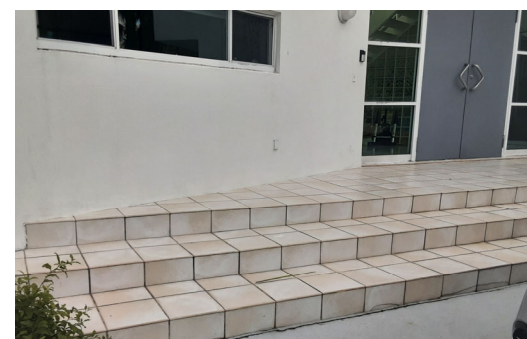
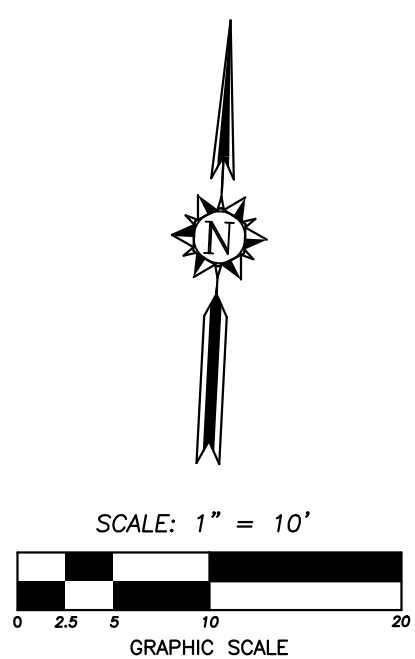
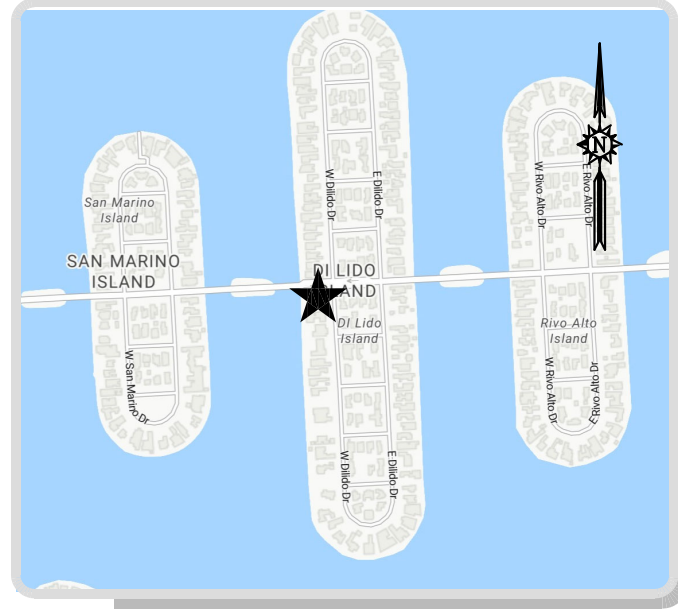


SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF: **424 W. DILIDO DRIVE, MIAMI BEACH, FL.**

