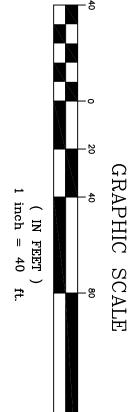
1355 NW 97 AV SUITE 200 MIAMI FLORIDA 33172 TELEPHONE: (305) 264-2660 FAX: (305) 264-0229

DRAWN BY: LG.(AL.)

LAND saohanang SURVEYORS

BOUN **VDARY SURVEY**



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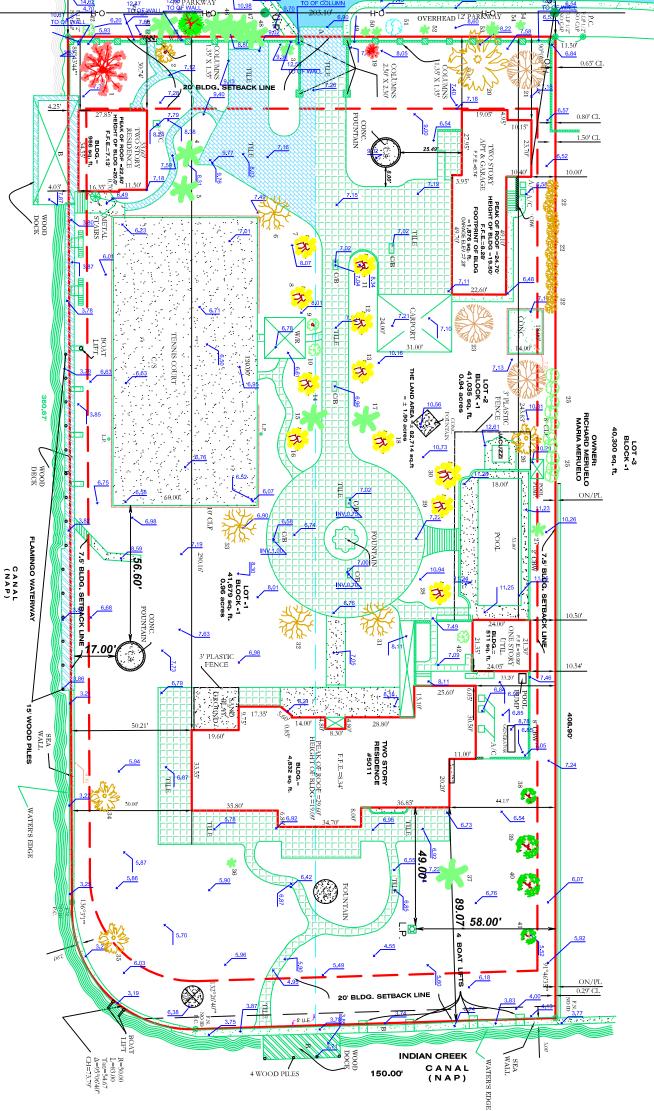
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CATION SKETCH

N.T.S.

