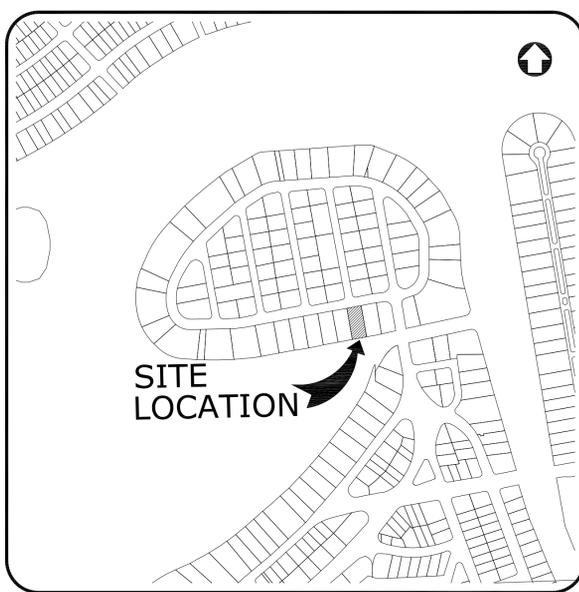
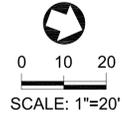


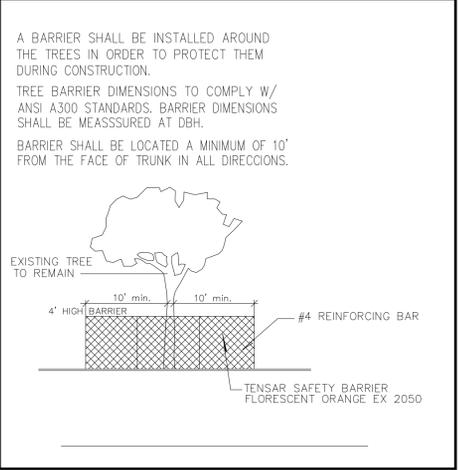
# BOUNDARY / TREE SURVEY



LOCATION MAP  
NOT TO SCALE

## LEGEND AND ABBREVIATION:

- |   |  |   |
|---|--|---|
| <ul style="list-style-type: none"> <li>○ CLEANOUT</li> <li>□ CATCH BASIN</li> <li>○ CONCRETE POWER POLE</li> <li>○ GUARD RAIL</li> <li>○ GREASE TRAP</li> <li>○ GAS VALVE</li> <li>○ HANDICAP SIGN</li> <li>○ LIGHT POLE</li> <li>○ LIGHT BOLLARD</li> <li>○ ELECTRIC BOX</li> <li>○ ELECTRIC MANHOLE</li> <li>○ FIRE HYDRANT</li> <li>○ IRRIGATION CONTROL VALVE</li> <li>○ METAL BUS STOP BENCH</li> <li>○ MONITORING WELL</li> <li>○ MAIL BOX</li> <li>○ NEWS PAPERS AND MAGAZINE STAND</li> <li>○ SIGN</li> <li>○ SIGN</li> <li>○ SANITARY SEWER MANHOLE</li> <li>○ STORM SEWER MANHOLE</li> <li>○ TELEPHONE MANHOLE</li> <li>○ UNKNOWN MANHOLE</li> <li>○ LAWN SPOT LIGHT</li> </ul> | <ul style="list-style-type: none"> <li>○ SPOT ELEVATION</li> <li>○ SEWER VALVE</li> <li>○ UTILITY BOX</li> <li>○ WATER VALVE</li> <li>○ WATER METER</li> <li>○ WOOD POLE</li> <li>○ WOOD POLE WITH TRANSFORMER</li> <li>○ GUY WIRE</li> <li>○ STREET LIGHT</li> <li>○ TRAFFIC SIGNAL BOX</li> <li>○ PUBLIC TELEPHONE BOOTH</li> <li>○ TRAFFIC CONTROL PANEL</li> <li>○ TRASH CAN</li> <li>○ FLAG POLE</li> <li>○ PEDESTRIAN SIGNAL POLE</li> <li>○ LIGHT POLE</li> <li>○ TELEPHONE BOX</li> <li>○ GAS METER</li> <li>○ CABLE TV BOX</li> </ul> | <ul style="list-style-type: none"> <li>A ARC DISTANCE</li> <li>A/C AIR CONDITIONING PAD</li> <li>BLDG. BUILDING</li> <li>CLF CHAIN LINK FENCE</li> <li>CBS CONCRETE BLOCK STRUCTURE</li> <li>(C) CALCULATED</li> <li>CB CATCH BASIN</li> <li>CH. CHORD DISTANCE</li> <li>CL CENTER LINE</li> <li>CONC. CONCRETE</li> <li>F.I.P. FOUND IRON PIPE</li> <li>F.I.R. FOUND REBAR</li> <li>F.N. FOUND NAIL</li> <li>GV GAS VALVE</li> <li>N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM</li> <li>O.E. OVERHEAD ELECTRIC LINE</li> <li>(MEAS.) MEASURED</li> <li>(REC.) RECORD</li> <li>R RADIUS</li> <li>R/W RIGHT-OF-WAY</li> <li>LPO LIGHT POLE</li> <li>P.C.P. PERMANENT CONTROL POINT</li> <li>SEC. SECTION</li> <li>SUB. SUBDIVISION</li> <li>PC POINT OF CURVATURE</li> <li>PT POINT OF TANGENCY</li> <li>O.R.B. OFFICIAL RECORD BOOK</li> <li>ELECT. ELECTRIC</li> </ul> |
|---|--|---|