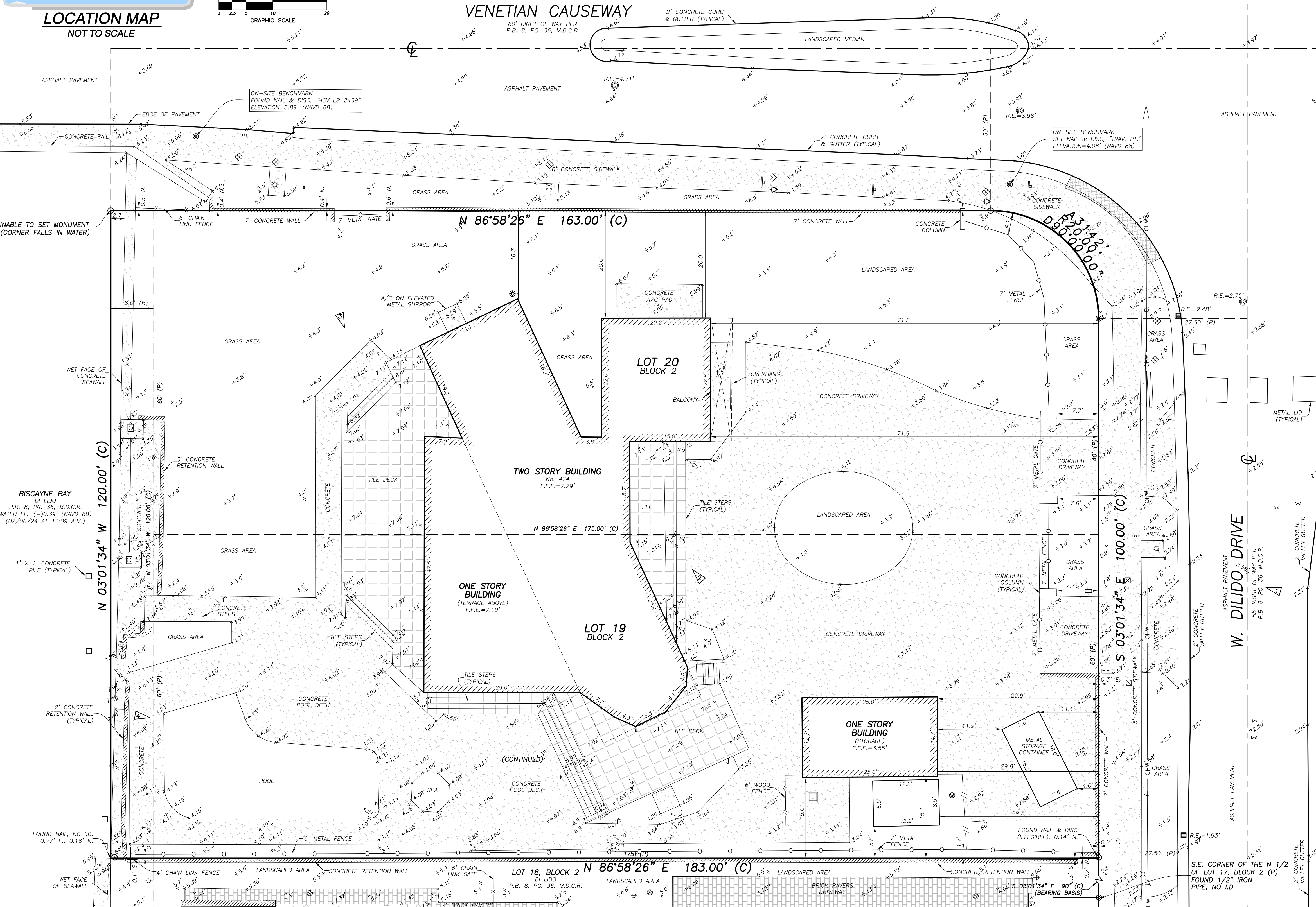


LEGEND:

M.D.C.R.	MIAMI-DADE COUNTY RECORDS
L.B.	LICENSED BUSINESS
P.B.	PLAT BOOK
P.C.	PAGE
ID.	IDENTIFICATION
R.E.	RIM ELEVATION
-OHW-	OVERHEAD WIRES
(P)	DENOTES INFORMATION BASED ON PLATS OF RECORDS
TR 438	TREE NUMBER 438
F.F.E.	FINISHED FLOOR ELEVATION
NAVD 88	NORTH AMERICAN VERTICAL DATUM OF 1988
TRAV. PT.	TRAVERSE POINT
EL.	ELEVATION
BBO	BARBECUE GRILL
(C)	CALCULATED
A/C	AIR CONDITIONING UNIT(S)
P.E.	POOL EQUIPMENT
W.P.	WATER PUMP
(R)	DENOTES DISTANCE BASED ON RECORD INFORMATION
CL	CENTERLINE
WM	WATER METER
SON	SON
GUY ANCHOR	GUY ANCHOR
WOOD POWER POLE	WOOD POWER POLE
CATCH BASIN	CATCH BASIN
CLEANOUT	CLEANOUT
YARD DRAIN	YARD DRAIN
SEWER VALVE	SEWER VALVE
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
WELL	WELL
METAL BOLLARD	METAL BOLLARD
CAMERA POLE	CAMERA POLE
WIRE PULL BOX	WIRE PULL BOX
WATER DISTRIBUTION PEDESTAL	WATER DISTRIBUTION PEDESTAL
SET NAIL & DISC, L.B. 7551	SET NAIL & DISC, L.B. 7551
UNLESS OTHERWISE SPECIFIED	UNLESS OTHERWISE SPECIFIED
BREAK IN SCALE	BREAK IN SCALE
VIEW 1	VIEW 1
SURFACE ELEVATION	SURFACE ELEVATION