WATERWAY

PROPERTY SUBJECT



PINE TREE DRIVE

TREE NAME		TREE	E TABLE	•••			TREE	TABLE	•••	
FICUS COCOLALOBA ALEXANDER PALM MEXICAN PALM CANARY ISLAND PALM SAWGRASS PARETTO AUEEN PALM SAWGRASS PARETTO COCOLALOBA MANGO HIBISCU MANGO HIBISCU MANGO FILS COCCOL	<u>8</u>	TREE NAME	DIAMETER (')	HEIGHT (')	SPREAD(')	N O	TREE NAME	DIAMETER(') HEIGHT(')		SPREAD (')
COCOLALOBA 2.00 ALEXANDER PALM 0.40 MEXICAN PALM 0.70 MEXICAN PALM 0.70 CANARY ISLAND PALM 1.20 SAWGRASS PARETTO 2.00 PALM 0.30 PALM 0.30 PALM 0.30 PALM 1.50 SAWGRASS PARETTO 1.50 SAWGRASS PARETTO 1.50 SAWGRASS PARETTO 0.80 SAWGRASS PARETTO 1.50 QUEEN PALM 0.80 SAWGRASS PARETTO 2.00 QUEEN PALM 0.80 SAWGRASS PARETTO 1.50 QUEEN PALM 0.80 SAWGRASS PARETTO 2.00 MANGO 1.50 MANGO 1.50 MANGO 1.50 MANGO 2.00 FHS TALE 0.70 0.80 0.80	_	FICUS	7.00	25.00	20.00	28	SAWGRASS PARETTO	2.00		10.00
ALEXANDER PALM MEXICAN PALM MEXICAN PALM CANARY ISLAND PALM SAWGRASS PARETTO PALM PALM PALM SAWGRASS PARETTO QUEEN PALM O.80 SAWGRASS PARETTO O.80 SAWGRASS PARET	2	COCOLALOBA	2.00	15.00	10.00	29	SAWGRASS PARETTO	2.00	20.00	10.00
MEXICAN PALM 0.70 MEXICAN PALM 0.70 CANARY ISLAND PALM 1.20 SAWGRASS PARETTO 2.00 SAWGRASS PARETTO 0.30 PALM 0.30 PALM 1.50 SAWGRASS PARETTO 1.50 SAWGRASS PARETTO 1.50 SAWGRASS PARETTO 0.80 QUEEN PALM 0.80 SAWGRASS PARETTO 1.50 QUEEN PALM 0.80 SAWGRASS PARETTO 2.00 PICUS 8.00 COCOLALOBA 3.00 MANGO 1.50 MANGO 1.20 MANGO 2.00 FIHS TALE 0.70 0.80 0.80	ω	ALEXANDER PALM	0.40	25.00	5.00	30	coco	0.70	25.00	15.00
MEXICAN PALM 0.70 CANARY ISLAND PALM 1.20 SAWGRASS PARETTO 2.00 SAWGRASS PARETTO 2.00 PALM 0.30 PALM 0.30 SAWGRASS PARETTO 1.50 SAWGRASS PARETTO 1.50 SAWGRASS PARETTO 1.50 SAWGRASS PARETTO 1.50 QUEEN PALM 0.80 SAWGRASS PARETTO 2.00 PICUS 8.00 COCOLALOBA 3.00 MANGO 1.50 MANGO 1.20 MANGO 2.00 FIHS TALE 0.70 0.80 0.80	4	MEXICAN PALM	0.70	20.00	10.00	3	CANARY ISLAND PALM	1.10	20.00	15.00
CANARY ISLAND PALM 1.20 SAWGRASS PARETTO 2.00 SAWGRASS PARETTO 2.00 PALM 0.30 PALM 0.30 SAWGRASS PARETTO 1.50 SAWGRASS PARETTO 1.50 SAWGRASS PARETTO 1.50 SAWGRASS PARETTO 1.50 QUEEN PALM 0.80 SAWGRASS PARETTO 2.00 PICUS 8.00 SAWGRASS PARETTO 2.00 PICUS 8.00 COCOLALOBA 3.00 MANGO 1.50 MANGO 1.20 MANGO 2.00 FIHS TALE 0.70 0.80 0.80	Сī	MEXICAN PALM	0.70	25.00	10.00	32	CANARY ISLAND PALM	1.10	20.00	15.00
SAWGRASS PARETTO 2.00 SAWGRASS PARETTO 2.00 PALIM 0.30 PALIM 0.30 PALIM 1.50 SAWGRASS PARETTO 1.50 SAWGRASS PARETTO 1.50 SAWGRASS PARETTO 1.50 QUEEN PALM 0.80 SAWGRASS PARETTO 2.00 PICUS 8.00 SAWGRASS PARETTO 2.00 PICUS 8.00 COCOLALOBA 3.00 MANGO 1.50 HIBISCU 0.70 MANGO 1.20 FIHS TALE 0.70 0.80 0.80		CANARY ISLAND PALM	1.20	30.00	15.00	33	SAWGRASS PARETTO	1.20	7.00	15.00
SAWGRASS PARETTO 2.00 PALIM 0.30 PALIM 0.30 SAWGRASS PARETTO 1.50 SAWGRASS PARETTO 1.50 SAWGRASS PARETTO 1.50 SAWGRASS PARETTO 1.50 QUEEN PALM 0.80 SAWGRASS PARETTO 2.00 PICUS 8.00 SAWGRASS PARETTO 2.00 PICUS 8.00 COCOLALOBA 3.00 MANGO 1.50 HIBISCU 0.70 MANGO 1.20 MANGO 2.00 FIHS TALE 0.70 0.80 0.80	7	SAWGRASS PARETTO	2.00	6.00	5.00	34	ROYAL PALM	2.00	35.00	15.00
PALM 0.30 PALM 0.30 SAWGRASS PARETTO 1.50 SAWGRASS PARETTO 1.50 SAWGRASS PARETTO 1.50 SAWGRASS PARETTO 1.50 QUEEN PALM 0.80 SAWGRASS PARETTO 2.00 QUEEN PALM 8.00 SAWGRASS PARETTO 2.00 FICUS 8.00 COCOLALOBA 3.00 MANGO 1.50 HIBISCU 0.70 MANGO 1.20 MANGO 2.00 FIHS TALE 0.70 0.80 0.80		SAWGRASS PARETTO	2.00	5.00	5.00	35	ROYAL PALM	2.00	45.00	15.00
