

BOUNDARY AND MEAN HIGH WATER LINE SURVEY

LEGAL DESCRIPTION (As Shown in Owner's Policy of Title Insurance):

Lot 29, in Block 1, of BEACH VIEW SUBDIVISION, according to the Plat thereof, recorded in Plat Book 9 at Page 158, of the Public Records of Dade County, Florida;

ALSO

Beginning at the intersection of the Easterly line of Pine Tree Drive with the center line of West 55th Street produced Easterly as said Pine Tree Drive and West 55th Street are shown on a Plat entitled "BEACH VIEW SUBDIVISION", recorded in Plat Book 9, at Page 158, of the Public Records of Dade County, Florida, run in a Northerly direction along the Easterly line of Pine Tree Drive, a distance of Forty-Five and Four Hundredths (45.04) feet to the Point of Beginning of the tract of land herein described;

From said point of beginning run in a Southeasterly direction along the arc of a circular curve deflecting to the left, and having for its elements a central angle of 90 degrees 09' 56" and a radius of 20 feet, a distance of 31.47' to the point of tangency of the above mentioned circular curve;

Thence run in an Easterly direction along a line tangent to the above mentioned circular curve, said line being parallel to and 25 feet distant Northerly from the center line of West 55th Street produced Easterly, a distance of 155.7 feet to a point, and said point being the intersection of the last mentioned line with the outside face of the concrete bulkhead on the Westerly shore of Indian Creek;

Thence run in a Southerly direction, meandering the outside face of said concrete bulkhead on the Westerly shore of Indian Creek, a distance of 50 feet, plus or minus, to a point;

Thence run in a Westerly direction along a line parallel to and 25 feet distant Southerly from the center line of West 55th Street, produced Easterly, a distance of 152.3 feet to a point, said point being the point of curvature of a circular curve, deflecting to the left;

Thence run along the arc of the last mentioned circular curve deflecting to the left, having for its elements a central angle of 90 degrees 09' 56" and a radius of 20 feet, a distance of 31.47' to the point of compound curvature of the last mentioned circular curve, said point also being at the intersection of the arc of the last mentioned circular curve with the arc of a circular curve on the Easterly line of Pine Tree Drive,

Thence run in a Northerly direction along the Easterly line of Pine Tree Drive a distance of 90.08 feet to the Point of Beginning of the tract of land herein described, containing 02 acres, more or less;

which land is more generally described as:

That parcel of land bounded on the North by Block 1-A; on the South by Block 1; on the West by the East line of Pine Tree Drive; and on the East by Indian Creek, and marked "Private Street"; as shown upon the Plat of Beach View Subdivision according to the, Plat thereof, recorded in Plat Book 9, at Page 158, of the Public Records of Dade County, Florida.

LESS AND EXCEPT

A portion of "Private Street" being located within the plat of BEACH VIEW SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 9, at Page 158, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Lot 1 Block 1 A of the aforementioned BEACH VIEW SUBDIVISION, being a point on the arc on a 6937' radius curve to the right concave Northwesterly, a radial line at said point bears North 7135'45" West; thence along the arc of said curve being the Easterly right of way line of Pinetree Drive and the West line of Lot 1 Block 1A, through a central angle of 00'26'59", for an arc distance of 54.44 feet to the Point of Beginning; thence continue along the arc of the aforementioned 6937' radius curve through a central angle of 00'09'56", for an arc distance of 20.06 feet to the intersection with the Westerly projection of the South line of the aforementioned Lot 1 Block 1A, thence South 74'03'21" East, along the Westerly projection of the aforementioned Lot 1 Block 1A, a distance of 20.03 feet to the point of curvature of a 20.00' radius curve concave Northeasterly, a radial line at said point bears South 15'56'39" West, thence along the arc of said curve to the right through a central angle of 90'09'56", for an arc distance of 31.47 feet to the Point of Beginning.

