# SKETCH OF AS-BUILT SURVEY OF: 6444 ALLISON ROAD, MIAMI BEACH, FL.

**LEGEND:**

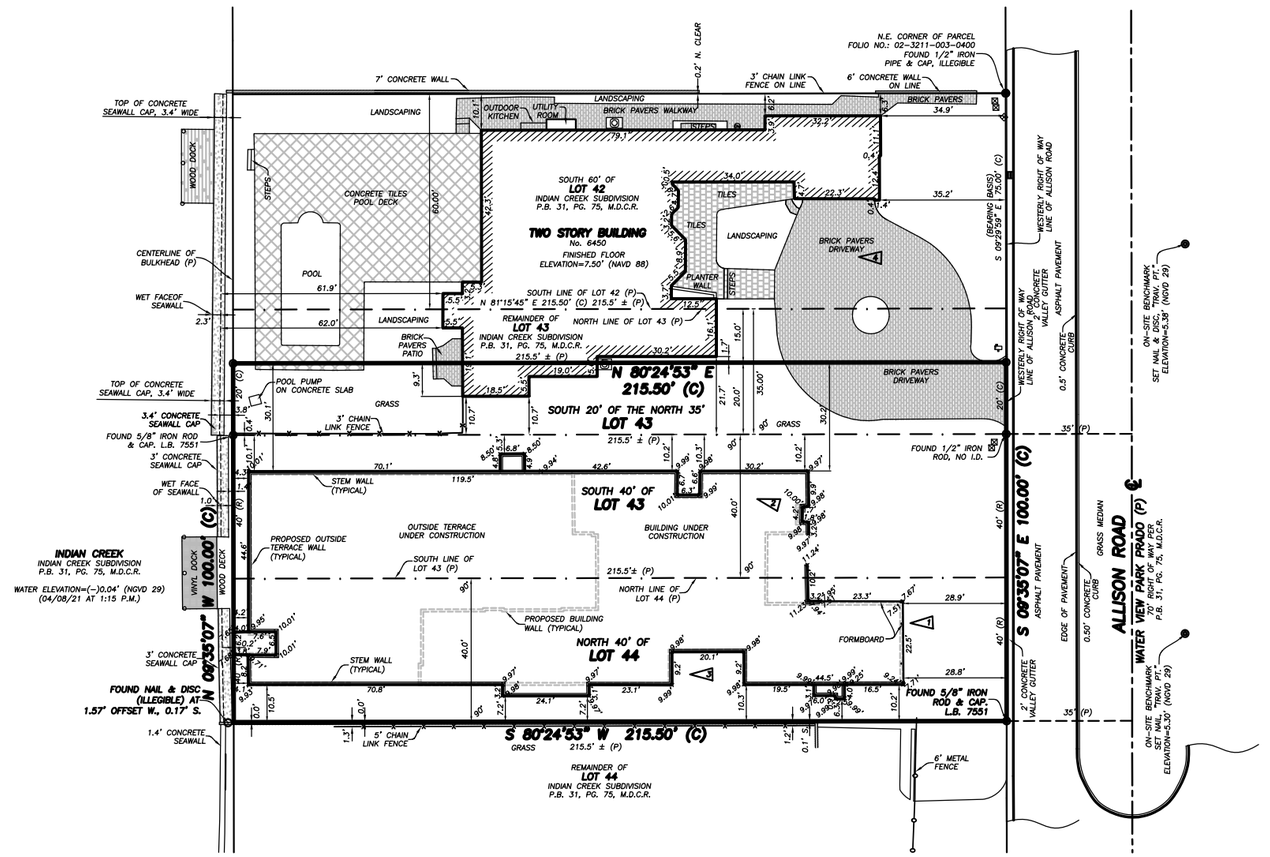
| | |
|---|---|
| M.D.C.R. | MIAMI-DADE COUNTY RECORDS |
| P.B. | PLAT BOOK |
| PG. | PAGE |
| (C) | CALCULATED |
| (P) | DENOTES INFORMATION BASED ON PLAT OF RECORD |
| (R) | DENOTES DISTANCE BASED ON RECORD INFORMATION |
| NGVD 29 | NATIONAL GEODETIC VERTICAL DATUM OF 1929 |
| NAVD 88 | NORTH AMERICAN VERTICAL DATUM OF 1988 |
| TRAV. PT. | TRAVERSE POINT |
| L.B. | LICENSED BUSINESS |
| I.D. | IDENTIFICATION |
| ℄ | CENTERLINE |
| ⊠ | WATER METER |
| ○ | WOOD PILE |
| 1 | VIEW 1 |
| | BREAK IN SCALE |
| □ | WATER DISTRIBUTION PEDESTAL |
| 8.08 | SURFACE ELEVATION |
| ◎ | SET 5/8" IRON ROD & CAP, STAMPED L.B. 7551 (UNLESS OTHERWISE NOTED) |