PALM 0.30 SAWGRASS PARETTO 1.50 SAWGRASS PARETTO 1.50 SAWGRASS PARETTO 1.50 SAWGRASS PARETTO 0.80 QUEEN PALM 0.80 SAWGRASS PARETTO 2.00 QUEEN PALM 8.00 SAWGRASS PARETTO 2.00 FICUS 8.00 COCOLALOBA 3.00 MANGO 1.50 HIBISCU 0.70 MANGO 1.20 MANGO 2.00 FIHS TALE 0.70 COCCO 0.80	9	PALM	0.30	8.00		36	MINIATURE DATE PALM	0.30	4.00	
SAWGRASS PARETTO 1.50 SAWGRASS PARETTO 1.50 SAWGRASS PARETTO 1.50 SAWGRASS PARETTO 0.80 QUEEN PALM 0.80 SAWGRASS PARETTO 2.00 QUEEN PALM 8.00 SAWGRASS PARETTO 2.00 FICUS 8.00 COCOLALOBA 3.00 MANGO 1.50 HIBISCU 0.70 MANGO 1.20 MANGO 2.00 FIHS TALE 0.70 COCCO 0.80	10	PALM	0.30	8.00		37	37 MINIATURE DATE PALM	0.30	4.00	15.00
SAWGRASS PARETTO 1.50 SAWGRASS PARETTO 1.50 SAWGRASS PARETTO 0.80 QUEEN PALM 0.80 SAWGRASS PARETTO 1.50 QUEEN PALM 0.80 SAWGRASS PARETTO 2.00 FICUS 8.00 COCOLALOBA 3.00 MANGO 1.50 HIBISCU 0.70 MANGO 1.20 MANGO 2.00 FIHS TALE 0.70 COCCO 0.80	<u> </u>	SAWGRASS PARETTO	1.50	6.00	5.00	38	AVOCADO	0.70	15.00	
SAWGRASS PARETTO 1.50 SAWGRASS PARETTO 1.50 QUEEN PALM 0.80 SAWGRASS PARETTO 1.50 QUEEN PALM 0.80 SAWGRASS PARETTO 2.00 FICUS 8.00 COCOLALOBA 3.00 MANGO 1.50 HIBISCU 0.70 MANGO 1.20 MANGO 2.00 FIHS TALE 0.70 0.80 0.80	12	SAWGRASS PARETTO	1.50	4.00	5.00	39	AVOCADO	0.30	19.00	5.00
SAWGRASS PARETTO 1.50 QUEEN PALM 0.80 SAWGRASS PARETTO 1.50 QUEEN PALM 0.80 SAWGRASS PARETTO 2.00 FICUS 8.00 COCOLALOBA 3.00 MANIGO 1.50 MANIGO 1.20 MANIGO 2.00 FIHS TALE 0.70 COCO 0.80	3	SAWGRASS PARETTO	1.50	7.00	5.00	40	AVOCADO	0.50	20.00	5.00
QUEEN PALM 0.80 SAWGRASS PARETTO 1.50 QUEEN PALM 0.80 SAWGRASS PARETTO 2.00 FICUS 8.00 COCOLALOBA 3.00 MANGO 1.50 HIBISCU 0.70 MANGO 1.20 MANGO 2.00 FIHS TALE 0.70 COCCO 0.80	14	SAWGRASS PARETTO	1.50	6.00	5.00	41	AVOCADO	0.80	15.00	•
SAWGRASS PARETTO 1.50 QUEEN PALM 0.80 SAWGRASS PARETTO 2.00 FICUS 8.00 COCOLALOBA 3.00 MANIGO 1.50 HIBISCU 0.70 MANIGO 1.20 MANIGO 2.00 FIHS TALE 0.70 COCO 0.80	5	QUEEN PALM	0.80	35.00	10.00	42	PALM	0.70	15.00	
QUEEN PALM 0.80 SAWGRASS PARETTO 2.00 FICUS 8.00 COCOLALOBA 3.00 MANIGO 1.50 HIBISCU 0.70 MANIGO 1.20 MANIGO 2.00 FIHS TALE 0.70 COCO 0.80	16	SAWGRASS PARETTO	1.50	7.00	5.00	43	QUEEN PALM	1.00	35.00	15.00
SAWGRASS PARETTO 2.00 FICUS 8.00 COCOLALOBA 3.00 MANIGO 1.50 HIBISCU 0.70 MANIGO 1.20 MANIGO 2.00 FIHS TALE 0.70 COCO 0.80	17	QUEEN PALM	0.80	30.00	10.00	44	DRAGON TREE	1.00	30.00	10.00
FICUS 8.00 COCOLALOBA 3.00 MANIGO 1.50 HIBISCU 0.70 MANIGO 1.20 MANIGO 2.00 FIHS TALE 0.70 COCO 0.80	18	SAWGRASS PARETTO	2.00	7.00	10.00	45	QUEEN PALM	1.00	25.00	15.00
COCOLALOBA 3.00 MANGO 1.50 HIBISCU 0.70 MANGO 1.20 MANGO 2.00 FIHS TALE 0.70 COCO 0.80	19	FICUS	8.00	35.00		46	QUEEN PALM	1.00	20.00	15.00
MANGO 1.50 HIBISCU 0.70 MANGO 1.20 MANGO 2.00 FIHS TALE 0.70 COCO 0.80	20	COCOLALOBA	3.00	25.00	30.00	47	QUEEN PALM	1.00	25.00	15.00
HIBISCU 0.70 MANGO 1.20 MANGO 2.00 FIHS TALE 0.70 COCO 0.80	21	MANGO	1.50	25.00	25 00	48	QUEEN PALM	1.00	25.00	15.00
MANGO 1.20 MANGO 2.00 FIHS TALE 0.70 COCO 0.80	22	HIBISCU	0.70	17.00	1	49	49 MINIATURE DATE PALM	1.00	8.00	ı
MANGO 2,00 FIHS TALE 0,70 COCO 0.80	23	MANGO	1.20	35.00	30.00	50	50 MINIATURE DATE PALM	1.00	8.00	•
FIHS TALE 0.70 COCO 0.80	24	MANGO	2.00	35.00	30.00	51	PINE	0.70	10.00	
COCO 0.80	25	FIHS TALE	0.70	10.00		52	52MINIATURE DATE PALM	0.30	7.00	
	26	0000	0.80	50.00	15.00	53	ALEXANDER PALM	0.30	40.00	5.00

