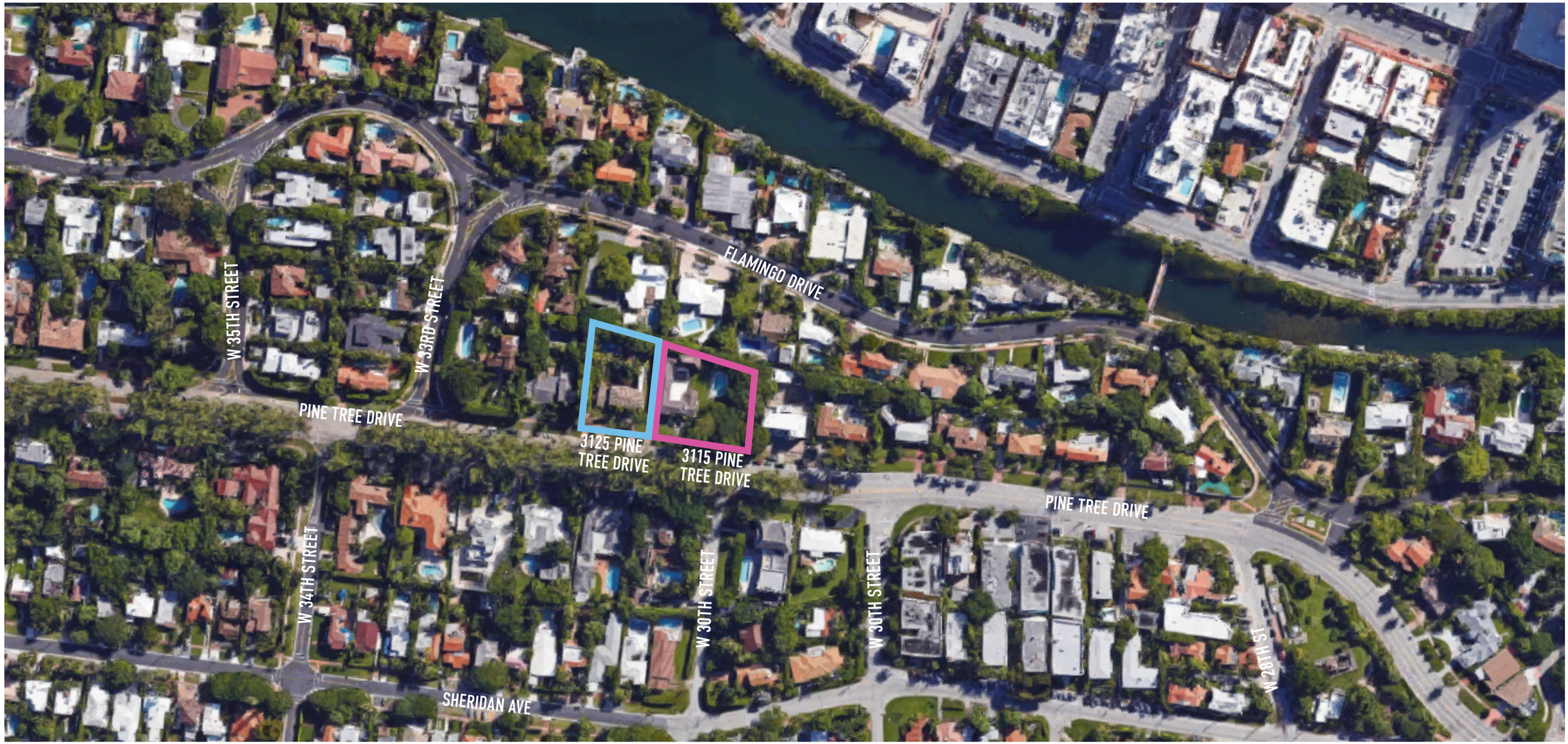
G-1.02 LOCATION



Shulman + Associates

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B & B LAND SURVEYORS, INC.

11633 S.W. 58th Street
Cooper City, Florida 33330
Phone (954) 680-4061
Licensed Business #6601

LEGAL DESCRIPTION:

LOT 11 AND THE NORTHERLY 13.45 FEET OF LOT 10, IN BLOCK 6 OF "FLAMINGO TERRACE SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 3 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

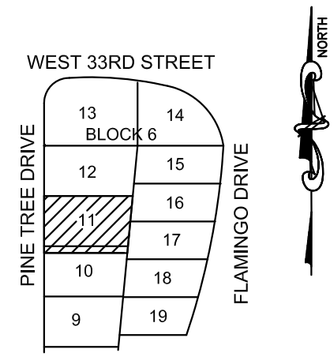
3125 PINE TREE DRIVE
MIAMI BEACH, FLORIDA 33140

CERTIFIED TO:

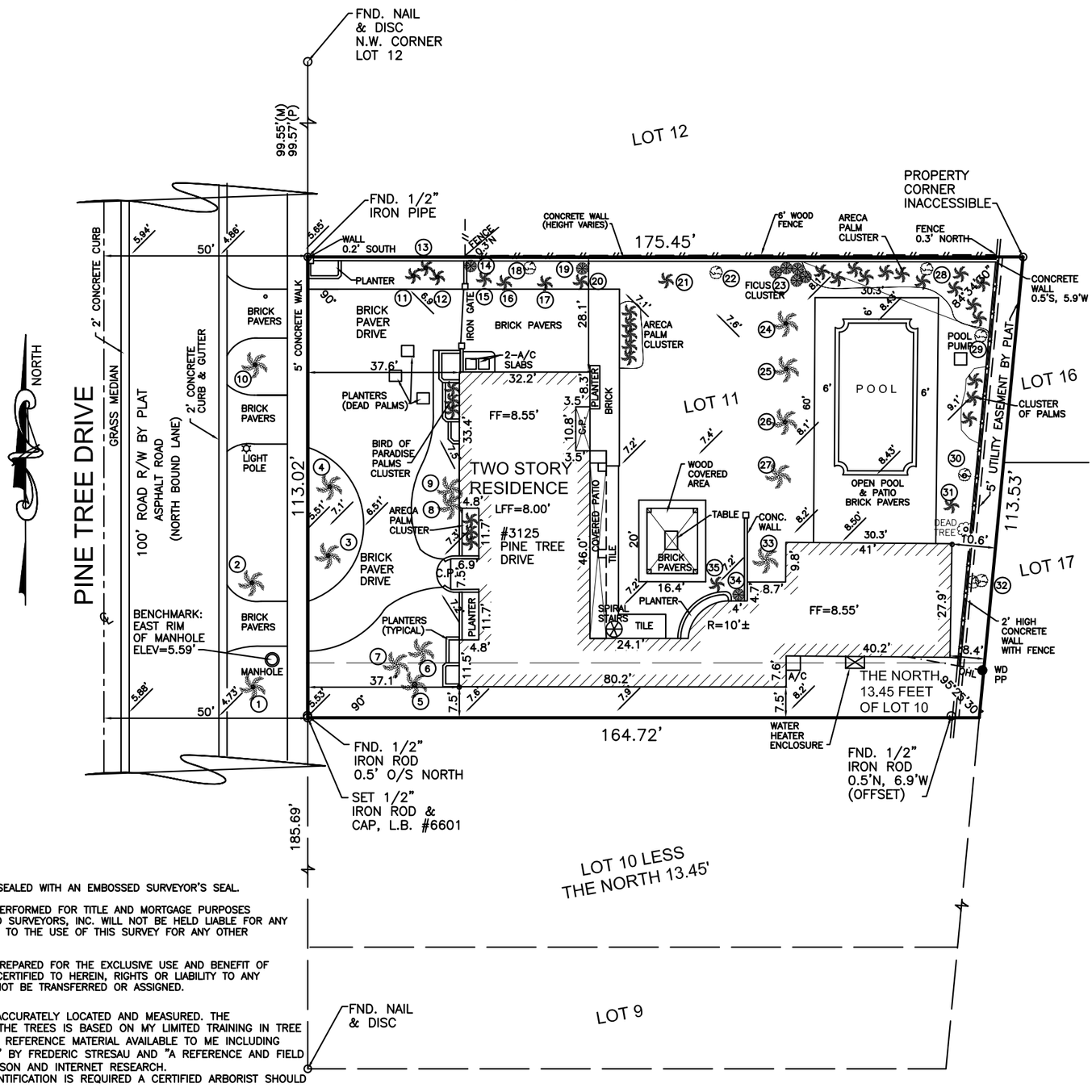
1. DANIEL C. KANER AND SONIA KASHUK
2. HINSHAW & CULBERTON LLP
3. FIRST AMERICAN TITLE INSURANCE COMPANY

ABBREVIATION LEGEND:

A.G.	–	AVERAGE GRADE
℄	–	CENTER LINE
R/W	–	RIGHT OF WAY
(M)	–	MEASURED
(P)	–	PLAT
PL	–	PROPERTY LINE
CONC.	–	CONCRETE
N.T.S.	–	NOT TO SCALE
L.B.	–	LICENSED BUSINESS
FND.	–	FOUND
CLF	–	CHAIN LINK FENCE
WM	–	WATER METER
LFF	–	LOWEST FINISHED FLOOR
WD	–	WOOD
PP	–	POWER POLE
OHL	–	OVERHEAD LINE
C.P.	–	COVERED PORCH
A/C	–	AIR CONDITIONING
O/S	–	OFFSET
(R)	–	RECORD
FF	–	FINISHED FLOOR
(10)	–	TREE NO.
4.86'	–	DENOTES ELEVATION



LOCATION SKETCH
N.T.S.



SURVEY NOTES:

1. NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. THIS SURVEY WAS PERFORMED FOR TITLE AND MORTGAGE PURPOSES ONLY. B & B LAND SURVEYORS, INC. WILL NOT BE HELD LIABLE FOR ANY CONSEQUENCES DUE TO THE USE OF THIS SURVEY FOR ANY OTHER PURPOSE.
3. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF ONLY THE PARTIES CERTIFIED TO HEREIN, RIGHTS OR LIABILITY TO ANY THIRD PARTIES CANNOT BE TRANSFERRED OR ASSIGNED.
4. THE TREES WERE ACCURATELY LOCATED AND MEASURED. THE IDENTIFICATION OF THE TREES IS BASED ON MY LIMITED TRAINING IN TREE IDENTIFICATION AND REFERENCE MATERIAL AVAILABLE TO ME INCLUDING "FLORIDA MY EDEN" BY FREDERIC STRESAU AND "A REFERENCE AND FIELD GUIDE" BY GIL NELSON AND INTERNET RESEARCH. IF EXACT TREE IDENTIFICATION IS REQUIRED A CERTIFIED ARBORIST SHOULD BE CONSULTED.

FLOOD INSURANCE NOTES:

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOD ELEVATION
120651	0317	L	9/11/09	AE	8'

Lowest Finished Floor Elevation 8.00' Garage Floor Elevation ~ Lowest Adjacent Grade 6.8'

SURVEYOR'S NOTES:

Legal Description provided by client.
This survey was not abstracted by the undersigned for ownership, easements, reservations, and/or rights-of-way of record.
Underground locations and/or underground encroachments, if any, are not shown unless otherwise indicated.
Elevations are relative to National Geodetic Vertical Datum of 1929, and shown thus: 12, and are based on COUNTY benchmarks.
Bearings based on: PLAT ANGLES MEASURED IN FIELD.
BENCHMARK: MDC BM# D-183
Elevation: 3.17'

DRAWN BY: EMB	CHECKED BY: GB	FIELD BK. PGS.	SCALE: 1"=30'
REVISIONS:			FILE NO. 15-114R1
01/02/16 REVISED SURVEY WITH ADDITIONAL ELEVATIONS & TREES			

THIS BOUNDARY SURVEY IS FOR TITLE AND MORTGAGE PURPOSES ONLY.

I CERTIFY THE ACCURACY AND COMPLETENESS OF THIS SURVEY FOR THE PURPOSE INTENDED.

Dated this 14TH day of DECEMBER 20 15 A.D.