LEGEND (CONTINUED):

.....	ELECTRICAL METER
.....	GAS METER
.....	KEY PAD
.....	BACKFLOW PREVENTER
.....	METAL CRANE
.....	STORM DRAIN MANHOLE
.....	CONCRETE PILE
.....	WOOD PILE
.....	POOL EQUIPMENT
.....	MAILBOX
.....	FIRE HYDRANT
.....	ELECTRIC PANEL
.....	SPEAKER POLE



SURVEY NOTES:

- 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 DIGITAL ENCRYPTED SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 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. THE LEGAL DESCRIPTION SHOWN HEREON WAS EITHER PROVIDED BY THE CLIENT OR OBTAINED FROM AVAILABLE PUBLIC RECORDS AND WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE BEACH COUNTY, FLORIDA.
- THE PROPERTY SHOWN HEREON CONTAINS 0.50 ACRES (21,874 SQUARE FEET), MORE OR LESS.
- THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S.03°01'34"E., ALONG THE WEST RIGHT OF WAY LINE OF W. DI LIDO DRIVE AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE 1983 (1990) ADJUSTMENT.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON A MIAMI-DADE COUNTY BENCHMARK "D-171" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS A PK NAIL AND BRASS WASHER SET IN CONCRETE SIDEWALK AT THE NORTHEAST CORNER OF BRIDGE OVER VENETIAN CAUSEWAY AND IS LOCATED 19 FEET NORTH OF THE CENTERLINE OF VENETIAN CAUSEWAY. ELEVATION=6.15'.
- THE CONVERSION FACTOR FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) FOR THIS SITE IS (+)1.56 FEET.
- THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, ELEVATION=9' (NGVD 29) OR 7.45' (NAVD 88). AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12086C 0318 L, COMMUNITY NUMBER 120651, CITY OF MIAMI BEACH, 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.
- BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.
- 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.
- 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.
- THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
- OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
- THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS 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 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 DIRECTLY FOR VERIFICATION OF ACCURACY.
- 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.
- IRRIGATION LINES, WELLS AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.
- TREES, HEDGES, GROUND VEGETATION NOT LOCATED.
- 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.

THIS SURVEY IS CERTIFIED TO:

HOLDERNESS PROPERTIES, LLC.

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.

LEGAL DESCRIPTION:

LOTS 19 AND 20 IN BLOCK 2, OF DI LIDO, AN ISLAND IN BISCAYNE BAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8 AT PAGE 36 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA;

TOGETHER WITH ALL COMMON LAW AND STATUTORY RIPARIAN RIGHTS, INCLUDING WATER PRIVILEGES APPURTENANT, ADJACENT AND BELONGING THERETO;

ALSO, AN EIGHT (8) FOOT STRIP OF LAND CONTIGUOUS TO THE WESTERLY BOUNDARY LINES OF LOTS 19 AND 20, BLOCK 2 OF DI LIDO ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8 AT PAGE 36 OF, THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING BETWEEN THE WESTERLY EXTENSIONS OF THE NORTHERLY BOUNDARY LINES AND THE SOUTHERLY BOUNDARY LINES OF LOTS 19 AND 20, BLOCK 2, TOGETHER WITH ALL COMMON LAW AND STATUTORY RIPARIAN RIGHTS INCLUDING WATER PRIVILEGES APPURTENANT, ADJACENT AND BELONGING THERETO.

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



3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY

LOTS 19 & 20
BLOCK 2
DI LIDO

PLAT BOOK 8, PAGE 36, M.D.C.R.

424 W. DILIDO DRIVE, MIAMI BEACH, FL. 33139

HOLDERNESS PROPERTIES, LLC.

DATE: 02/08/24

DRAWN BY CDLR

CHECKED BY JDLR

LAST FIELD DATE: 02/08/24

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