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):

- NG THE PROPERTY. LIMITATIONS, RESTRICTIONS,
- VT OR ATTESTING TITLE COMPANY. AND/ OR A GRAPHIC REPRESENTATION OF THE D, COULD BE DRAWN AT A SHOWN SCALE AND
- EMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.
 TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.
 HITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND
 Y WILL BE RESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION
 THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS,
 ESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR
- E OWNERSHIP NOT DETERMINED.

 E OWNERSHIP NOT DETERMINED.

 PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES

 PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES

 THE HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

 FIND FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

 "AE" COMMUNITY/PANEL/SUFFIX:120651-0328-L DATE OF FIRM: 09-11-2009
- C.B. LATED
 BASIN.
 ETE BLOCK STRUCT

CONC. = CONCRETE. PRO C.P. = CONC. PORCH. C.S. = CONCRETE SLAB. D.E. = DRAINAGE EASEMENT. D.M.E. = DRAINAGE MAINTENANCE EASEMENTS I DRIVE = DRIVEWAY O = DEGREES. E = EAST. E.T.P. = ELECTRIC TRANSFORMER PAD. ELEV- = ELECTRION. ENCR. = ENCROACHMENT. F.H. = FIRE HYDRANT. F.I.P. = FOUND IRON PIPE. F.I.P. = FOUND IRON ROD. F.F.E. = FINISHED FLOOR ELEVATION. F.N.D. = FOUND NAIL & DISK. FR = FRAME.	PROP. COR. = PROPERTY CORNER FIN: = FOUND NAIL FIN: = FOUND NAIL H. = HIGH (HEIGHT) IN. & EG. = INGRESS AND EGRESS EASEMENT. L. P. = LICENSED BUSINESS L. P. = LIGHT POLE. L. F. E. = LOWEST FLOOR ELEVATION. L. M. E. = MINUTES M. = MINUTES M. = MINUTES MON. = MONUMENT LINE. M/H = MANHOLE. M/H = MANHOLE. M/H = MONUMENT LINE. ELEVATION. N. A. P. = NOT A PART OF. SK. N. T. S. = NORT TO SCALE FOUND NAIL MAINCAIL GEODETIC VERTICAL DATUM. N. M. T. S. = NORT TO SCALE
	P. COR. = F. N. = F. E. = F. E

