF LEVITETZ TRS

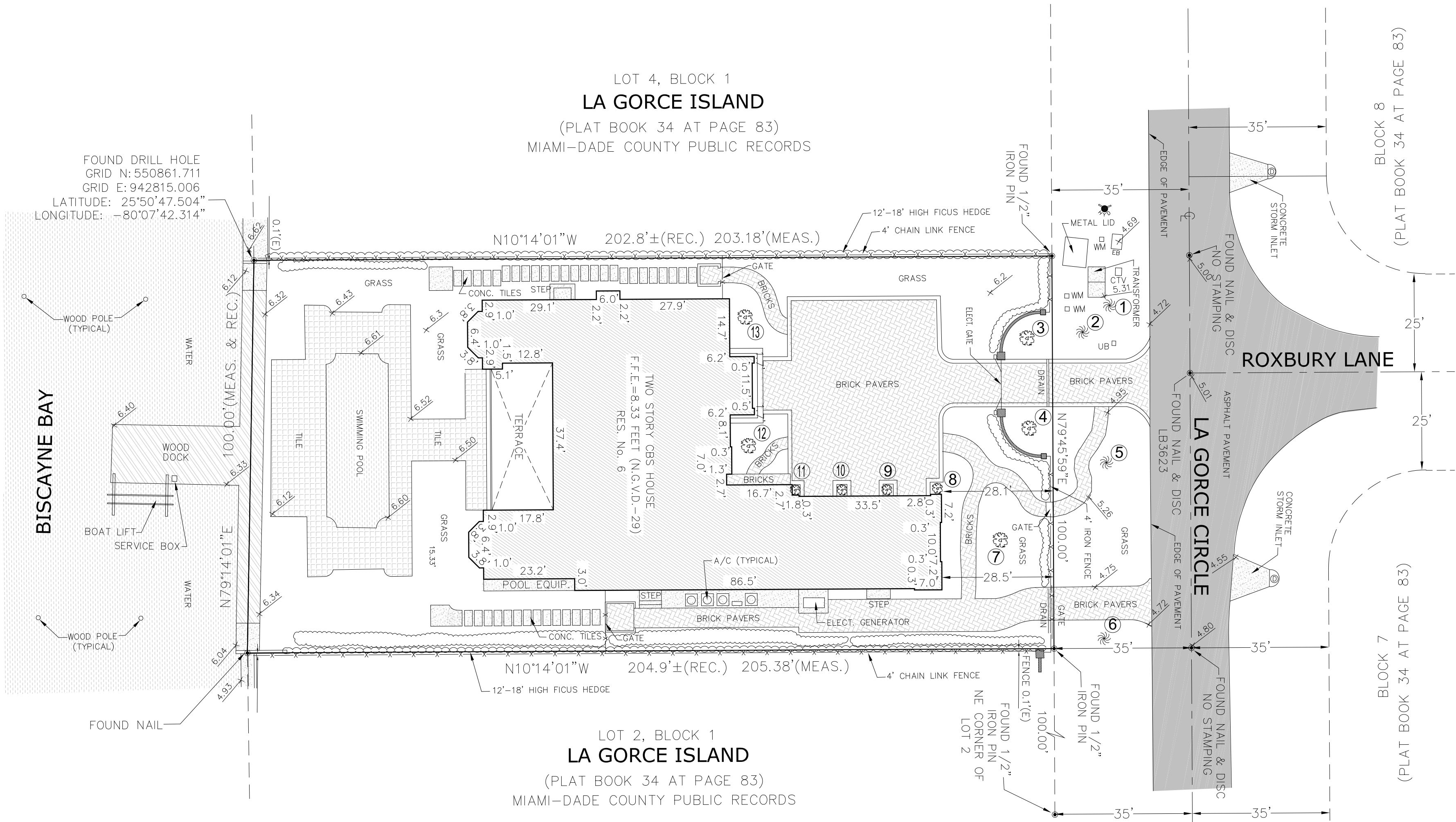
VII- SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the Standards of practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

