

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF: 7418 HARDING AVENUE, MIAMI BEACH, FL.

LEGEND:

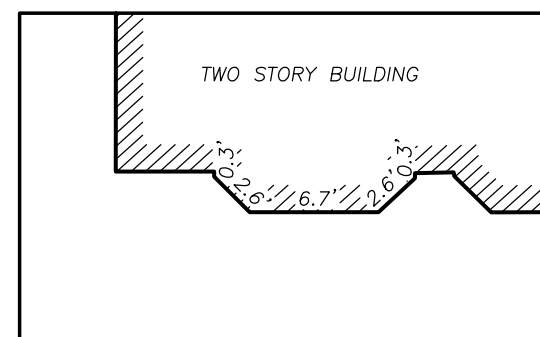
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
- L.B. LICENSED BUSINESS
- P.B. PLAT BOOK
- PG. PAGE
- ID. IDENTIFICATION
- PL. PLANTER
- OHW- OVERHEAD WIRES
- (P) DENOTES BEARING AND/OR DISTANCE BASED ON PLATS OF RECORDS
- F.F.E. FINISHED FLOOR ELEVATION
- NAVD 88 NORTH AMERICAN VERTICAL DATUM OF 1988
- TRAV. PT. TRAVERSE POINT
- ☉ CENTERLINE
- ⊕ WATER METER
- ⊕ CABLE TV BOX
- ⊕ ELECTRICAL CIRCUIT BREAKER
- ⊕ WOOD POWER POLE
- ⊕ ELECTRIC WATER HEATER
- ⊕ CLEANOUT
- ⊕ TELEPHONE BOX
- ⊕ BREAK IN SCALE
- ▲ VIEW 1
- SURFACE ELEVATION



VIEW 1
NOT TO SCALE



VIEW 3
NOT TO SCALE



DETAIL "A"
SCALE: 1"=10'



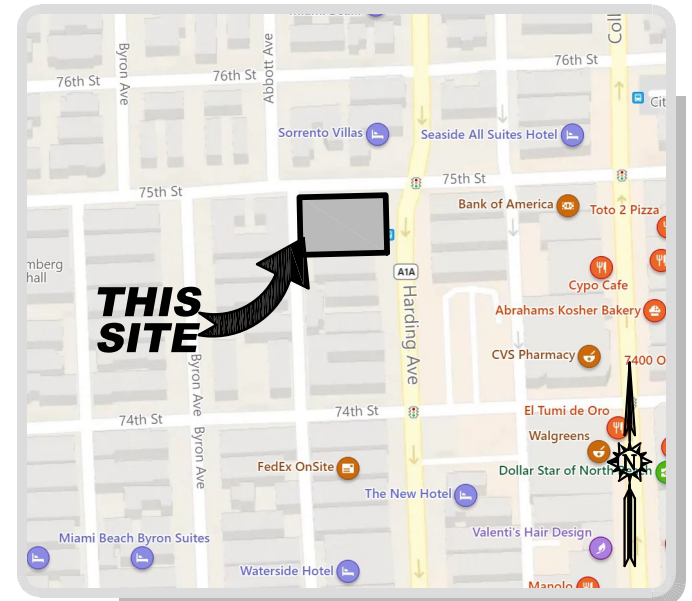
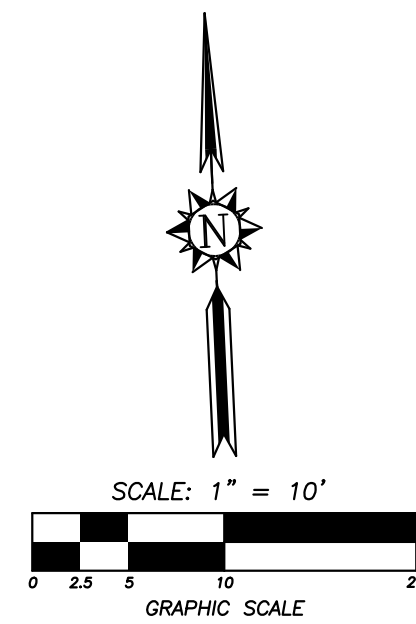
VIEW 2
NOT TO SCALE