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	TXCT. CCX. TXCTEX. CCXNEX
$C \cdot P \cdot = CONC \cdot PORCH \cdot$	FNIP. = FEDERAL NATIONAL INSURANCE
C.S. = CONCRETE SLAB.	F.N. = FOUND NAIL.
D.E. = DRAINAGE EASEMENT .	H. = HIGH (HEIGHT)
1.E. = DRAINAGE MAINTENANCE EASEMENTS	IN. & EG. = INGRESS AND EGRESS EASEMENT.
IVE = DRIVEWAY	L.B.= LICENSED BUSINESS
$\circ = DEGREES$.	L.P. = LIGHT POLE.
E = EAST.	L.F.E. = LOWEST FLOOR ELEVATION.
<pre>T.P. = ELECTRIC TRANSFORMER PAD.</pre>	L.M.E. = LAKE MAINTENANCE EASEMENT.
$SEV_{\bullet} = ELEVATION_{\bullet}$	' = MINUTES.
VCR. = ENCROACHMENT.	M. = MEASURED DISTANCE.
F.H. = FIRE HYDRANT.	MON. = MONUMENT LINE.
F.P. = FOUND IRON PIPE.	M/H = MANHOLE.
.R. = FOUND IRON ROD.	M/L = MONUMENT LINE.
F.E. = FINISHED FLOOR ELEVATION.	N.A.P. = NOT A PART OF.
I.D. = FOUND NAIL & DISK.	NGVD = NATIONAL GEODETIC VERTICAL DATUM.
FR = FRAME.	$N_{\bullet} = NORTH_{\bullet}$
FT = FEET.	N.T.S. = NOT TO SCALE.
	#-NO.=NUMBER.

NCRETE. F	PROP. COR. =	PROP. COR. = PROPERTY CORNER	
NC. PORCH.	FNIP. =	FNIP. = FEDERAL NATIONAL INSURANCE	0
NCRETE SLAB.	F.N. =	F.N. = FOUND NAIL.	0
AINAGE EASEMENT .	H.=	HIGH (HEIGHT)	
AINAGE MAINTENANCE EASEMENTS	IN. & EG. =	IN. & EG. = INGRESS AND EGRESS EASEMENT.	ч
IVEWAY	L.B.=	L.B. = LICENSED BUSINESS	
GREES.	L.P.=	L.P. = LIGHT POLE.	
ST.	$L \cdot F \cdot E =$	L.F.E. = LOWEST FLOOR ELEVATION.	Þ
ECTRIC TRANSFORMER PAD.	L.M.E. =	L.M.E. = LAKE MAINTENANCE EASEMENT.	
EVATION.	, =	= MINUTES.	
CROACHMENT	M. =	= MEASURED DISTANCE.	
RE HYDRANT.	MON. =	. = MONUMENT LINE.	
UND IRON PIPE.	= H/M	I = MANHOLE.	P
UND IRON ROD.	M/L =	= MONUMENT LINE.	
NISHED FLOOR ELEVATION.	N.A.P. =	= NOT A PART OF.	
UND NAIL & DISK.	NGVD =	= NATIONAL GEODETIC VERTICAL DATUM.	Þ
AME.	$N_{\bullet} =$	= NORTH.	ъ
ET.	N.T.S. =	N.T.S. = NOT TO SCALE.	ש
	#-NO = NIIMBER	NIJMBER.	

HEAD HEAD UTILITY LINES HANG

OUND CURVE.

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

NORTH ARROW BASED ON PLAT
 ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929
 MIAMI BEACH BENCH MARK # A-34.LOCATOR NO. 3223 E.; ELEVATION FEET 14.34 OF N.G.V.D. OF 1929
 3). THIS IS A SPECIFIC PURPOSE SURVEY.
 THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
 THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.