Gary L. Bogumill

Gary L. Bogumill
Professional Land Surveyor & Mapper
State of Florida Registration No. 5376

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

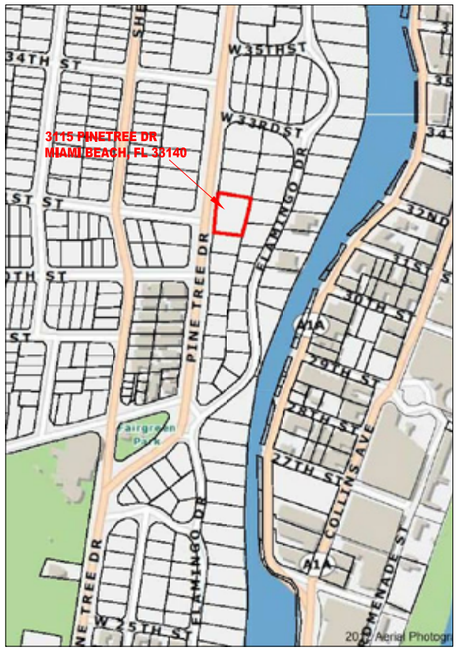
BOUNDARY SURVEY

SYMBOL LEGEND:

- LIGHT POLE
- TYPICAL STATION
- UTILITY POLE
- MAIL BOX
- ELECTRIC BOX
- TRAFFIC SIGNAL BOX
- FIRE HYDRANT
- STORM SEWER/CATCH BASIN
- WATER METER
- SIGN
- TELEPHONE BOX
- WATER VALVE
- X.EL 7.95 ELEVATIONS
- TRAFFIC LANE FLOW
- CENTER LINE
- MONUMENT LINE
- Ø DIAMETER.

ABBREVIATIONS:

A	=	ARC
A/C	=	AIR CONDITIONER
BLDG	=	BUILDING
CH	=	CHORD LENGTH
C & G	=	CURB AND GUTTER
CH BR	=	CHORD BEARING
CL	=	CENTER LINE
CBS	=	CONCRETE BLOCK STUCCO
CLR	=	CLEAR
CLF	=	CHAIN LINE FENCE
CONC	=	CONCRETE
D	=	DELTA
E	=	EAST
EB	=	ENGINEERING BUSINESS LICENSE NUMBER
EL	=	ELEVATION
ELEC	=	ELECTRIC
ENCL	=	ENCLOSURE
ENC	=	ENCROACHMENT
EP	=	EDGE OF PAVEMENT
FEMA	=	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIP	=	FOUND IRON PIPE
FIR	=	FOUND IRON ROD
FIRM	=	FLOOD INSURANCE RATE MAP
FND	=	FOUND
FPL	=	FLORIDA POWER AND LIGHT CO.
GNSS	=	GLOBAL NAVIGATION SATELLITE SYSTEM
GPS	=	GLOBAL POSITIONING SYSTEM
IP	=	IRON PIPE
L	=	LENGTH
LB	=	SURVEYING & MAPPING BUSINESS LICENSE NUMBER
LS	=	LAND SURVEYOR
LB & R	=	LICENSE BUSINESS AND RECORD
MEAS	=	MEASURED
MH	=	MAN HOLE
N	=	NORTH
N/A	=	NOT APPLICABLE
NGS/GEOC	=	NATIONAL GEODETIC
NAD27	=	NORTH AMERICAN DATUM OF 1927
NAD83	=	NORTH AMERICAN DATUM OF 1983
NAD83/90	=	NORTH AMERICAN DATUM OF 1983,1990 ADJUSTMENT
NFIP	=	NATIONAL FLOOD INSURANCE PROGRAM
NGS	=	NATIONAL GEODETIC SURVEY
NO	=	NUMBER
NO ID	=	NO IDENTIFICATION
NOAA	=	NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION
NSRS 2007	=	NATIONAL SPATIAL REFERENCE SYSTEM OF 2007
NTS	=	NOT TO SCALE
°	=	DEGREE
'	=	MINUTES OR FEET
"	=	SECONDS OR INCHES
OBV	=	OBSERVED ANGLE
O/E	=	OVERHEAD ELECTRIC
ORB	=	OFFICIAL RECORD BOOK
PAV	=	PAVEMENT
PB	=	PLAT BOOK
POC	=	POINT OF CURVATURE
PCC	=	POINT OF COMPOUND CURVATURE
PG	=	PAGE
PL	=	PROPERTY LINE
PLS	=	PROFESSIONAL LAND SURVEYOR
PI	=	POINT OF INTERSECTION
POB	=	POINT OF BEGINNING
POC	=	POINT OF COMMENCEMENT
PT	=	POINT OF TERMINATION
PRC	=	POINT OF REVERSE CURVATURE
PSM	=	PROFESSIONAL SURVEYOR AND MAPPER
R	=	RADIUS OR RECORD
REC	=	RECORD
RES	=	RESIDENCE
RWG	=	RIGHT
RLS	=	REGISTERED LAND SURVEYOR
R/W	=	RIGHT OF WAY LINE
S	=	SOUTH
SEC	=	SECTION
STA	=	STATION
SWK	=	SIDEWALK
SQ	=	SQUARE
TWP	=	TOWNSHIP
TYP	=	TYPICAL
W	=	WEST OR WITH
WF	=	WOOD FENCE
WM	=	WATER METER
WV	=	WATER VALVE
ZWI	=	ZURWELLE-WHITTAKER, INC



LOCATION MAP (N.T.S.)

FLOOD INFORMATION:

COMUNITY NUMBER	: 120651
PANEL NUMBER	: 12086C0317L
SUFFIX	: L
DATE OF FIRM	:09-11-2009
FIRM ZONE	:AE
BASE FLOOD ELEVATION	:8.00'
DATE FIELD WORK	:05-06-2013
DATE DRAFTING	:05-08-2013
DATE SIGNED AND SEALED	:05-09-2013
REVISED FIELD SURVEY	:N/A

SURVEYOR'S NOTES:

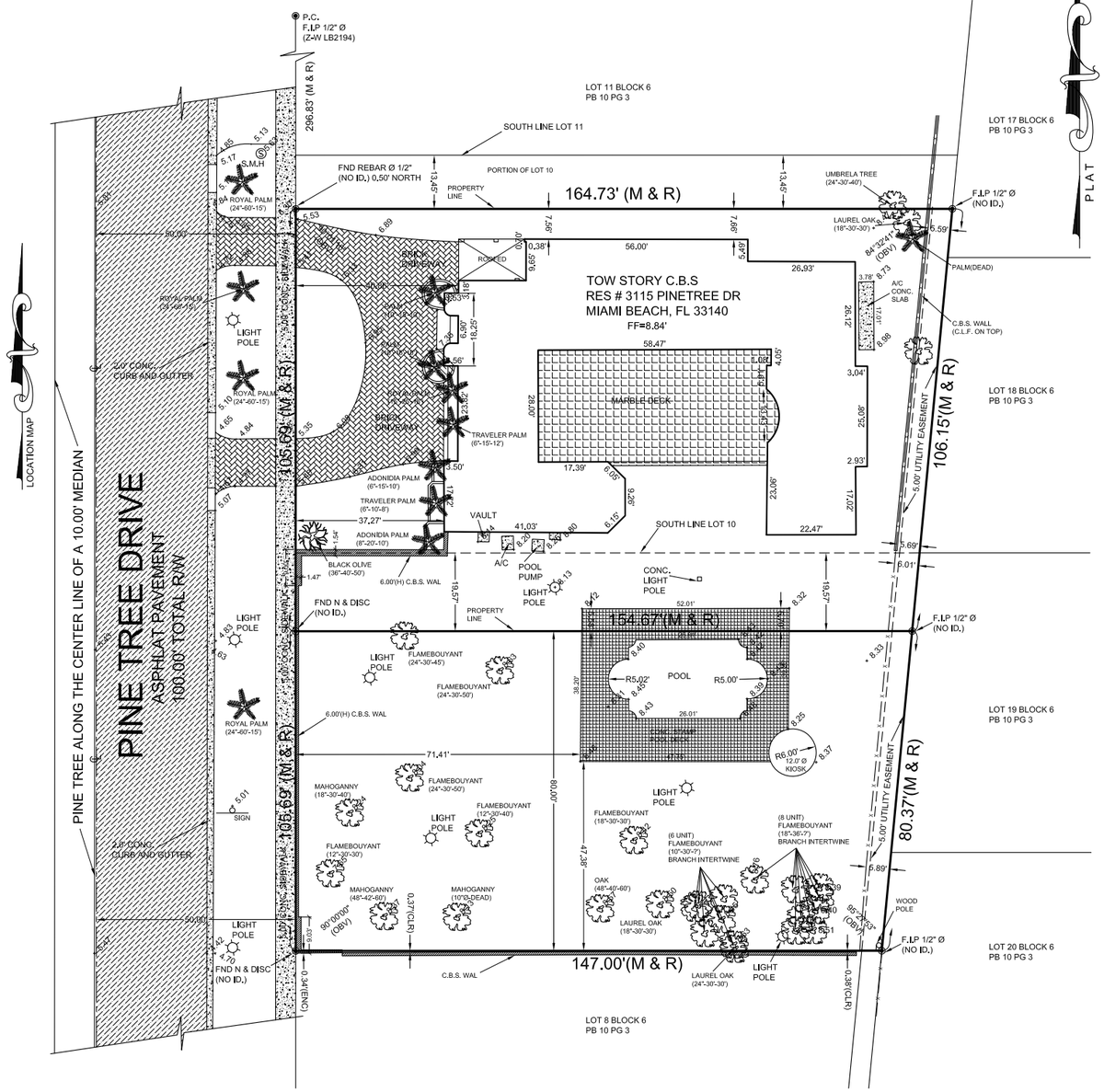
1. EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORD INSTRUMENTS IF ANY, AFFECTING THE PROPERTY.
2. LOCATION AND IDENTIFICATION OF UNDERGROUND ENCROACHMENTS OR UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED
3. NO SEARCH OF PUBLIC RECORDS HAS BEEN MADE (BY THIS OFFICE) FOR ACCURACY AND OR OMISSIONS.
4. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM FROM ENCUMBRANCES, "TITLE" ABSTRACT NOT REVIEWED.
5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
6. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.
7. DIMENSIONS, BEARINGS OR ANGLES INDICATED HEREIN ARE MEASURED AND ARE THE SAME AS PLAT VALUES UNLESS OTHERWISE INDICATED BEARINGS ARE BASED ON SHOWN PLAT VALUES (IF ANY) OR AN ASSUMED VALUE.
8. ALL RIGHTS OF WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED
9. UTILITY FACILITIES WITHIN UTILITY EASEMENTS NOT NOTED AS VIOLATIONS, DRIVEWAYS OR PORTIONS THEREOF WITHIN ROADWAYS NOT NOTED AS VIOLATIONS OR ENCROACHMENTS.
10. R/W LINES DEPICTED HEREON ARE REFERENCED TO THE PLATS OF PUBLIC RECORD (LISTED BELOW) NO ADDITIONAL INFORMATION WAS PROVIDED TO THIS OFFICE REGARDING CHANGES IN RIGHTS OF WAY, DEDICATIONS, LOT LINES,PROPERTY LINES,ZONING ETC.
11. THIS DRAWING IS PROPERTY OF ZURWELLE-WHITTAKER,INC AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT
12. THE ELEVATION INFORMATION SHOWN HEREON (IF ANY) IS RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM, (N.G.V.D.), OF 1929, UNLESS OTHER WISE NOTED
13. BENCHMARK USED: NO ELEVATION REQUESTED
14. COORDINATES SHOWN ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/90/ 2007 NSRS ADJUSTMENT.
15. COORDINATE CONVERSIONS (IF ANY) HAVE BEEN CONVERTED USING CORPSCON VERSION 6.6.1, FROM U.S. ARMY CORPS OF ENGINEERS ALEXANDRIA,VIRGINA.
16. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
17. ACCURACY OF HORIZONTAL CONTROL: (FOR EXPECTED USE OF LAND AS DEFINED BY (5J-17)) THE FIELD MEASUREMENTS VERIFIED BY CALCULATIONS OF A CLOSED GEOMETRIC FIGURE BASED UPON FIELD INFORMATION TAKEN IN THE FIELD BY TOTAL STATION AND OR GPS/GNSS.

RELATIVE DISTANCE ACCURACY FOR THIS SURVEY IS MORE OR LESS.