Subject to the following matters of record as designated in Schedule B, Exceptions of Old Republic National Title Insurance Company, Owner's Policy of Title Insurance, Policy Number: OXFL-08583888, File Number: Centner, ORT File Number 17061327. Policy Date: 07/12/2017 at 3:15 PM

SCHEDULE B

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. General or special taxes and assessments required to be paid in the year 2017 and subsequent years, which are not yet due and payable.
Not a Survey matter and contains no plottable elements.

2. *Restrictions, dedications and easements as shown on the Plat of Beach View Subdivision as recorded in Plat Book 9, Page 158, of the Public Records of Miami-Dade County, Florida.*
Not a Survey matter and contains no plottable elements.

3. Declaration of Use for Guest House related to Impact Fees as contained in instrument recorded in Official Records Book 21428, Page 1213, of the Public Records of Miami-Dade County, Florida.
Not a Survey matter and contains no plottable elements.

4. *Riparian and littoral rights are not insured.*
Not a Survey matter and contains no plottable elements.

5. Those portions of the property herein described being artificially filled in land in what was formerly navigable waters, are subject to the right of the United States Government arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.
Not a Survey matter and contains no plottable elements.

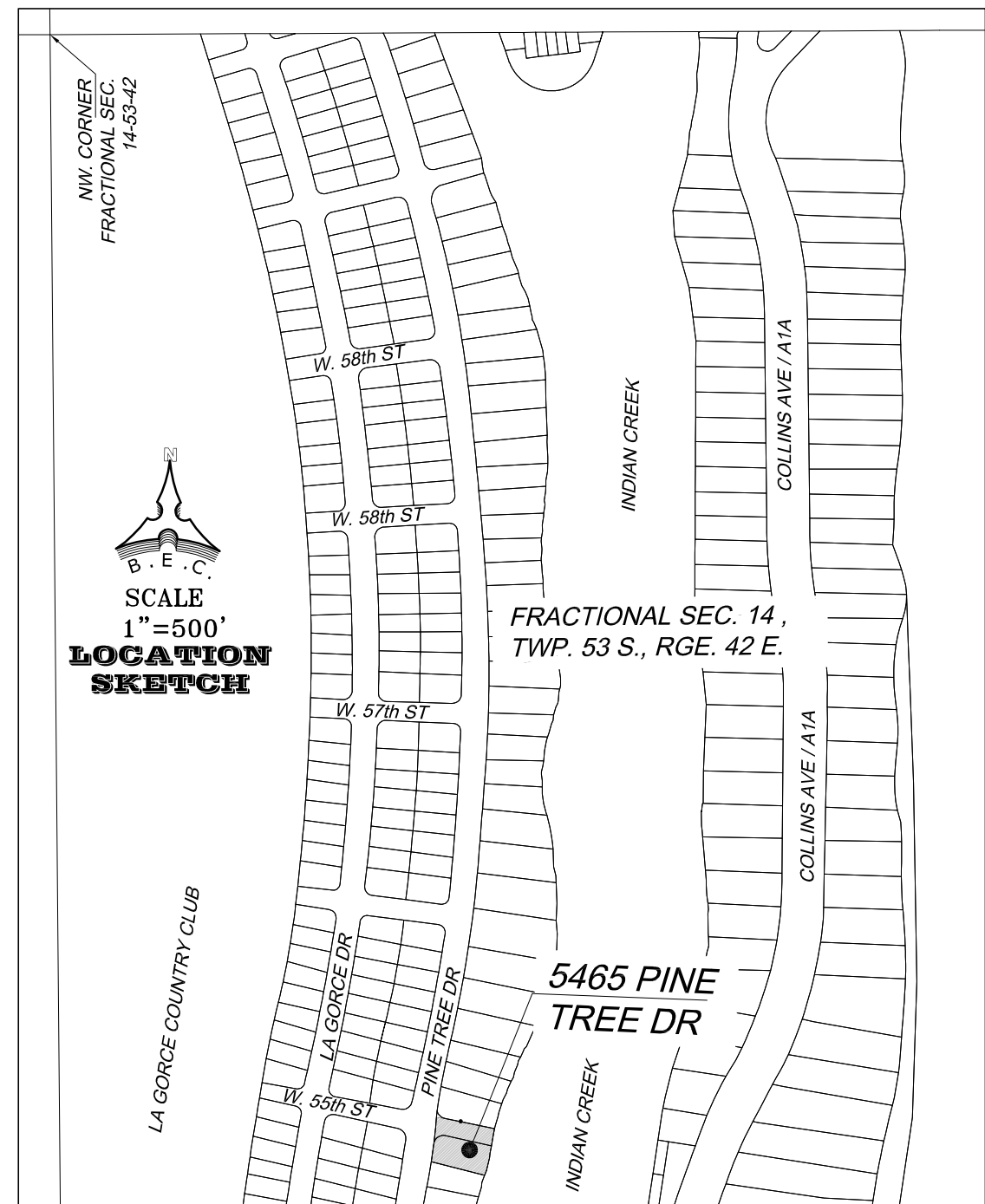
6. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands and lands accreted to such lands.
Not a Survey matter and contains no plottable elements.