SURVEYOR'S NOTES:

1). IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.

5011 PINETREE DR MIAMI BEACH, FL 33140

PROPERTY ADDRESS:

5011 PINETREE HOLDINGS INC

CERTIFICATIONS:

SURVEY OF LOT 1-2, BLOCK , OF BEACH VIEW SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 9, PAGE 158, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

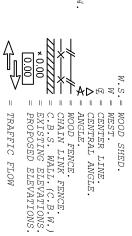
LEGAL DESCRIPTION:

GEORGE IBARRA (DATE OF FIELD WORK)
PROFESSIONAL LAND SURVEYOR NO. :2534
STATE OF FLORIDA
FIRM L.B. # 6044

(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

REVISED ON: 04-02-2020 UP DATED SURVEY

REVISED ON:



0

TOK1.
IDEWALK.
ET IRON PIPE L.B.

IGHT-OF-WAY. RADIUS POINT. ANGF



1355 NW 97 AV SUITE 200 MIAMI FLORIDA 33172 TELEPHONE: (305) 264-2660 FAX: (305) 264-0229

DRAWN BY: AL.

LAND Surveyors

> BOUN **VDARY SURVEY**

GRAPHIC SCALE

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SUBJECT PROPERTY_

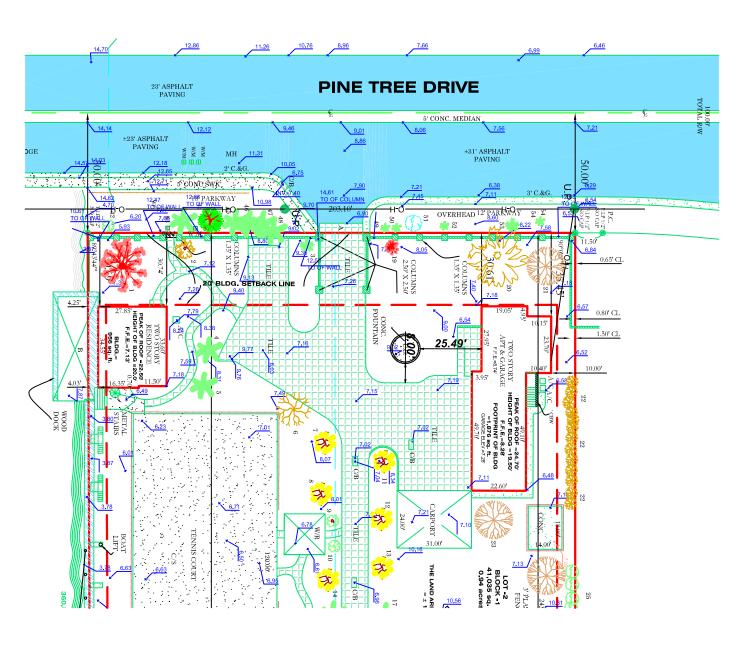
EAST CLOSE *Sp* AREA

WEST CL CL OSE **UP**



Range

Sec





LEGAL DESCRIPTION:

OCATION SKETCH

N.T.S.

WATERWAY

SURVEY OF LOT 1-2, OF BEACH VIEW SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 9, PAGE 158, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

5011 PINETREE DR MIAMI BEACH, FL 33140

CERTIFICATIONS:

5011 PINETREE HOLDINGS INC

- SURVEYOR'S NOTES:

 1). IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.

 NORTH ARROW BASED ON PLAT

 2). ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI BEACH BENCH MARK # A-34.LOCATOR NO. 3223 E.; ELEVATION FEET 14.34 OF N.G.V.D. OF 1929

- 3). THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
 4)- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY:

ABBREVIATIONS AND MEANINGS

NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):
NOTIONS OF THE ARSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE

CLIENTO:
WING AND/ OR A GRAPHIC REPRESENTATION OF THE
FIELD, COULD BE DRAWN AT A SHOWN SCALE AND

NG THE PROPERTY. LIMITATIONS, RESTRICTIONS,

SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.
SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.
ROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.
RALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND
SESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION
ROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS,
WISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR ESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN: /SUFFIX:120651-0328-L DATE OF FIRM: 09-11-2009 TING.