___	COMMERCIAL/HIGH RISK	LINEAR: 1 FOOT IN 10,000 FEET
X	SUBURBAN	LINEAR: 1 FOOT IN 7,500 FEET
___	RURAL	LINEAR: 1 FOOT IN 5,000 FEET

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED "B O U N D A R Y S U R V E Y" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027.



LEGAL DESCRIPTION:

LOT 9 AND LOT 10, LESS THE NORTHERLY 13.45 FEET THEREOF,BLOCK 6 OF "FLAMINGO TERRACE SUBDIVISION" , ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10 AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

PROPERTY CONTAINS 28,942 SQUARE FEET, MORE OR LESS OR 0.664 ACRES MORE OR LESS.

TYPICAL TREE LEGEND:
18"-30'-25'
TRUNK DIA-HEIGHT-SPREAD

ZURWELLE-WHITTAKER, INC. 1926
CONSULTING ENGINEERS AND SURVEYORS
1140 WEST 50th ST., SUITE 307, HIALEAH, 33012 PH: (305) 534-4668 FAX: (305) 531-4589
CERTIFICATE OF AUTHORIZATION NO. LB0000166 EB 0028651 WWW.ZURWELLE-WHITTAKER.COM
MEMBER: FLORIDA LAND SURVEYOR'S COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY

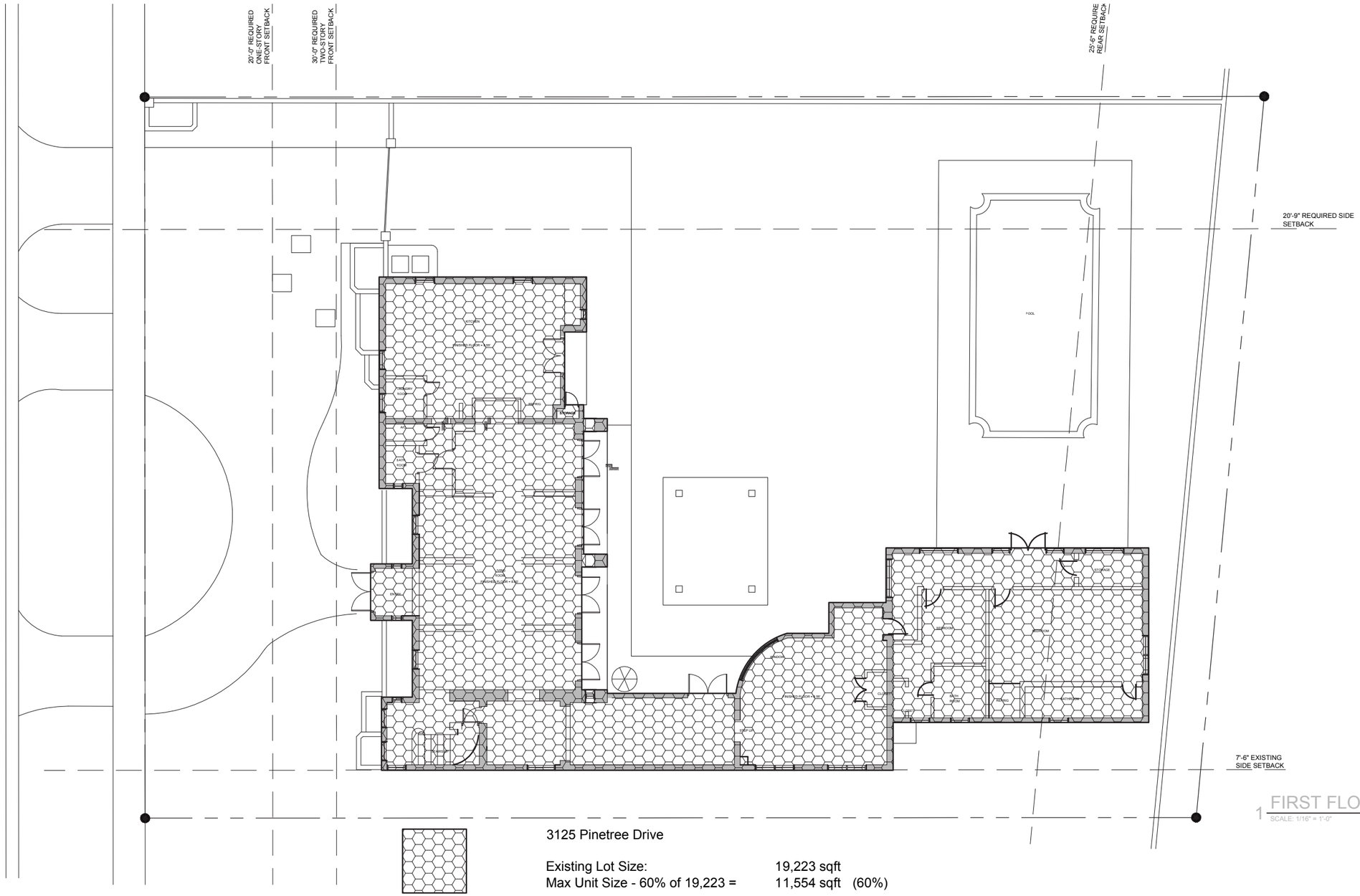
EDDIE A. MARTINEZ
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6755
STATE OF FLORIDA

PROJECT:
3115 PINETREE DR
MIAMI BEACH, FL 33140

JOB No.	N/A
FIELD BOOK:	J.C.CAREAGA
SCALE:	1"=20'
DRAWN:	JMR
REVISED:	EAM
REVISIONS	
SHEET No.	1 OF 1

CAD FILE: (C:\Public\AND PROJECTS 3\3115 PINE TREE DR\dwg\3115 PINE TREE DR.dwg)

G-1.05 EXISTING UNIT SIZE DIAGRAM FIRST FLOOR



EXISTING

3125 Pinetree Drive

Existing Lot Size:	19,223 sqft	
Max Unit Size - 60% of 19,223 =	11,554 sqft	(60%)
Existing Unit Size:	5929 sqft	(31%)
1st floor: 4290 sqft		
2nd floor: 1639 sqft		

Shulman + Associates

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G-1.06 EXISTING UNIT SIZE DIAGRAM SECOND FLOOR