3TCI, Inc. , a Florida corporation
Florida Certificate of Authorization Number LB7799

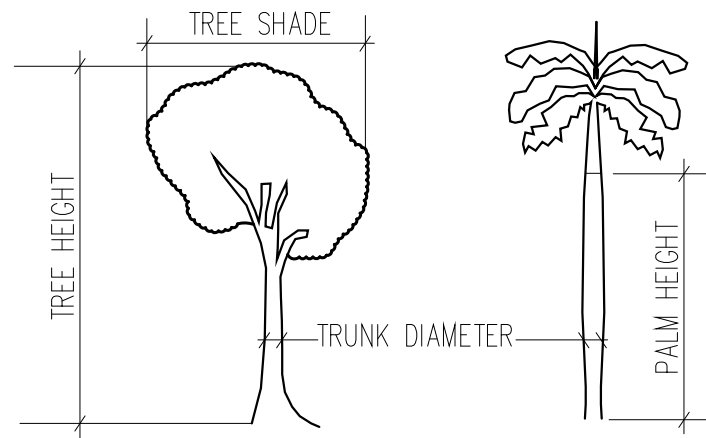
By: 03-25-2024
FELIX E. SUAREZ JR. (FOR THE FIRM)
Registered Surveyor and Mapper LS7235
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.



	COMMON NAME	SCIENTIFIC NAME	TRUNK	SPREAD	HEIGHT
1	Royal palm	Rostonia elata	24"	18"	38'
2	Canary island date palm	Phoenix canariensis	16"	12"	25'
3	Oak tree	Quercus virginiana	12"	18"	20'
4	Oak tree	Quercus virginiana	12"	18"	20'
5	Royal palm	Rostonia elata	24"	18"	38'
6	Royal palm	Rostonia elata	20"	18"	40'
7	Oak tree	Quercus virginiana	16"	20"	30'
8	Italian cypress tree	Cupressus sempervirens	5"	3'	22'
9	Italian cypress tree	Cupressus sempervirens	5"	3'	22'
10	Italian cypress tree	Cupressus sempervirens	5"	3'	22'
11	Italian cypress tree	Cupressus sempervirens	5"	3'	22'
12	Little gem magnolia	Magnolia grandiflora	10"	10'	25'
13	Little gem magnolia	Magnolia grandiflora	10"	10'	25'

(') indicates feet, (") indicates inches



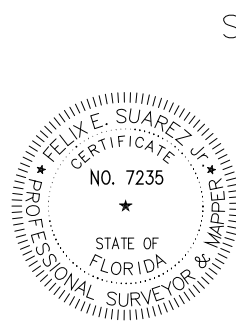
REVISIONS
1-
2-
3-
4-
5-
6-
7-

BOUNDARY / TREE SURVEY

for

6 LA GORCE CIRCLE, MIAMI BEACH FL 33141

3TCI, Inc. LB7799
PROFESSIONAL LAND SURVEYORS AND MAPPERS
12211 SW 129th CT. MIAMI FL 33186
tel: 305-316-8474 fax: 305-378-1662 www.3tci.com



FEMA:	FLOOD ZONE:	COMMUNITY PANEL NUMBER:	COMMUNITY NAME:	MAP NUMBER:	SUFFIX:	EFFECTIVE DATE:	BENCH MARK:	BENCH MARK NAME:	ELEVATION:	DESCRIPTION:	DWG INFO:	DRAFTER:	CHECKED:	FIELD BOOK:	JOB NUMBER:	SCALE:	SHEET:
	AE-8	120651	CITY OF MIAMI BEACH	0307	L	09/11/2009		M-D A-33	8.23	63 ST AND PINE TREE DR.		FS	RO	2010-A-74	10-116	1"=20'	1 OF 1