7. The following state of facts as disclosed by that survey prepared by NexGen Surveying, LLC, dated June 22, 2017 under Job #100009659:
- a. Encroachment of driveway upon the adjacent road right of way along the Westerly boundary of subject property.
 - b. Encroachment of a concrete wall on the Northerly boundary of subject property.

Biscayne Engineering did not evaluate this matter.

8. Mortgage in favor of First Republic Bank recorded July 12, 2017 in Official Records Book 30609, Page 4981, of the Public Records of Miami-Dade County, Florida.
Not a Survey matter and contains no plottable elements.

NOTE: All recording references in this commitment/policy shall refer to the Public Records of Miami-Dade County, unless otherwise noted.



SURVEYOR'S CERTIFICATE:

I hereby certify that the attached "BOUNDARY AND MEAN HIGH WATER LINE SURVEY" was prepared under my responsible charge and complies with Chapter 177, Part II, Florida statutes, and in accordance with the Standards of Practice for Surveying and Mapping set forth by the State of Florida Board of Professional Surveyors and Mappers in chapter 5J-17, Florida Administrative Code, pursuant to chapter 472.027, Florida Statutes.
Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.


Biscayne Engineering Company, Inc.
529 West Flagler Street, Miami, FL. 33130
(305) 324-7671
State of Florida Department of Agriculture
LB-0000129

Survey Date: 08-04-2017
Underground Utilities Survey Date: 10-06-2017

Wolfgang S. Hueck, PSM, For the Firm
Professional Surveyor and Mapper No. 6519
State of Florida

THIS SURVEY IS NOT COMPLETE
WITHOUT ALL FOUR (5) SHEETS

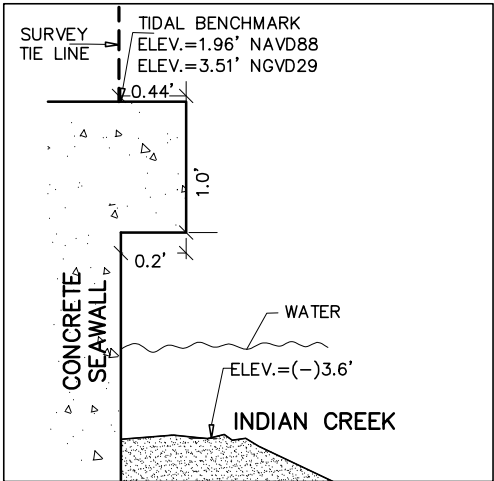
DC-5868 NGVD-29 11"x17"

5465 PINE TREE DRIVE MIAMI BEACH FL, 33140		BISCAZYNE ENGINEERING COMPANY, INC. Consulting Engineers Planners Surveyors		ORDER # _____ DATE _____ P.B. # _____ COMMENTS _____	
FOR: DAVID AND LEILA CENNER				MIAMI 529 WEST FLAGLER STREET FLORIDA, 33130	
ORDER No. 03-S5890	DESIGNED BY: W.H./J.C. SCALE: SHOWN	DESIGNED BY: W.H./A.R. FIELD BOOK No. 2304/44	PH: (305) 324-7671 FAX: (305) 324-0809 WEB SITE: www.biscazyneengineering.com E-MAIL: info@biscazyneengineering.com		
DATE: 08-04-17		APPROVED BY: W.H.			
SHEET No. 1 OF 5					