7 MARK

7 MARK

7 MANHOLE

7 OF BEARINGS.

7 JLATED

7 BASIN.

7 BASIN.

8 JLOCK STRUCTU

RETE BLOCK WALL.

HIP NOT DETERMINED.

THE CERTIFICATE DOES NOT EXTEND TO ANY UNINAMED PARTY.

RED DISTANCE ENT LINE. IGHT)
AND EGRES:
BUSINESS S EASEMENT.

OUND CURVE.

RHEAD WILLITY LINES RHANG EMENT.

RR.= RAIL ROAD.

RES.= RESTIENCE.

R/W = RIGHT-OF-WAY.

R.P.= RADIUS POINT.

RGE.= RANGE.

SEC.= SECTION.

STY.= STORY.

SWK.= SIDEWALK.

S.I.P.= SET IRON PIPE L

S.= SOUTH.

" = SECONDS

TORY.

IT DEWALK.

ET IRON PIPE L.B.

OUTH.

TRAFFIC FLOW OOD SHED. IST. INTER LINE. INTRAL ANGLE.

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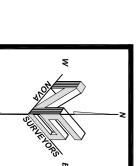
DRAINAGE MH

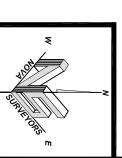
REVISED ON:

REVISED ON: 04-02-2020 UPDATED SURVEY

(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

GEORGE IBARRA (DATE OF FIELD WORK)
PROFESSIONAL LAND SURVEYOR NO. :2534
STATE OF FLORIDA
FIRM L.B. # 6044





1355 NW 97 AV SUITE 200 MIAMI FLORIDA 33172 TELEPHONE: (305) 264-2660 FAX: (305) 264-0229

DRAWN BY:

LAND Surveyors

> BOUN **VDARY SURVEY**

GRAPHIC SCALE



40

7 05

Fractional Sec

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 T_{mp}

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Range

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PROPERTY 4

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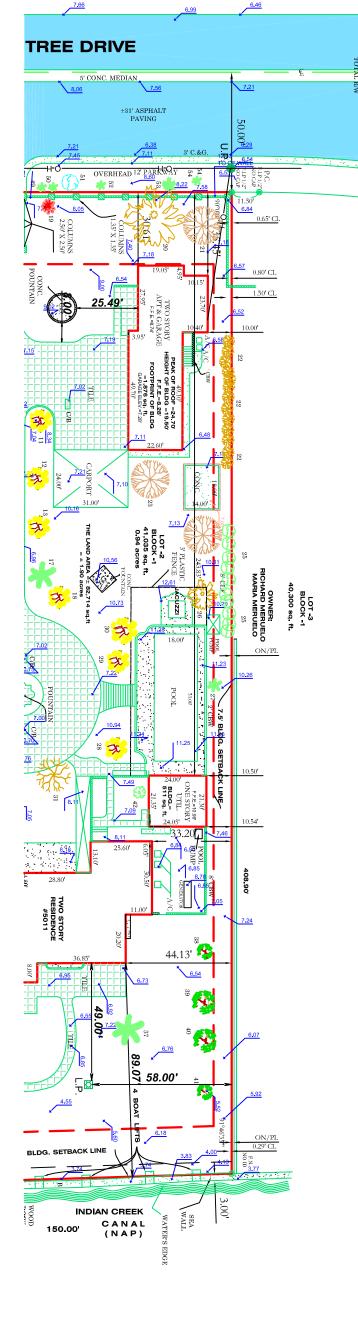
LOCA