## 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

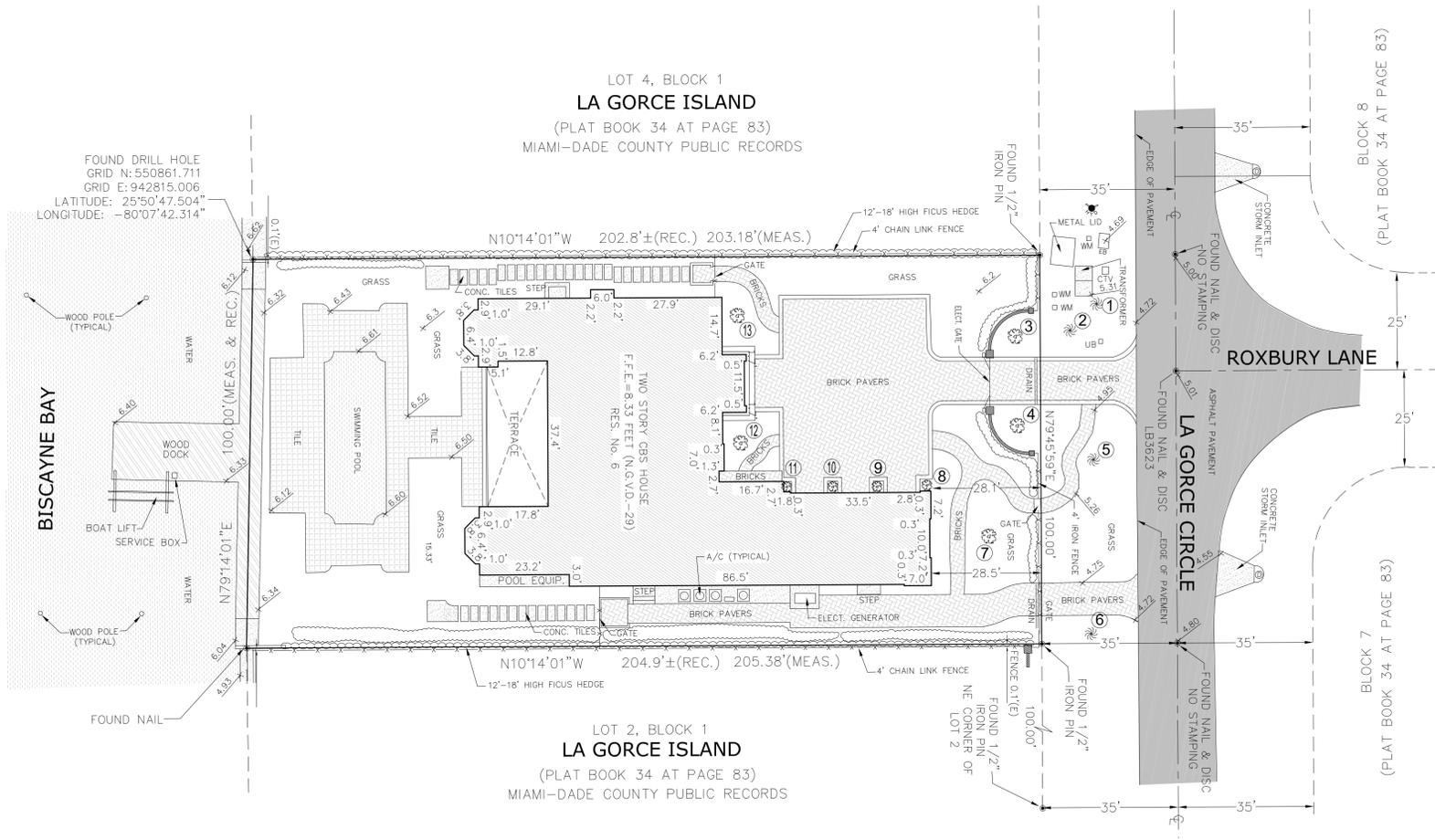
## VII- SURVEYOR'S CERTIFICATE:

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

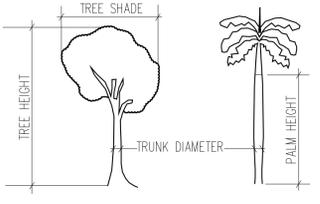
By: 03-25-2024  
FELIX E. SUAREZ JR. (FOR THE FIRM)  
Registered Surveyor and Mapper LS7235  
State of Florida

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