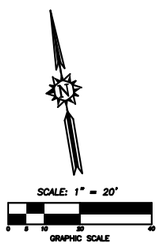
VIEW 1 (1)
NOT TO SCALE

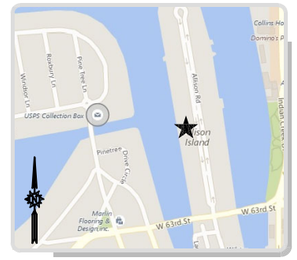
VIEW 2 (2)
NOT TO SCALE

VIEW 3 (3)
NOT TO SCALE

VIEW 4 (4)
NOT TO SCALE




LOCATION MAP
NOT TO SCALE

**LEGAL DESCRIPTION:**

THE SOUTH 40 FEET OF LOT 43 AND THE NORTH 40 FEET OF LOT 44 OF INDIAN CREEK SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 75 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

THE SOUTH 20 FEET OF THE NORTH 35 FEET OF LOT 43 OF INDIAN CREEK SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 75 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**SURVEY NOTES:**

1. THIS SURVEY REPRESENTS AN AS-BUILT (FORMBOARD AND STEM WALL) 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 A BEARING OF S.09°29'59"E., ALONG THE WESTERLY RIGHT OF WAY LINE OF ALLISON ROAD AND REFER TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.

3. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, ELEVATION=8' (NGVD 29), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12086C 0326 L, COMMUNITY NUMBER 120651, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA. MAP REVISED DATE: SEPTEMBER 11, 2009.

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 ON THE DATE INDICATED AND 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. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.

8. THE PROPERTY SHOWN HEREON CONTAINS 0.495 ACRES (21,550 SQUARE FEET), MORE OR LESS.

9. 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.

10. 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. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. 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.

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. TREES, HEDGES, ORNAMENTAL PLANTS, IRRIGATION LINES, WELLS AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.

13. 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.

14. THE ELEVATIONS SHOWN HEREON ARE BASED ON MIAMI-DADE COUNTY BENCHMARK A-33 AND REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29). THE MARK IS A BRASS DISC IN WINGWALL AT NW CORNER OF BRIDGE OVER INDIAN CREEK. ELEVATION=8.23' (NGVD 29).

**THIS SURVEY IS CERTIFIED TO:**

ALLISON ROAD, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

**CERTIFICATE:**

THIS IS TO CERTIFY THAT THIS AS-BUILT (FORMBOARD AND STEM WALL) SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAVIER DE LA ROCHA LICENSE NUMBER 6080 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Digitally signed by Javier De La Rocha
Date: 2023.05.01 09:58:51 -04'00'

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

ECS LAND SURVEYORS, INC. L.B. 7551
EMAIL:JAVIER@ECSSURVEYORS.COM


ECS LAND SURVEYORS, INC.
L.B. 7551
3450 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414
TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770


**SKETCH OF AS-BUILT SURVEY**

S. 40' OF LOT 43 AND THE N. 40' OF LOT 44
INDIAN CREEK SUBDIVISION
PLAT BOOK 31, PAGE 75, M.D.C.R.
6444 ALLISON ROAD, MIAMI BEACH, FL. 33141

CLIENT: INTELLIGENT CONSTR
DATE: 03/03/21
DRWN BY: JEC
CHK'D BY: JDLR
LAST FIELD DATE: 05/01/23

REVISIONS

| | | |
|---|---|---|
| 01 | BOUNDARY SURVEY | 03/30/21 |
| 02 | ADD ELEVATIONS | 04/12/21 |
| 03 | ADD ELEVATIONS | 04/14/22 |
| 04 | STAKE OUT BUILDING | 12/01/22 |
| 05 | AS-BUILT (FORMBOARD & STEM WALL) SURVEY | 03/23/23 |
| 06 | UPDATE SURVEY | 05/01/23 |

JOB NO.
ECS2907
TASK 7

SHEET NO.
01
OF
01