VIEW 4
NOT TO SCALE

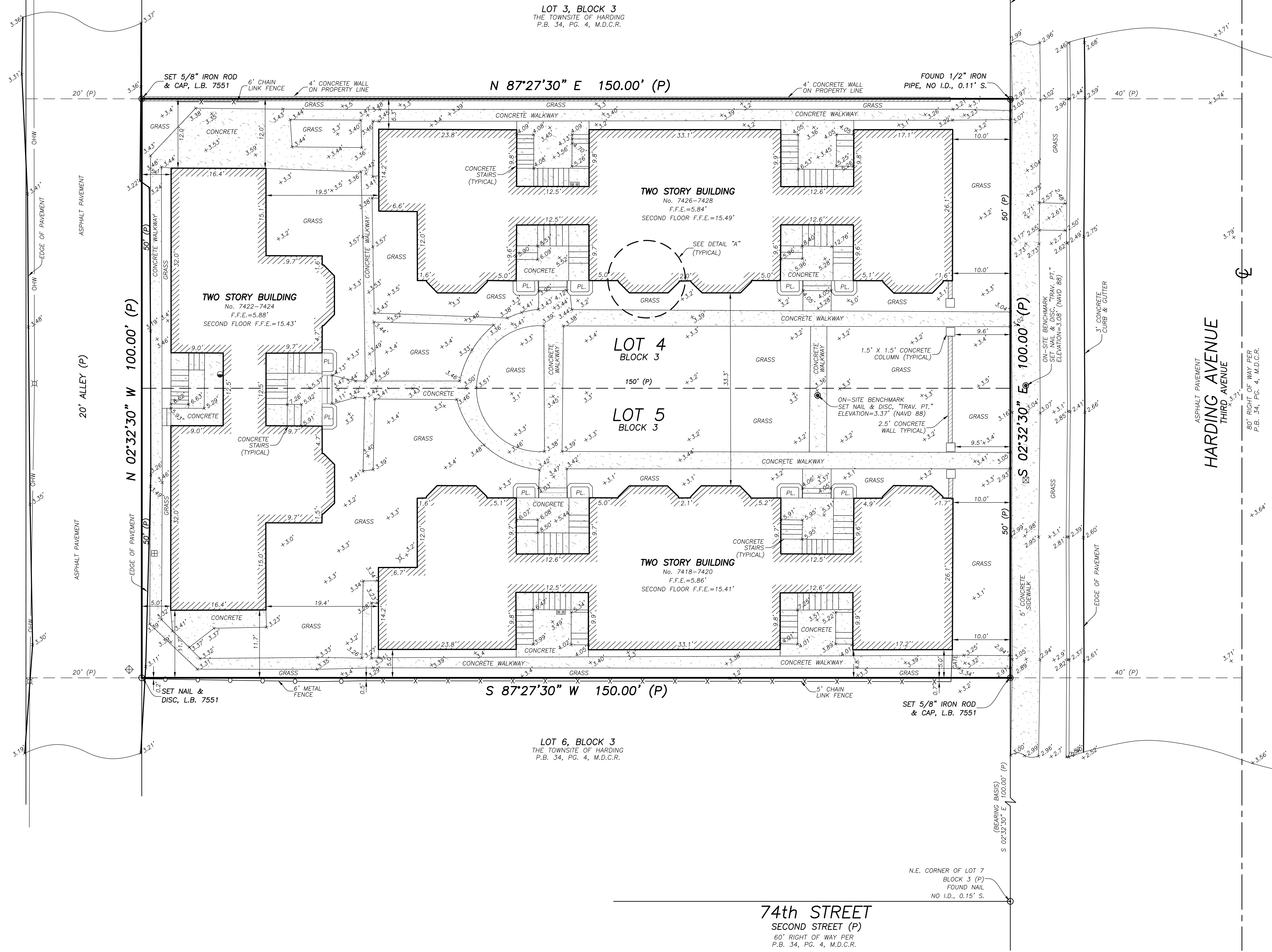
75th STREET
FIRST STREET (P)
APPARENT 50' RIGHT OF WAY

N.E. CORNER OF LOT 1
BLOCK 3 (P)
FOUND NAIL
NO I.D., 0.15' N.



LOCATION MAP
NOT TO SCALE

LOT 3, BLOCK 3
THE TOWNSITE OF HARDING
P.B. 34, PG. 4, M.D.C.R.



LEGAL DESCRIPTION:

LOTS 4 AND 5, BLOCK 3, TOWNSITE OF HARDING, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEY NOTES:

1. 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 SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE BEARINGS SHOWN HEREON ARE BASED ON PLAT BEARING OF S.02°32'30"E, ALONG THE WEST RIGHT OF WAY LINE OF HARDING AVENUE, AS SHOWN ON THE PLAT OF TOWNSITE OF HARDING, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
3. THE ELEVATIONS SHOWN HEREON ARE BASED ON A CITY OF MIAMI BEACH BENCHMARK "FOOT PINGS" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS A SURVEY MONUMENT SET IN SIDEWALK LOCATED AT THE NORTHWEST INTERSECTION OF 75th STREET AND HARDING AVENUE. ELEVATION=3.31'.
4. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, ELEVATION=8' (NAVD 29) OR 6.45' (NAVD 88), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12086C 0326 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 NAVD 29 TO NAVD 88 BY SUBTRACTING A FACTOR OF 1.55' UTILIZING THE U.S. ARMY CORPS OF ENGINEERS SOFTWARE.
5. 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.
6. 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.
7. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
8. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.
9. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
10. 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.
11. 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.
12. THE PROPERTY SHOWN HEREON CONTAINS 0.34 ACRES (15,000 SQUARE FEET), MORE OR LESS.
13. 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.
14. TREES, HEDGES, ORNAMENTAL PLANTS, WELLS, IRRIGATION LINES AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.

THIS SURVEY IS CERTIFIED TO:

7418 HARDING AVE, 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.

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

ECS LAND SURVEYORS, INC. L.B. 7551
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13115 SW 15th St.
MIAMI, FL 33185
7418 HARDING AVENUE, MIAMI BEACH, FL 33141

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY

LOTS 4 AND 5, BLOCK 3
TOWNSITE OF HARDING
PLAT BOOK 34, PAGE 4
MIAMI-DADE COUNTY, FLORIDA

7418 HARDING AVENUE, MIAMI BEACH, FL 33141

CLIENT: 7418 HARDING AVE, LLC
DATE: 02/09/22
DRAWN BY: J.E.C.
CHK'D BY: JDLR
LAST FIELD DATE: 08/18/22

REVISIONS

01 BOUNDARY & TOPOGRAPHIC SURVEY	02/08/22
02 UPDATE SURVEY	08/18/22

JOB NO.
ECS2900
TASK 2

SHEET NO.
01
OF
01