2 SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

EXISTING

3125 Pinetree Drive

Existing Lot Size:	19,223 sqft	
Max Unit Size - 60% of 19,223 =	11,554 sqft	(60%)
Existing Unit Size:	5929 sqft	(31%)
1st floor: 4290 sqft		
2nd floor: 1639 sqft		

Shulman + Associates

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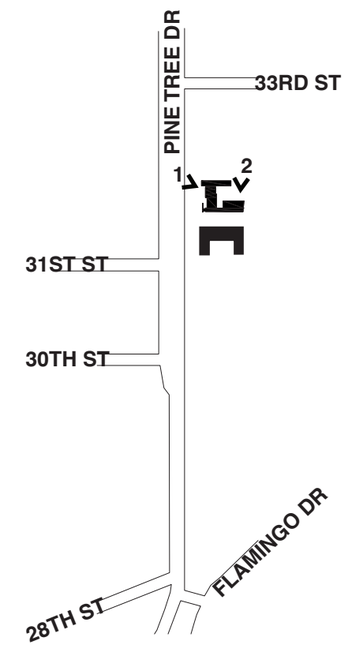
G-1.11 EXISTING SITE PHOTOS

SITE PHOTOGRAPHS
TAKEN DECEMBER 23, 2015



Shulman + Associates

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G-1.12 EXISTING SITE PHOTOS

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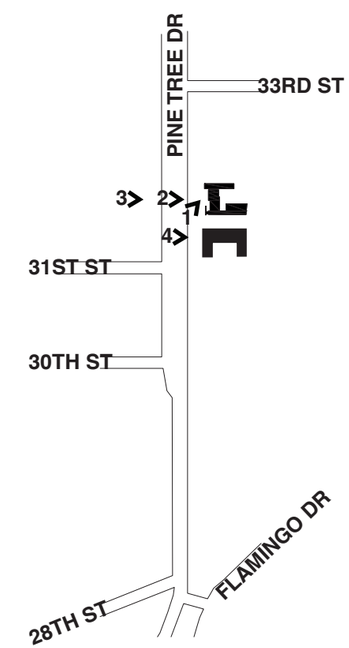

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G-1.13 EXISTING SITE PHOTOS

SITE PHOTOGRAPHS
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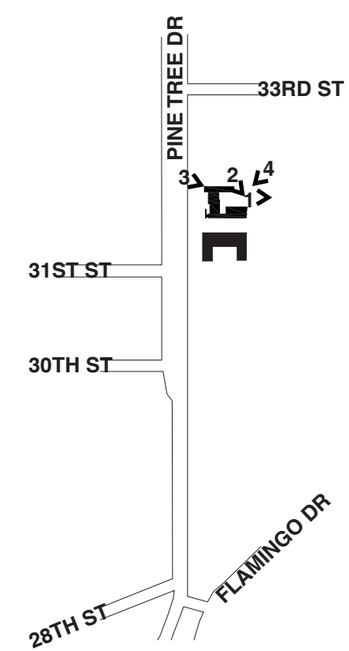

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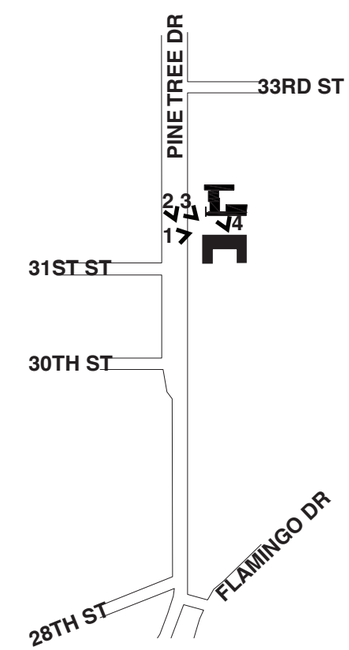
G-1.14 ADJACENT SITE PHOTOS

SITE PHOTOGRAPHS
TAKEN DECEMBER 23, 2015



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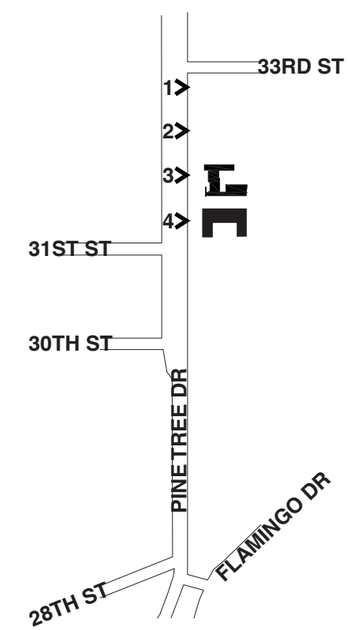
G-1.15 CONTEXT PHOTOS

SITE PHOTOGRAPHS
TAKEN JANUARY 29, 2016



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G-1.16 CONTEXT PHOTOS

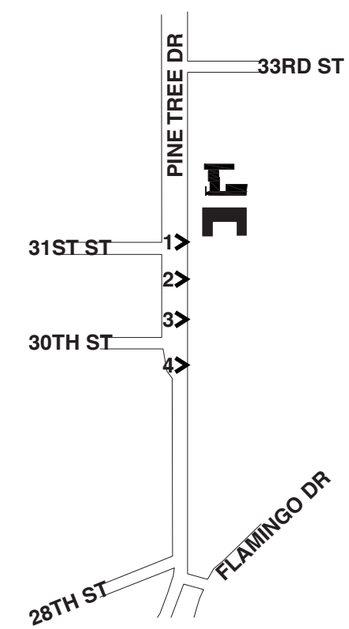
SITE PHOTOGRAPHS
TAKEN JANUARY 29, 2016

1

2

3

4



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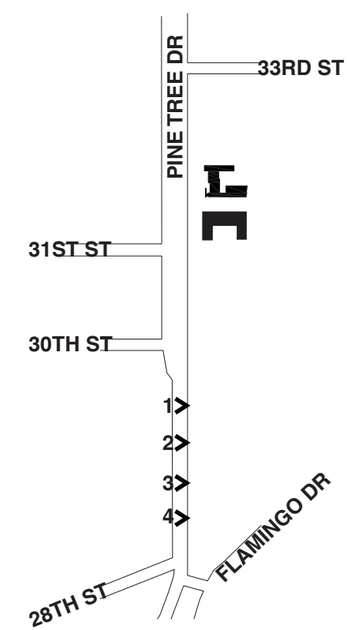
G-1.17 CONTEXT PHOTOS

SITE PHOTOGRAPHS

TAKEN JANUARY 29, 2016



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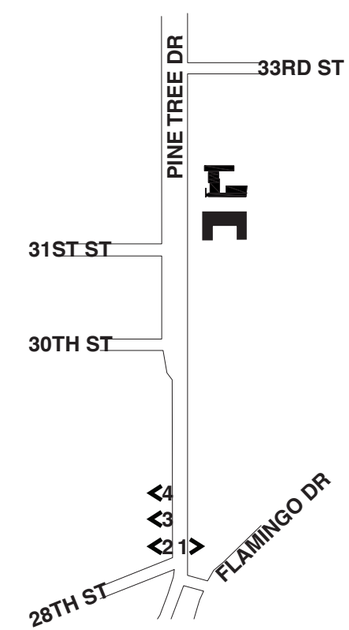
G-1.18 CONTEXT PHOTOS

SITE PHOTOGRAPHS

TAKEN JANUARY 29, 2016



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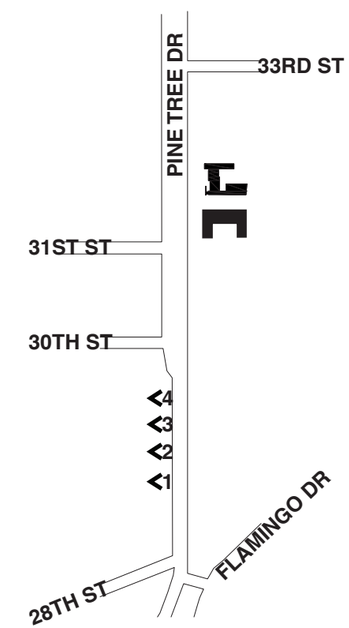
G-1.19 CONTEXT PHOTOS

SITE PHOTOGRAPHS

TAKEN JANUARY 29, 2016



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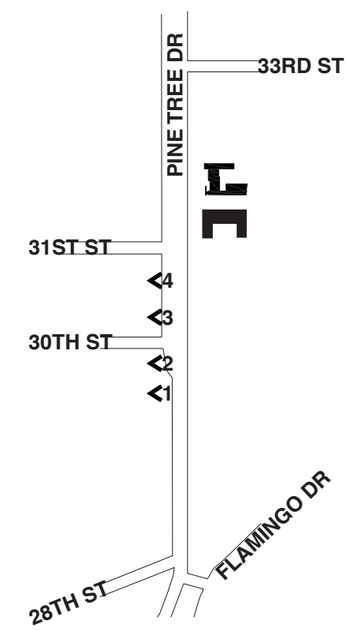
G-1.20 CONTEXT PHOTOS

SITE PHOTOGRAPHS
TAKEN JANUARY 29, 2016



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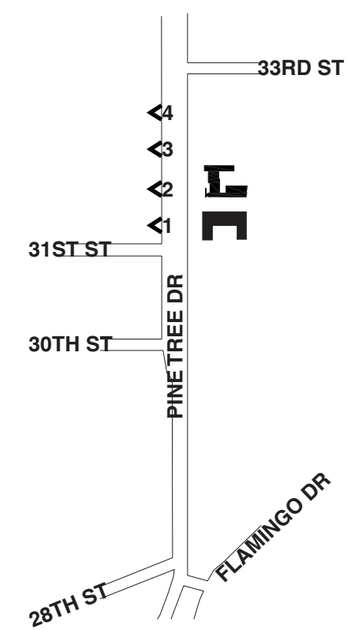
G-1.21 CONTEXT PHOTOS

SITE PHOTOGRAPHS
TAKEN JANUARY 29, 2016



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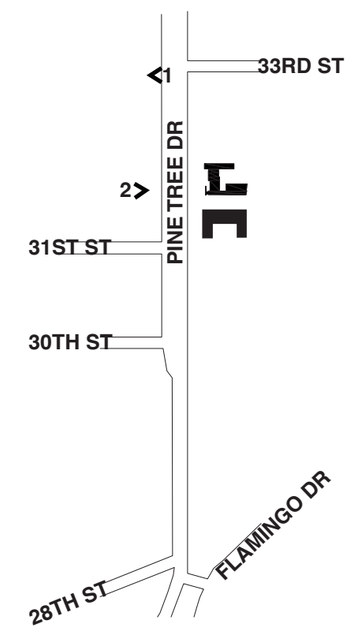
G-1.22 CONTEXT PHOTOS

SITE PHOTOGRAPHS
TAKEN JANUARY 29, 2016



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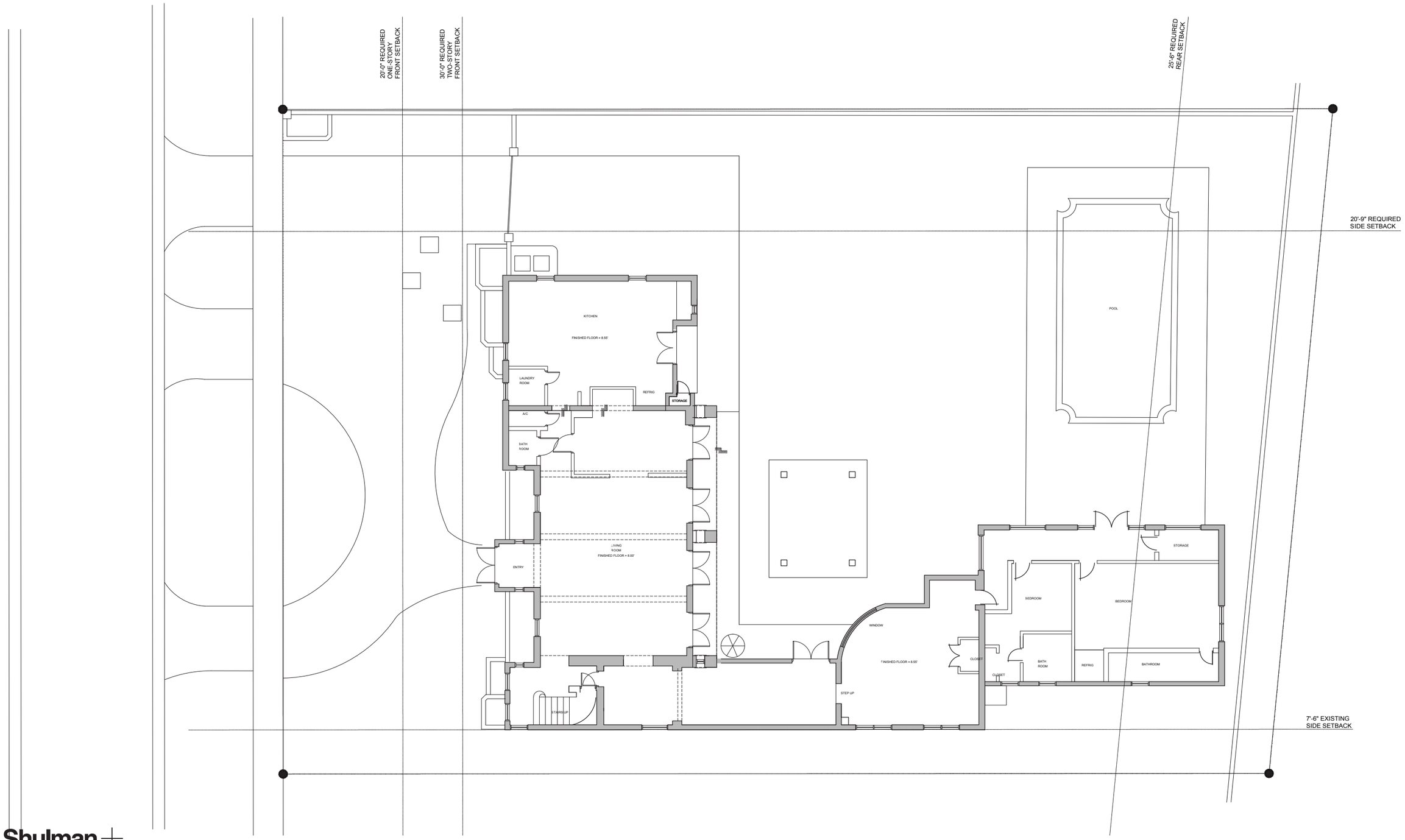
AB-1.01 EXISTING FIRST FLOOR PLAN



Shulman + Associates

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AB-1.02 EXISTING SECOND FLOOR PLAN

Shulman + Associates

©2016 Shulman + Associates

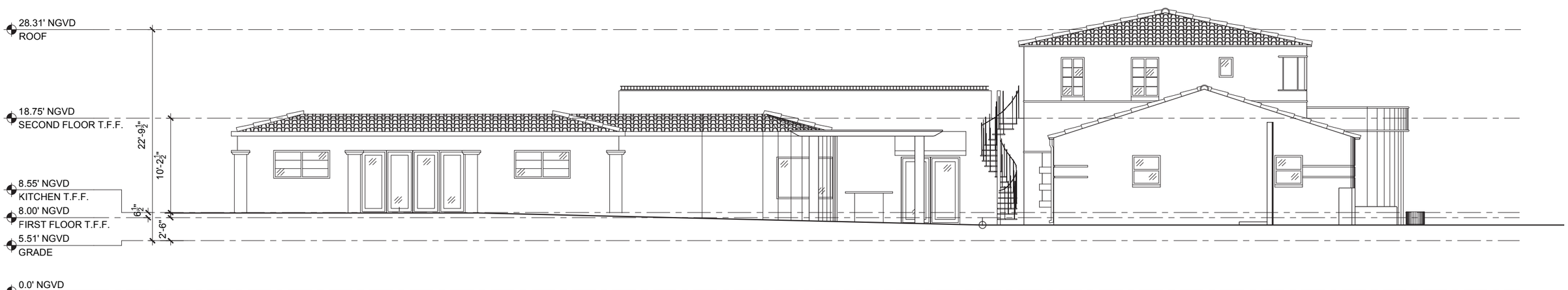
AB-2.01 EXISTING EAST AND WEST ELEVATIONS

WEST ELEVATION

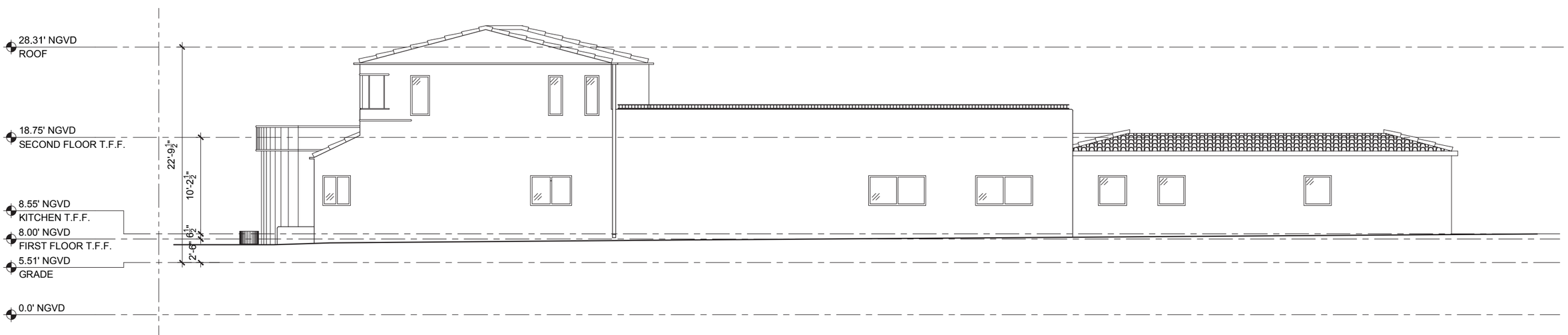
EAST ELEVATION

©2016 Shulman + Associates

AB-2.02 EXISTING NORTH AND SOUTH ELEVATIONS



NORTH ELEVATION



SOUTH ELEVATION

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