BOUNDARY AND MEAN HIGH WATER LINE SURVEY



EAST SIDE LOOKING NORTH



DETAIL: PROFILE VIEW
LOOKING NORTH
NOT TO SCALE

ABBREVIATIONS

AC. = ACRES
B.E.C. = BISCAYNE ENGINEERING COMPANY
BEC = BISCAYNE ENGINEERING COMPANY
BLDG = BUILDING
(C) = CALCULATED BASED ON SURVEY MEASUREMENTS
CBS = CONCRETE BLOCK STRUCTURE
CONC. = CONCRETE
D = DIAMETER
ELEV. = ELEVATION
F.F.E. = FINISHED FLOOR ELEVATION
FND= FOUND
H = HEIGHT
ID = IDENTIFICATION
I.P. = IRON PIPE
I.P.&C = IRON PIPE AND CAP
IR&C = IRON ROD AND CAP
L = LENGTH (WHEN USED IN CURVE DATA)
N/A = NOT AVAILABLE
N.T.S. = NOT TO SCALE
N&W = NAIL AND WASHER
O.R.B. = OFFICIAL RECORDS BOOK
(P) = PER PLAT
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.B. = PLAT BOOK
PG. = PAGE
R = RADIUS
(R) = RECORD
R&C = 5/8"Ø REBAR AND CAP
RGE = RANGE
R/W = RIGHT-OF-WAY
S = SPREAD
SE. = SOUTHEAST
SEC. = SECTION
S.F. = SQUARE FEET
TWP = TOWNSHIP
± = MORE AND LESS
CL = CENTER LINE
Ø = DIAMETER
(') = FEET
(") = INCHES

LEGEND:

- CATCH BASIN
- WOOD POWER POLE
- LIGHT POLE
- WATER METER
- BOLLARD
- TELEPHONE/COMMUNICATION MANHOLE
- PALM
- TREE
- FIRE DEPARTMENT CONNECTION
- SIGN

LINE TYPES:

- WOOD FENCE
- RIGHT OF WAY LINE
- BOUNDARY LINE
- CENTER LINE
- LOT LINE
- OVERHEAD WIRES
- ELECTRIC LINE
- GAS LINE
- TELEPHONE LINE
- STORM SEWER LINE
- WATER LINE

SURVEYOR'S NOTES:

- Legal Description provided by client.
- This site lies in Section 14, Township 53 South, Range 42 East, Miami-Dade County, Florida.
- Area of the subject property to the Mean High Water Line is 21,214 square feet more or less.
- Bearings and coordinates shown hereon refer to the Florida State Plane Coordinate System, East Zone, NAD83 (North American Datum of 1983), bearings were derived by obtaining coordinates using real time kinematic (RTK) global position equipment having sub-centimeter accuracy using a Trimble model R8 unit (dual frequency) and are referenced to the Southerly line of Lot 29, Block 1 of Beach View Subdivision, having a bearing of S82°20'52"E.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929 (NGVD29) and are referenced to the following City of Miami Beach benchmarks.
i) MDC D 186: PK Nail and Washer in concrete rim of BST MH, elevation = 5.77 feet, location E intersection W 55th Street & Pine Tree Drive.
ii) CMB 53 01 P: PK Nail and Washer on curb, W side of landscape median, elevation = 5.09 feet, location intersection of W 53 Street & Pine Tree Drive.
- Lands shown hereon are located in Federal Flood Zone "AE", elevation 8' NGVD-1929 = (8.00-1.55) = **6.45 feet NAVD-88**, per FIRM Map Number 12086C0328, Suffix L, Community Name: City of Miami Beach, Community Number: 120651, Revised: September 11, 2009.
- Dimensions indicated hereon are field measured using a total station electronic distance measurement (EDM), unless otherwise noted.
- Ties from property lines to building are to the exterior face of building's perimeter walls; underground foundations have not been located or shown.
- Underground improvements and/or underground encroachments, where they are not visible at surface ground level, are not shown including but not limited to buildings, structural appurtenances, storm drainage systems, tanks or rubbish fills.
- The location of visible utilities shown hereon were field located.
- The approximate location of underground utilities was marked in the field by InfraMap Corporation and located by Biscayne Engineering Company on 11-06-2017 (See InfraMap PROJECT#: PF14717).
- No attempt was made by the surveyor to determine mineral rights ownership and/or rights-of-entry appurtenant thereto.
- There may be additional restrictions affecting this property found in the laws of the City of Miami Beach, and the State of Florida.
- This survey is a retracement of the Sketch of Survey for Lot 29 and a portion of private Road adjacent to said Lot, Block 1, Beach View Subdivision prepared by Biscayne Engineering Company, Drawing 318-SS-4, order # 11183, field book #608-39, bearing a date of May 28, 1946.
- Reference: Sketch of Survey for Lot 1, Block 1-A, Beach View Subdivision prepared by Biscayne Engineering Company, Drawing # BT-1910, order # 01-66711, field book 2000-II-47-52, bearing a date of 8-29-88.
- The mean high water elevation as shown hereon was established by extending the elevation shown at Mean High High Water Interpolation Point No. 158
- THE MEAN HIGH WATER LEVEL SHOWN HEREON HAS AN ELEVATION OF (+)0.16' NAVD OF 1988, AND WAS PROVIDED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION HAVING AN ELEVATION OF 0.16 FEET RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
- NOTE: THIS SURVEY HAS BEEN REDUCED FROM IT'S ORIGINAL SIZE OF 24"x36" SHEETS AND RECONFIGURED ONTO THE FOUR (4) SHEETS HEREON IN ORDER TO MAINTAIN THE GRAPHIC SCALES AS SHOWN HEREON.

HATCH TYPES

- BUILDING LIMITS
- CONCRETE WALL

+ 7.4 = GROUND ELEVATION (TYPICAL)
x 5.45 = HARD SURFACE ELEVATION (TYPICAL)

THIS SURVEY IS NOT COMPLETE
WITHOUT ALL FOUR (5) SHEETS

5465 PINE TREE DRIVE
MIAMI BEACH FL, 33140

FOR DAVID AND LEILA CENTNER

DESIGNED BY: I.G./A.R.
DATE: 03-04-17

APPROVED BY: W.H.

FIELD BOOK No. 2904/44

CHECKED BY: W.H./A.R.

ORDER No.
03-85890

SHEET No.
2 OF 5

BISCAYNE ENGINEERING COMPANY, INC.
Consulting Engineers Planners Surveyors

PH: (305) 324-7671
FAX: (305) 324-0609

529 WEST FLAGLER STREET
MIAMI
FLORIDA 33130

WEB SITE: www.biscayneengineering.com
E-MAIL: info@biscayneengineering.com

COMMENTS

DATE

F.B.#

ORDER #

DATE: Dec 07, 2017 - 3:10pm EST
FILE: F:\SURVEY\PROJECTS\85000's\85890 DAVID AND LEILA CENTNER\DWG\85890 ngvd-29 11x17.dwg

This drawing is the property of Bacozone Engineering Company, Inc. and shall not be used or reproduced, in whole or in part without permission of Bacozone Engineering Company, Inc.

5465 PINE TREE DRIVE
MIAMI BEACH FL, 33140

FOR: DAVID AND LEILA CENTNER

SCALE: 1" = 10'	DESIGNED BY: I.G./A.R.	DRAWN BY: W.H./I.G.	CHECKED BY: W.H./A.R.
DATE: 08-04-17	APPROVED BY: W.H.	FIELD BOOK No. 2904/44	

 **BISCAYNE ENGINEERING COMPANY, INC.**
Consulting Engineers Planners Surveyors

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MIAMI
FLORIDA, 33130

PH: (305) 324-7671
FAX: (305) 324-0609

WEB SITE: www.biscayneengineering.com
E-MAIL: info@biscayneengineering.com

FOUNDED 1966

ORDER #	DATE	F.B. #	COMMENTS

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