TION

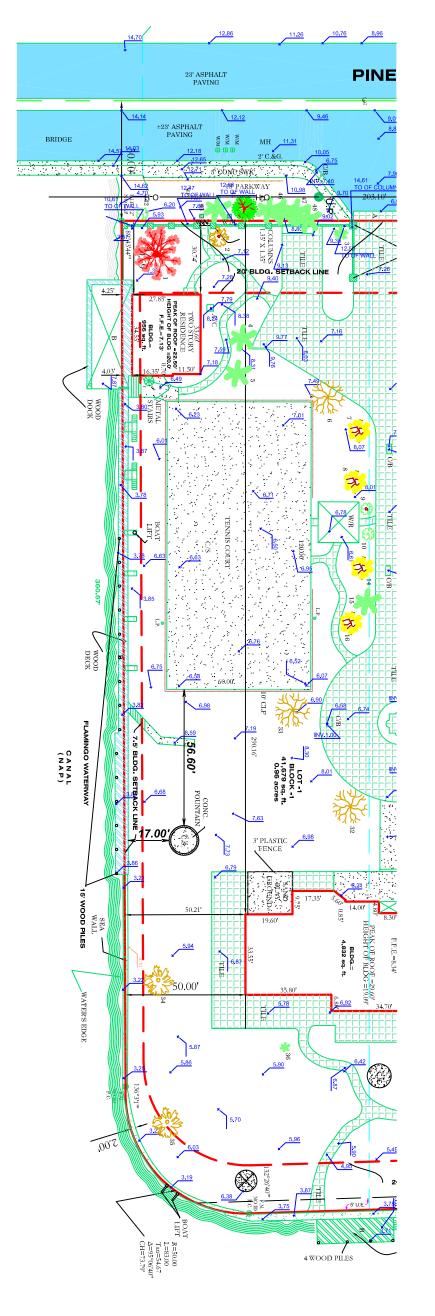
SKETCH

N.T.S.

NORTH CLOSE UP AREA



SOUTH CLOSE P AREA



LEGAL DESCRIPTION:

SURVEY OF LOT 1-2, OF BEACH VIEW SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 9, PAGE 158, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

5011 PINETREE DR MIAMI BEACH, FL 33140

CERTIFICATIONS:

5011 PINETREE HOLDINGS INC

- 1). IF SHOWN, BEARINGS I. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.

 NORTH ARROW BASED ON PLAT

 I. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929

 MIAMI BEACH BENCH MARK # A-34.LOCATOR NO. 3223 E.; ELEVATION FEET 14.34 OF N.G.V.D. OF 1929
- 3). THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
 4)- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

ABBREVIATIONS AND MEANINGS

- SEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.

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 E TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.

 CHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND

 EY WILL BE RESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION

 R THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS,

 RESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE
- RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS,

- SHIP NOT DETERMINED. SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES IN, THE CERTIFICATE DOES NOT EXTEND TO ANY UNINAMED PARTY. ID MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN: MMUNITY/PANEL/SUFFIX:120651-0328-L DATE OF FIRM: 09-11-2009

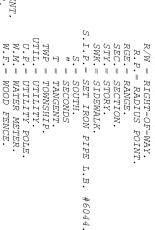
- ED DISTANCE VT LINE. VERTICA

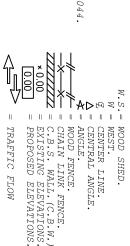
SS EASEMEN O.H. = OVERHEAD O.H.L.= OVERHEAD

INSURANCE

		0.11.1	C.H.L CVEXHEAD CLIFFILL FINES	
		OVH =	OVH = OVERHANG	
ZNT.	•	PVMT. =	PVMT. = PAVEMENT.	
		PL =	PL. = PLANTER.	
		P/L =	P/L = PROPERTY LINE.	
		P.C.C. =	POINT OF COMPOUND CURVE.	
. 7		P.C. =	POINT OF CURVE.	
		PT. =	POINT OF TANGENCY.	
		POC. =	POINT OF COMMENCEMENT.	
		POB. =	POB. = POINT OF BEGINNING.	
		P.R.C. =	P.R.C. = POINT OF REVERSE CURVE	
		P.B. =	P.B. = PLAT BOOK.	
		PG. =	PG. = PAGE.	
E	AL DATUM.	PWY. =	PARKWAY.	
		PRM. =	PERMANENT REFERENCE MONUMENT.	
		P.L.S. =	P.L.S. = PROFESSIONAL LAND SURVEYOR.	
		ZU II	R = RECORDED DISTANCE	

THE - TOWNSHIP	T = TANGENT.	" = SECONDS	S = SOUTH.	S.I.P. = SET IRON PIPE L.B. #6	SWK. = SIDEWALK.	STY. = STORY.	SEC. = SECTION.	RGE. = RANGE.	R.P. = RADIUS POINT.	R/W = RIGHT-OF-WAY.	RES. = RESIDENCE.	
				2)								





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DRAINAGE MH

(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

GEORGE IBARRA (DATE OF FIELD WORK)
PROFESSIONAL LAND SURVEYOR NO. :2534
STATE OF FLORIDA
FIRM L.B. # 6044

REVISED ON:

REVISED ON: 04-02-2020 UPDATED SURVEY

BY:

